

# **SIA “AGROCREDIT LATVIA”**

## **Annual Accounts for 2018**

**Prepared in accordance with the  
International Financial Reporting Standards  
as adopted by EU**

**Translation from Latvian**

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**SIA „AGROCREDIT LATVIA”**  
**ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2018**  
**(TRANSLATION FROM LATVIAN)**

**Information on the Company**

Name of the Company	SIA AGROCREDIT LATVIA
Legal status of the Company	Limited liability company
Number, place and date of registration	40103479757 Commercial Registry Riga, 11 November 2011
Operations as classified by NACE classification code system	64.91 – Financial leasing 64.92 – Other credit granting
Address	K.Ulmaņa gatve 119, Mārupe, Mārupe municipality, LV-2167, Latvia
Names and addresses of shareholders	AgroCredit Estonia OU 100% since 12.03.2018; 90% till 12.03.2018 Reg.No. 1000241097 Sirbi 9-2, Tallinn 11713, Estonia  K Investments SIA (10%) 10% till 12.03.2018 Reg.No. 40103978402 Puķu 8-7, Rīga, LV-1048, Latvia
Names and positions of Board members	Ģirts Vinters – Chairman of the Board  Jānis Kārklīšs – Member of the Board
Names and positions of Council members	Lauris Buls – Member of the Council  Silva Jeromanova- Maura – Member of the Council  Edmunds Demiters – Member of the Council
Person responsible for accounting	Evija Šverna - accountant
Financial year	1 January - 31 December 2018
Name and address of the auditor	SIA Potapoviča un Andersone Certified Auditors' Company Licence No. 99 Ūdens Street 12-45, Riga, LV-1007 Latvia  Responsible Certified Auditor: Anna Temerova – Allena Certificate No. 154



## **Management report**

### **Type of operations**

SIA AgroCredit Latvia (hereinafter – the Company) is a specialized financial services provider, offering credit services to farmers. The Company mainly issues short-term financing to crop farmers for the purchase of raw materials, which is repaid after the harvest sales.

Credit policy of the Company is classified as a relatively conservative using basic principles characteristic to banking practice. Taking decisions on financing, the Company considers such aspects as experience of the potential client in agriculture, financial results the previous year, the cropped area, cultural and regional aspects, as well as recommendations from other companies of the industry. The amount of financing is usually no more than half of the average expected sales volume of yield, which allows customers to pay for their obligations in poor yield years.

The Company provides the necessary resources for crediting from its own funds as well as attracts from external sources of financing- banks and investment funds, private investors and bonds.

### **The Company's performance during the reporting year**

Year 2018 was the 2nd sequential low-yield year in grain growing business. Rainy autumn of 2017 causing hard winter-crop seeding conditions was followed by extra dry Spring/Summer weather conditions, which decreased the productivity of summer-crops significantly. Taking into account the unfavourable preconditions, The Company made the credit decisions more conservative last year and rejected the applications if there were not a proof confidence that the farmers can meet the liabilities in these conditions. As a result the total portfolio at the end of the season was lower than a year ago.

Still the average portfolio was higher than before and the total turnover even grew by 6%. The net return ratio returned to its normal level. Previous 2 years it was on a lower level due to the bookings of provisions according to the approved methodology. Also the changes of the law of Corporate tax gave a positive influence. The net profit of the Company exceeded 200 thousand EUR and grew nearly 2 times in comparison to the previous year.

As the company took into an account the specific conditions in grain growing sector and made more conservative credit decisions, the quality of the portfolio did not drop due to the negative situation in the grain business. Majority of the borrowers met their payment liabilities. Several customers asked to prolong part of the loan to the next season and the analyses of these loans show that the customers can serve them from an average 1 year yield.

Generally the year 2018 was successful for the Company and it proved the sustainability of the operations of the Company even in unfavourable conditions for the sector.

### **The Company's exposure to risks**

The Company's main risks are related to its customers' ability to pay for the loans. Quality of credit granting decisions and customer solvency assessment is essential in risk management.

Borrowers' ability to repay loans influenced by external factors - yield and grain prices on the stock exchange. Therefore, the deciding on credits, it is important to provide the customer's ability to repay the loan in poor yield years and unfavourable market conditions.

### **Statement on internal control procedures**

The Board confirms that the internal control procedures are efficient and the risk management and internal control during the whole year has been carried out in accordance with the mentioned control procedures.

### **Future prospects**

The Company plans balanced growth in 2019 and to achieve the increase of the portfolio by 15-20% by the end of the season. The investments into IT solutions will be continued to make data management more effective and to make foundation for future data exchange platform with partners and customers, which can become a significant sales channel.

The Company plans to develop direct sales channel beside the existing partner cooperation model and become more active in sales.

The further diversification of credit resource channels is planned and the cooperation with internet peer-to-peer lending platforms will be tested. It is also planned to investigate the opportunities of attracting cheaper funding outside Latvia to be able to diversify the interest rates for the customers and offer them a wider range of financing services.

### **Post balance sheet events**


During the period between the last day of the financial year and the date of signing of this report there have been no significant events that would have a material effect on the year end results.

**Management report (continued)**

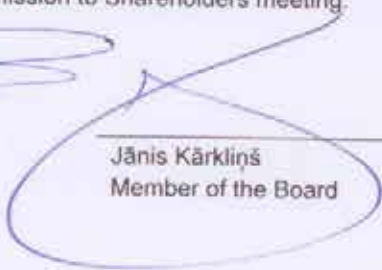
**Distribution of the profit proposed by the Board**

The Management Board proposes to the shareholders to approve the annual report of the Company and to retain the profit in amount of 212 600 EUR undivided.

The Management Board has prepared the annual report of SIA AgroCredit Latvia, including Management report, Statement of management's responsibility, Corporate Governance Report and Financial reports for 2018 and approved it for submission to Shareholders meeting.



Ģirts Vinters  
Chairman of the Board



Jānis Kārklīšs  
Member of the Board

Riga, 29 April 2019



**Statement of management's responsibility**

The management of SIA AgroCredit Latvia is responsible for the preparation of the financial statements.

Based on the information available to the Board of the Company, the financial statements are prepared on the basis of the relevant primary documents and statements in accordance with International Financial Reporting Standards as adopted by the European Union and present a true and fair view of the Company's assets, liabilities and financial position as at 31 December 2018 and its profit and cash flows for 2018.

The management of the Company confirms that the accounting policies and management estimates have been applied consistently and appropriately. The management of the Company confirms that the consolidated financial statements have been prepared on the basis of the principles of prudence and going concern.


The management of the Company confirms that is responsible for maintaining proper accounting records and for monitoring, controlling and safeguarding the Company's assets. The management of the Company is responsible for detecting and preventing errors, irregularities and/or deliberate data manipulation. The management of the Company is responsible for ensuring that the Company operates in compliance with the laws of the Republic of Latvia.

The management report presents fairly the Company's business development and operational performance.

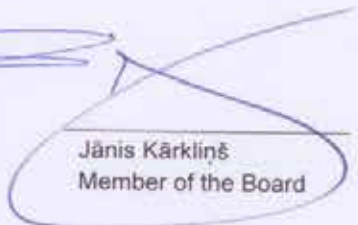
**Corporate governance statement**

The corporate governance report of SIA AgroCredit Latvia for 2018 has been prepared in accordance with Section 56.2 Paragraph 3 of the Financial Instrument Market Law.

The report will be submitted to AS Nasdaq Riga (hereinafter – the Stock Exchange) concurrently with the audited financial statements SIA AgroCredit Latvia for 2018 for publishing on the website of the Stock Exchange: <http://www.nasdaqbaltic.com/>, and the website of SIA AgroCredit Latvia <http://www.agrocredit.lv> in Latvian and English.



Ģirts Vinters  
Chairman of the Board



Jānis Karkliņš  
Member of the Board

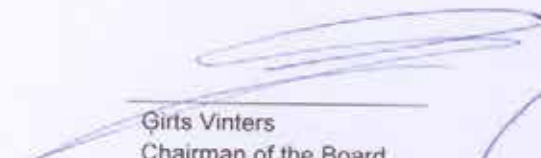
Riga, 29 April 2019


SIA „AGROCREDIT LATVIA”  
ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2018  
(TRANSLATION FROM LATVIAN)


Statement of income for the year ended 31 December 2018

	Notes	2018 EUR	2017 EUR
Interest and similar income	1	745 186	705 829
Interest expense	2	(291 635)	(298 954)
Impairment	3	5 000	(40 000)
Administrative expense	4	(223 766)	(186 723)
Other operating expense	5	(21 680)	(24 994)
<b>Profit before corporate income tax</b>		<b>213 105</b>	<b>155 158</b>
Corporate income tax	6	(505)	(26 743)
Deferred tax		-	(10 347)
<b>Current year's profit</b>		<b>212 600</b>	<b>118 068</b>
Other comprehensive income		-	-
<b>Total comprehensive income</b>		<b>212 600</b>	<b>118 068</b>

Notes on pages from 11 to 28 are integral part of these financial statements.

  
Girts Vinters  
Chairman of the Board

  
Jānis Kārklīņš  
Member of the Board

  
Evija Šverna  
Accountant

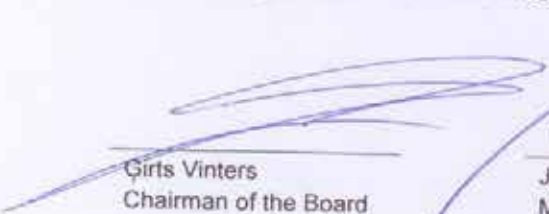
Rīga, 29 April 2019.


SIA „AGROCREDIT LATVIA”  
ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2018  
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Statement of financial position as at 31 December 2018

	Notes	31.12.2018. EUR	31.12.2017. EUR
<b>Assets</b>			
<b>Long term investments</b>			
Fixed assets	7	7 081	2 688
Loans and receivables	8	321 752	248 938
<b>Total long-term investments:</b>		<b>328 833</b>	<b>251 626</b>
<b>Current assets</b>			
Loans and receivables	8	5 205 264	4 740 855
Other debtors	9	18 985	8 831
Cash	10	373 500	2 911
<b>Total current assets:</b>		<b>5 597 749</b>	<b>4 752 597</b>
<b>Total assets</b>		<b>5 926 582</b>	<b>5 004 223</b>
<b>Liabilities</b>			
<b>Shareholders' funds:</b>			
Share capital	11	1 500 000	1 500 000
Other reserves		25	25
Retained earnings:			
- prior year's retained earnings		119 365	1 297
- current year's profit		212 600	118 068
<b>Total shareholders' funds:</b>		<b>1 831 990</b>	<b>1 619 390</b>
<b>Creditors:</b>			
<b>Long-term creditors:</b>			
Borrowings	12	3 100 000	2 774 805
<b>Total long-term creditors:</b>		<b>3 100 000</b>	<b>2 774 805</b>
<b>Short-term creditors:</b>			
Borrowings	12	974 805	579 431
Trade creditors and accrued liabilities	13; 14	19 787	30 597
<b>Total short-term creditors:</b>		<b>994 592</b>	<b>610 028</b>
<b>Total liabilities and shareholders' funds</b>		<b>5 926 582</b>	<b>5 004 223</b>

Notes on pages from 11 to 28 are integral part of these financial statements.

  
Girts Vinters  
Chairman of the Board

  
Jānis Kārklins  
Member of the Board

  
Evija Svērņa  
Accountant

Riga, 29 April 2019



**SIA „AGROCREDIT LATVIA”**  
**ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2018**  
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**Statement of changes in equity for the year ended 31 December 2018**

	Share capital EUR	Other reserves EUR	Retained earnings EUR	Total EUR
As at 31 December 2016	1 500 000	25	241 297	1 741 322
Dividends paid	-	-	(240 000)	(240 000)
Profit for the year	-	-	118 068	118 068
<b>As at 31 December 2017</b>	<b>1 500 000</b>	<b>25</b>	<b>119 365</b>	<b>1 619 390</b>
Profit for the year	-	-	212 600	212 600
<b>As at 31 December 2018</b>	<b>1 500 000</b>	<b>25</b>	<b>331 965</b>	<b>1 831 990</b>

Notes on pages from 11 to 28 are integral part of these financial statements.

SIA „AGROCREDIT LATVIA”  
ANNUAL ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2018  
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Statement of cash flows for the year ended 31 December 2018

	Notes	2018 EUR	2017 EUR
<b>Cash flow from operating activities</b>			
Profit before corporate income tax		213 105	155 158
Adjustments for:			
- Corrections of decrease in value of fixed assets		1 657	1 840
- interest and similar income		(745 186)	(705 829)
- interest and similar expense		282 943	285 698
- changes in provisions		(5 000)	40 000
<b>Loss before adjustments of working capital and short-term liabilities</b>		<b>(252 481)</b>	<b>(223 133)</b>
Adjustments for:			
- decrease in trade and other debtors		564	1 619
- trade creditors' (decrease)		(16 152)	(4 460)
<b>Gross cash flow from operating activities</b>		<b>(268 069)</b>	<b>(225 974)</b>
Interest paid		(277 601)	(290 379)
Interest income		726 139	675 491
Corporate income tax payments		(11 223)	(29 701)
<b>Net cash flow from operating activities</b>		<b>169 246</b>	<b>129 437</b>
<b>Cash flow from investing activities</b>			
Acquisition of fixed assets and intangibles		(6 050)	(1 799)
Loans issued		(5 858 367)	(5 866 360)
Repayment of the issued loans		5 345 191	5 914 700
<b>Net cash flow from investing activities</b>		<b>(519 226)</b>	<b>46 541</b>
<b>Cash flow from financing activities</b>			
Dividends paid		-	(216 000)
Loans received		5 358 200	5 334 629
Repaid loans		(4 637 631)	(5 369 457)
<b>Net cash flow from financing activities</b>		<b>720 569</b>	<b>(250 828)</b>
<b>Net cash flow of the reporting year</b>		<b>370 589</b>	<b>(74 850)</b>
<b>Cash and cash equivalents at the beginning of the reporting year</b>		<b>2 911</b>	<b>77 761</b>
<b>Cash and cash equivalents at the end of reporting year</b>	10	<b>373 500</b>	<b>2 911</b>

Notes on pages from 11 to 28 are integral part of these financial statements.



## **Notes to the financial statements**

### **Accounting policies**

#### **General information about the Company**

SIA AgroCredit Latvia (further - The Company) is registered in Latvian Commercial Registry on 11 November 2011. The Company is specialized in providing financial services and offering credit services to farmers. Basically, the Company issues short-term financing to crop-farmers for the purchase of raw materials, which is repaid after the harvest sales.

#### **Information on the Company**

Information requested by law on the Company has been disclosed in separate part of this annual report, on page 3.

Beneficial owners of the Company are shareholders of the Parent Company AgroCredit Estonia OU: Ģirts Vinters and Jānis Kārklīņš, owners of 50% of shares of the Parent Company. Till March 2018 beneficiary of the Company was also owner of SIA K Investments Kristaps Skotelis.

#### **Basis of preparation**

These financial statements with the year ended 31 December 2018 have been prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the European Union (EU). The accounting policies of the Company have not changed during 2018, except for the effects of application of IFRS 9 "Financial instruments". See relevant policies section (b).

The financial statements cover the period from 1 January 2018 until 31 December 2018.

The financial statements are prepared based on historic cost method.

The Company's functional and presentation currency is euro (EUR).

The preparation of financial statements in accordance with IFRS requires the use of significant estimates and assumptions that affect the reported amounts of assets and liabilities, as well as the information on contingent assets and liabilities at the balance sheet date and the revenues and costs for the reporting period. Although these estimates are based on the information available to the management regarding the current events and actions, the actual results may differ from the estimates used. Critical assumptions and judgements are described in the relevant sections of the Notes to the financial statements.

#### **(a) Significant accounting judgements, estimates and assumptions**

The Company's financial statements and its financial result are influenced by accounting policies, assumptions, estimates and management judgement, which necessarily have to be made in the course of preparation of the financial statements. The Company makes estimates and assumptions that affect the reported amounts of assets and liabilities within the current and next financial year. All estimates and assumptions required in conformity with IFRS are best estimates undertaken in accordance with the applicable standard. Estimates and judgments are evaluated on a continuous basis, and are based on past experience and other factors, including expectations with regard to future events. Accounting policies and management's judgements for certain items are especially critical for the Company's results and financial situation due to their materiality. Future events occur which cause the assumptions used in arriving at the estimates to change. The effect of any changes in estimates will be recorded in the financial statements, when determinable.

The main judgements and assumptions that affects financial statements of the Company are connected with the expected credit loss (ECL) estimation for the loans issued. Please see Note 8.

#### **(b) Summary of significant accounting policies**

##### **Changes in accounting principles and reporting**

The following new and amended IFRS and interpretations became effective in 2018 and had an impact on preparation of these financial statements:

##### **IFRS 9 "Financial instruments"**

Key features of the new standard are:

- Financial assets are required to be classified into three measurement categories: those to be measured subsequently at amortized cost, those to be measured subsequently at fair value through other comprehensive income (FVOCI) and those to be measured subsequently at fair value through profit or loss (FVPL).
- Classification for debt instruments is driven by the entity's business model for managing the financial assets and whether the contractual cash flows represent solely payments of principal and interest (SPPI). If a debt instrument is held to collect, it may be carried at amortized cost if it also meets the SPPI requirement.



**Notes to the financial statements (continued)**

**Accounting policies (continued)**

**(b) Summary of significant accounting policies (continued)**

Debt instruments that meet the SPPI requirement that are held in a portfolio where an entity both holds to collect assets' cash flows and sells assets may be classified as FVOCI. Financial assets that do not contain cash flows that are SPPI must be measured at FVPL (for example, derivatives). Embedded derivatives are no longer separated from financial assets but will be included in assessing the SPPI condition.

- Investments in equity instruments are always measured at fair value. However, management can make an irrevocable election to present changes in fair value in other comprehensive income, provided the instrument is not held for trading. If the equity instrument is held for trading, changes in fair value are presented in profit or loss.

- Most of the requirements in IAS 39 for classification and measurement of financial liabilities were carried forward unchanged to IFRS 9. The key change is that an entity will be required to present the effects of changes in own credit risk of financial liabilities designated at fair value through profit or loss in other comprehensive income.

- IFRS 9 introduces a new model for the recognition of impairment losses – the expected credit losses (ECL) model. There is a 'three stages' approach which is based on the change in credit quality of financial assets since initial recognition. In practice, the new rules mean that entities will have to record an immediate loss equal to the 12-month ECL on initial recognition of financial assets that are not credit impaired (or lifetime ECL for trade receivables). Where there has been a significant increase in credit risk, impairment is measured using lifetime ECL rather than 12-month ECL. The model includes operational simplifications for lease and trade receivables.

- Hedge accounting requirements were amended to align accounting more closely with risk management. The standard provides entities with an accounting policy choice between applying the hedge accounting requirements of IFRS 9 and continuing to apply IAS 39 to all hedges because the standard currently does not address accounting for macro hedging.

Starting with 1 January 2018 Company is applying IFRS 9 and has introduced an expected credit loss (ECL) model for the measurement of impairment for loans issued. The ECL are estimated considering a broad range of information, including past events, current conditions, balance sheet value as at the moment when loan commitments are not fulfilled, probability of potential credit losses, other known risk factors, as well as expected cash flows from repayment of the loan issued or collateral realization. In addition to the above reasonable and supportable forecasts of future economic conditions that could affect the expected collectability of the future cash flows. For several components described above significant estimates and assumptions should be made by the Management of the Company.

Application of IFRS 9 starting with 1 January 2018 did not have any impact on the Company's previously approved equity, as the Company's methodology for calculation of the loan recoverable amount applied as at 31 December 2017 was essentially in line with the guidelines set out in the ECL model.

*The following new and amended IFRS and interpretations became effective in 2018 but have no significant impact on operations of the Company and these financial statements (in case the impact on financial statements is not material information is disclosed in description of respective changes):*

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

The new standard introduces the core principle that revenue must be recognized when the goods or services are transferred to the customer, at the transaction price. Any bundled goods or services that are distinct must be separately recognized, and any discounts or rebates on the contract price must generally be allocated to the separate elements. When the consideration varies for any reason, minimum amounts must be recognized if they are not at significant risk of reversal. Costs incurred to secure contracts with customers have to be capitalized and amortized over the period when the benefits of the contract are consumed.

As the Company's main operations are related to lending services, and operating income is generated by interest income, the Company's management expects no significant impact to Company's financial results and financial situation adopting the IFRS 15 "Revenue from Contracts with Customers". Company has defined that its income according to the definitions of the Standard, are made over the time.

Amendments to IFRS 2 Classification and Measurement of Share-based Payment Transactions The IASB issued amendments to IFRS 2 Share-based Payment that address three main areas: the effects of vesting conditions on the measurement of a cash-settled share-based payment transaction; the classification of a share-based payment transaction with net settlement features for withholding tax obligations; and accounting where a modification to the terms and conditions of a share-based payment transaction changes its classification from cash settled to equity settled.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

**Amendments to IAS 40 Transfers of Investment Property** The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use.

**IFRIC Interpretation 22 Foreign Currency Transactions and Advance Considerations** The Interpretation clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the date of the transactions for each payment or receipt of advance consideration.

*Annual improvements to IFRS's 2014-2016. The amendments include changes that affect several standards. Respective amendments do not have impact on Company's operations or financial results.*

**Amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards - Deletion of short-term exemptions for first-time adopters'** Short-term exemptions in paragraphs E3-E7 of IFRS 1 were deleted because they have now served their intended purpose.

**Amendments to IAS 28 Investments in Associates and Joint Ventures - Clarification that measuring investees at fair value through profit or loss is an investment-by-investment choice.** The amendments clarify that an entity that is a venture capital organisation, or other qualifying entity, may elect, at initial recognition on an investment-by-investment basis, to measure its investments in associates and joint ventures at fair value through profit or loss.

*Certain new or revised standards and interpretations have been issued that are mandatory for the Company's annual periods beginning on or after 1 January 2019 and which the Company has not early adopted:*

- **Amendments to IFRS 9 "Financial Instruments" – Prepayment Features with Negative Compensation.** Under IFRS 9, a debt instrument can be measured at amortised cost or at fair value through other comprehensive income, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to IFRS 9 clarify that a financial asset passes the SPPI criterion regardless of the event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract. The amendments should be applied retrospectively and are effective from 1 January 2019, with earlier application permitted. Respective amendments will be applied by the Company when preparing the financial statements for the 2019.

- **IFRS 16 "Leases".** The new standard sets out the principles for the recognition, measurement, presentation and disclosure of leases. All leases result in the lessee obtaining the right to use an asset at the start of the lease and, if lease payments are made over time, also obtaining financing. Accordingly, IFRS 16 eliminates the classification of leases as either operating leases or finance leases as is required by IAS 17 and, instead, introduces a single lessee accounting model. Lessees will be required to recognize: (a) assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value; and (b) depreciation of lease assets separately from interest on lease liabilities in the income statement.

IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently.

As the Company has no significant operating lease agreements, the Company's management expects no significant impact to Company's financial results and financial situation adopting the IFRS 16 "Leases".

**Amendments to IFRS 10 "Consolidated financial statements", IAS 28 "Investments in associates and joint ventures" – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture** (effective date to be determined by the IASB, not yet endorsed in the EU). These amendments address an inconsistency between the requirements in IFRS 10 and those in IAS 28 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business. A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are held by a subsidiary and the shares of the subsidiary are transferred during the transaction. In December 2015 these amendments were suspended for an indefinite time. This will depend on the results of the research project on the equity method used in accounting. These amendments are not approved by EU yet.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

Amendments to IAS 28 “Long-term Interests in Associates and Joint Ventures” (effective for annual periods beginning on or after 1 January 2019; earlier application allowed. The amendments address the issue of valuation of long-term investment in associates and joint ventures, that effectively represent “net participation” in associate or joint venture. The amendments clarify that reporting entities that hold long-term investments in the noted entities and do not apply equity method, application of IFRS 9 “Financial instruments” prior to application of IAS 28 should be considered. These amendments are not yet approved in EU.

IFRIC 23 “Uncertainty over Income Tax Treatments” is effective for reporting periods beginning on or after 1 January 2019, early application is permitted. It may be unclear how tax law applies to a particular transaction or circumstance, or whether a taxation authority will accept a company’s tax treatment. IAS 12 *Income Taxes* specifies how to account for current and deferred tax, but not how to reflect the effects of uncertainty. IFRIC 23 provides requirements that add to the requirements in IAS 12 by specifying how to reflect the effects of uncertainty in accounting for income taxes.

Amendments to IAS 19: Plan Amendment, Curtailment or Settlement are effective starting with the period that begins on or after 1 January 2019, with early application permitted.

The amendments to IAS 19 address the accounting when a plan amendment, curtailment or settlement occurs during a reporting period. The amendments specify that the Companies have to use revised actuary assessments in order to determine current service costs and net interest for the reporting year after amendments to the plan, curtailment and/or settlement. The amendments also specify the application of claims against maximum asset value. Amendments not yet adopted by the EU.

Amendments to IFRS 17 is effective for reporting periods beginning on or after 1 January 2021, with comparative figures required. Early application is permitted, provided the entity also applies IFRS 9 and IFRS 15 on or before the date it first applies IFRS 17. Amendments not yet adopted by the EU.

Amendments to the Conceptual Framework for Financial Reporting (effective for annual periods beginning on or after 1 January 2020; not yet adopted by the EU) The revised Conceptual Framework includes a new chapter on measurement; guidance on reporting financial performance; improved definitions and guidance - in particular the definition of a liability; and clarifications in important areas, such as the roles of stewardship, prudence and measurement uncertainty in financial reporting. The IASB also updated references to the Conceptual Framework in IFRS Standards by issuing Amendments to References to the Conceptual Framework in IFRS Standards. This was done to support transition to the revised Conceptual Framework for companies that develop accounting policies using the Conceptual Framework when no IFRS Standard applies to a particular transaction. The amendments are effective for annual periods beginning on or after January 1, 2020

The IASB issued amendments to IFRS 3 Definition of a Business that aimed at resolving the difficulties that arise when an entity determines whether it has acquired a business or a of assets. The amendments are effective for business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 January 2020. Earlier application is permitted. Amendments not yet adopted by the EU.

IASB issued amendments to IAS 1 Presentation of Financial Statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors (the amendments) to align the definition of ‘material’ across the standards and to clarify certain aspects of the definition. The amendments are effective for annual reporting periods beginning on or after 1 January 2020. Earlier application is permitted. The amended definition of material states: Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity. The amendments refine the definition of material in IAS 1 Presentation of Financial Statements and align the definitions used across IFRS Standards and other publications. Amendments not yet adopted by the EU.

The IASB published Annual Improvements to IFRS Standards 2015–2017 Cycle, containing the following amendments to IFRSs:

IFRS 3 Business Combinations and IFRS 11 Joint Arrangements — The amendments to IFRS 3 clarify that when an entity obtains control of a business that is a joint operation, it remeasures previously held interests in that business. The amendments to IFRS 11 clarify that when an entity obtains joint control of a business that is a joint operation, the entity does not remeasure previously held interests in that business.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

**IAS 12 Income Taxes** — The amendments clarify that the requirements in the former paragraph 52B (to recognise the income tax consequences of dividends where the transactions or events that generated distributable profits are recognised) apply to all income tax consequences of dividends by moving the paragraph away from paragraph 52A that only deals with situations where there are different tax rates for distributed and undistributed profits. I

**AS 23 Borrowing Costs** — The amendments clarify that if any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalisation rate on general borrowings.

Board of the Company decided not to initiate new standards and interpretations before endorsing them in EU. Management of the Company believes that new standards and interpretations listed above does not have significant impact on Company's separate financial statements in the year of endorsement.

**Recognition of revenue and expenses**

*Net sales*

Net revenue represents the total value of goods sold and services provided during the year net of value added tax. Income is recognised based on accruals principle.

*Interest income and similar income*

The Company presents interest income in the section of the Profit and loss account prior to calculation of gross profit, as this income is related to the basic activities of the Company – charging interest for loans issued in return to pledge held as security or loans issued on other conditions. Interest income is recognised using accruals principle. Interest income is not recognised from the moment the recoverability of principal is considered doubtful. Penalty interest is recognised on a cash basis.

*Other income*

Other income is recognised based on accruals principle.

*Expenses*

Expenses are recognised based on accruals principle in the period of origination, irrespective of the moment of payment. Expenses related to financing of loans is recognised in the period of liability origination and included in the profit and loss items „Interest and similar expenses”.

**Foreign currency translation**

The Company maintains its accounts in euros. During the reporting period transactions in foreign currencies are recorded using euro foreign exchange reference rates that are published based on a regular daily concertation procedure between central banks of the European System of Central Banks and other central banks. At the end of the reporting year foreign currency cash balance and balances of advances and loans denominated in foreign currencies as well as other debtors' or creditors' debts payable in foreign currencies are translated from the foreign currency to the euro in accordance with the foreign exchange rates in force on the last date of the reporting year. The resulting profit or loss is charged to the profit and loss account.

**Intangible and tangible fixed assets**

All intangibles and fixed assets are recorded at cost net of depreciation. Depreciation or amortisation is calculated on a straight-line basis to write down each asset to its estimated residual value over its estimated useful life as follows:

	<b>% per annum</b>
Intangibles	20
Buildings and engineering structures	5
Technological equipment and devices	20
Other fixed assets	20

**Finance leases**

Leases of assets under which the Company has substantially all the risks and rewards of ownership are classified as financial leases. Financial leases are capitalised at the inception of the lease at the present value of the minimum lease payments. Interest element of leasing payments is charged to the profit and loss account over the lease period.

**Corporate income tax**

Corporate income tax for the reporting period is included in the financial statements based on the management's calculations prepared in accordance with Latvian Republic tax legislation.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

**Provisions for unused annual leave**

Amount of provision for unused annual leave is determined by multiplying the average wage of employees in the reporting year per day by the amount of accrued but unused annual leave at the end of the reporting year.

**Borrowings**

Borrowings are recognised initially at the proceeds received net of transaction costs incurred. In subsequent periods, borrowings are stated at amortised cost using the effective yield method; any difference between proceeds net of any transaction costs and the redemption value is gradually recognised in the profit and loss account or capitalised to fixed assets under construction according to fixed assets accounting policy over the period of borrowings.

**Cash and cash equivalents**

For the purposes of the cash flow statements, cash and cash equivalents comprise cash on hand, balances of current account with banks and short-term deposits with maturity up to 90 days.

**Related parties**

Related parties are defined as shareholders of the Company, members of the board, their close relatives and companies in which they have a significant influence or control. The term "Related parties" corresponds with the term used in annex IAS 24 "Related Party Disclosures" of COMMISSION REGULATION (EC) No 1126/2008 of 3 November 2008 adopting certain international accounting standards in accordance with Regulation (EC) No 1606/2002 of the European Parliament and of the Council.

**Contingencies**

Contingent liabilities are not recognised in the financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. A contingent asset is not recognised in the financial statements but disclosed when an inflow of economic benefits is probable.

**Subsequent events**

Post-period-end events that provide additional information about the Company's position at the balance sheet date (adjusting events) are reflected in the financial statements. Post-period-end events that are not adjusting events are disclosed in the notes when material.

**Financial assets** (accounting policy applied starting 1 January 2018)

*Classification*

From 1 January 2018, the Company classifies its financial assets in the following measurement categories: those to be measured at amortized cost and those at fair value through profit and loss.

The classification and subsequent measurement of debt financial assets depends on: (i) the Company's business model for managing the related assets portfolio and (ii) the cash flow characteristics of the asset. On initial recognition, the Company may irrevocably designate a debt financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

*Recognition and derecognition*

All purchases and sales of financial assets that require delivery within the time frame established by regulation or market convention ("regular way" purchases and sales) are recorded at trade date, which is the date when the Company commits to deliver a financial instrument. All other purchases and sales are recognized when the entity becomes a party to the contractual provisions of the instrument.

Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership.

*Measurement*

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss. Fair value at initial recognition is best evidenced by the transaction price. A gain or loss on initial recognition is only recorded if there is a difference between fair value and transaction price which can be evidenced by other observable current market transactions in the same instrument or by a valuation technique whose inputs include only data from observable markets.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

*Debt instruments*

Subsequent measurement of debt instruments depends on the entity's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

- **Amortized cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in 'other income' unless specifically classified otherwise. Any gain or loss arising on derecognition is recognized directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the income statement. Financial assets measured at amortized cost comprise: cash and cash equivalents, bank deposits with original maturity over 3 months, trade and other receivables and financial assets at amortized cost.
- **FVOCI:** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognized in profit or loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in other gains/(losses).
- **FVTPL:** Assets that do not meet the criteria for amortized cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at FVTPL is recognized in profit or loss and presented net within "other gains/(losses)" in the period in which it arises.

*Impairment – credit loss allowance for expected credit losses (ECL)*

From 1 January 2018, the Company assesses on a forward-looking basis the ECL for debt instruments (including loans) measured at amortized cost and FVOCI and with the exposure arising from loan commitments and financial guarantee contracts. The Company measures ECL and recognizes credit loss allowance at each reporting date. The measurement of ECL reflects: (i) an unbiased and probability weighted amount that is determined by evaluating a range of possible outcomes, (ii) time value of money and (iii) all reasonable and supportable information that is available without undue cost and effort at the end of each reporting period about past events, current conditions and forecasts of future conditions.

The carrying amount of the financial assets is reduced through the use of an allowance account, and the amount of the loss is recognized in the income statement within "net impairment losses on financial assets".

Debt instruments measured at amortized cost are presented in the balance sheet net of the allowance for ECL. For loan commitments and financial guarantee contracts, a separate provision for ECL is recognized as a liability in the balance sheet.

For debt instruments at FVOCI, an allowance for ECL is recognized in profit or loss and it affects fair value gains or losses recognized in OCI rather than the carrying amount of those instruments.

Expected losses are recognized and measured according to one of two approaches: general approach or simplified approach.

General approach - three stage model for impairment, based on changes in credit quality since initial recognition. A financial instrument that is not credit-impaired on initial recognition is classified in Stage 1. Financial assets in Stage 1 have their ECL measured at an amount equal to the portion of lifetime ECL that results from default events possible within the next 12 months or until contractual maturity, if shorter ("12 Months ECL"). If the Company identifies a significant increase in credit risk ("SICR") since initial recognition, the asset is transferred to Stage 2 and its ECL is measured based on ECL on a lifetime basis, that is, up until contractual maturity but considering expected prepayments, if any ("Lifetime ECL"). If the Company determines that a financial asset is credit-impaired, the asset is transferred to Stage 3 and its ECL is measured as a Lifetime ECL.

For trade receivables including loans receivable, the Company applies the simplified approach permitted by IFRS 9, which uses lifetime expected losses to be recognized from initial recognition of the financial assets.

Additionally, the Company has decided to use the low credit risk assessment exemption for investment grade financial assets.

*Modification*

The Company sometimes renegotiates or otherwise modifies the contractual terms of the financial assets. The Company assesses whether the modification of contractual cash flows is substantial considering, among other, the following factors: significant change in interest rate, change in the currency denomination, new collateral or credit enhancement that significantly affects the credit risk associated with the asset or a significant extension of a loan when the borrower is not in financial difficulties.

If the modified terms are substantially different, the rights to cash flows from the original asset expire and the Company derecognizes the original financial asset and recognizes a new asset at its fair value. The date of renegotiation is considered to be the date of initial recognition for subsequent impairment calculation



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

purposes, including determining whether a SICR has occurred. The Company also assesses whether the new loan or debt instrument meets the SPPI criterion. Any difference between the carrying amount of the original asset derecognized and fair value of the new substantially modified asset is recognized in profit or loss, unless the substance of the difference is attributed to a capital transaction with owners.

In a situation where the renegotiation was driven by financial difficulties of the counterparty and inability to make the originally agreed payments, the Company compares the original and revised expected cash flows to assets whether the risks and rewards of the asset are substantially different as a result of the contractual modification. If the risks and rewards do not change, the modified asset is not substantially different from the original asset and the modification does not result in derecognition. The Company recalculates the gross carrying amount by discounting the modified contractual cash flows by the original effective interest rate, and recognizes a modification gain or loss in profit or loss.

**Financial assets at amortized cost**

These amounts represent majority of the Company's receivables, including loans receivable. These are held with the objective to collect their contractual cash flows and their cash flows represent solely payments of principal, interest and related commissions. Accordingly, these are measured at amortized cost using the effective interest method, less provision for impairment. Financial assets at amortized cost are classified as current assets if they are due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current assets.

**Accounts receivable** (*accounting policy applied till 31 December 2017*)

Accounts receivable comprise loans and other receivables (other debtors, advances and deposits) that are non-derivative financial assets with fixed or determinable payments. Loans are carried at amortized cost where cost is defined as the fair value of cash consideration given to originate those loans. All loans and receivables are recognized when cash is advanced to borrowers and derecognized on repayments.

The Company has granted consumer loans to customers throughout its market area. The economic condition of the market area may have an impact on the borrowers' ability to repay their debts. Restructured loans are no longer considered to be past due unless the loan is past due according to the renegotiated terms.

The Company assesses at each balance sheet date whether there is objective evidence that loans are impaired. If any such evidence exists, the amount of the allowances for loan impairment is assessed as the difference between the carrying amount and the recoverable amount, being the present value of expected cash flows including amounts recoverable from collateral discounted at the original effective interest rate.

The assessment of the evidence for impairment and the determination of the amount of allowances for impairment or its reversal requires the application of management's judgement and estimates. Management's judgements and estimates consider relevant factors including but not limited to, the identification of non-performing loans (loan repayment schedule compliance), the estimated value of collateral (if taken) as well as other relevant factors affecting loan and recoverability and collateral values. These judgements and estimates are reviewed periodically and as adjustments become necessary, they are reported in earnings in the period in which they become known. The Management of the Company have made their best estimates of losses based on objective evidence of impairment and believe those estimates presented in the financial statements are reasonable in light of available information.

When loans cannot be recovered they are written off and charged against allowances for loan impairment losses. They are not written off until all the necessary legal procedures have been completed and the amount of the loss is finally determined.

The provision in the allowance account is reversed if the estimated recovery value exceeds the carrying amount.

In accordance with the provision policy developed by the Company, accounts receivables according their level of risk are divided in 4 groups. The following rates are applied: 1st level – no provisions are made, 2<sup>nd</sup> level – accounts receivables which recoverability is highly credible, however additional costs may occur (5%), 3<sup>rd</sup> level – accounts receivables, which recoverability is possible, however there are reasonable doubts of full recovery (50%), 4<sup>th</sup> level – accounts receivables, which are unlikely to be recovered (100%).

General provisions are made in amount of 1% of the portfolio of issued loans. Provisions made are revaluated twice per year (30 June and 31 December) according to the total value of portfolio of issued loans as at the end of respective periods.

The recoverability of other debtors, advances and deposits paid is valued on individual basis if there are any indications of net book value of the asset exceeding its recoverable amount.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

(b) **Summary of significant accounting policies** (continued)

**Accounts receivable** (continued)

*Impairment allowance (until 31 December 2017)*

The Company assesses at each reporting date whether there is objective evidence that a group of financial assets is impaired. A group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the group of financial assets that can be reliably estimated.

The criteria that the Company uses to determine that there is objective evidence of an impairment loss include:

- adverse changes in the payment status of borrowers in the portfolio of financial assets, i.e. financial assets whose interest and principal payments are past due;
- termination of agreement due to a breach of contract by the borrower, such as a default or delinquency in interest, principal and/or penalty payments.

The Company assesses whether objective evidence of impairment exists collectively for a group of financial assets with similar credit risk characteristics. Those characteristics are relevant to the estimation of future cash flows for groups of such assets by being indicative of the debtors' ability to pay all amounts due according to the contractual terms of the assets being evaluated.

The calculation of the present value of the estimated future cash flows of a collateralized financial asset reflects the cash flows that may result from foreclosure less costs for obtaining and selling the collateral.

The amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognized in the income statement.

Future cash flows in a group of financial assets that are collectively evaluated for impairment are estimated on the basis of the contractual cash flows of the assets in the Company and historical loss experience for assets with credit risk characteristics similar to those in the Company. Historical loss experience is adjusted on the basis of current observable data to reflect the effects of current conditions that did not affect the period on which the historical loss experience is based and to remove the effects of conditions in the historical period that do not currently exist.

Estimates of changes in future cash flows for groups of assets should reflect and be directionally consistent with changes in related observable data from period to period (for example, levels of arrears, collateral recoverability, or other factors indicative of changes in the probability of losses in the Company and their magnitude). The methodology and assumptions used for estimating future cash flows are reviewed regularly by the Company to reduce any differences between loss estimates and actual loss experience.

When a receivable is uncollectible, it is written off against the related allowance for receivable impairment. Such receivables are written off after all the necessary procedures have been completed and the amount of the loss has been determined.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized (such as an improvement in the accounts receivable aging), the previously recognized impairment loss is reversed by adjusting the allowance account. The amount of the reversal is recognized in the income statement.

Financial assets that are subject to collective impairment assessment and whose terms have been renegotiated are no longer considered to be past due but are treated as new assets. In subsequent years, the asset is considered to be past due and disclosed only if renegotiated again.

**Risk management**

The activities of the Company are exposed to different financial risks: credit risk, liquidity risk, market risk, cash flow and interest rate risk, operational risk and foreign currency risk. The Board is responsible for risk management. The Board identifies, assesses and seeks to find solutions to avoid financial risks.

*Credit risk*

The Company has a credit risk concentration based on its operational specifics – issuance of loans against pledge, as well as issuance of non-secured loans that is connected with an increased risk of asset recoverability. The risk may result in short-term liquidity problems and issues related to timely coverage of short-term liabilities.

The Company's policies are developed in order to ensure maximum control procedures in the process of loan issuance, timely identification of bad and doubtful debts and adequate provisioning for potential loss.



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**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

**Risk management** (continued)

Company has no concentration of credit risk to one loan receiver.

Company issues loans that are secured with collateral as well as non-collateralized loans:

	31.12.2018	%	31.12.2017	%
	EUR		EUR	
Loans with collateral	1 960 097	36	1 586 549	32
Loans without collateral	3 055 103	56	2 857 664	58
Financial leasing	464 624	8	522 435	10
<b>Total loan amount</b> (see also Note 8)	<b>5 479 824</b>	<b>100%</b>	<b>4 966 648</b>	<b>100%</b>
Provision for expected credit losses	(105 000)	1.9	(110 000)	2.2

The main part of non-secured loans is seasonal financing, which is secured by harvest sales agreements.

*Liquidity risk*

The Company complies with the prudence principle in the management of its liquidity risk and maintains sufficient funds. The management of the Company has an oversight responsibility of the liquidity reserves and it makes current forecasts based on anticipated cash flows. Most of the Company's liabilities are short-term liabilities. The management is of the opinion that the Company will be able to secure sufficient liquidity by its operating activities.

The total liabilities of the Company by term is reflected in the following table. The amounts disclosed in the table are contractual undiscounted cash flow.

<b>Loans</b> (excluding finance lease liabilities)	<b>Less than 3 months</b>	<b>3 months to year</b>	<b>From year to 5 years</b>	<b>Total</b>
31 December 2017, EUR	-	1 961 660	1 755 660	3 717 320
31 December 2018, EUR		1 022 750	3 317 000	4 339 750
<b>Financial leasing</b>	<b>Less than 3 months</b>	<b>3 months to year</b>	<b>From year to 5 years</b>	<b>Total</b>
31 December 2017, EUR	56 566	57 550	25 116	139 232
31 December 2018, EUR	25 038	-	-	25 038

*Market risk*

The Company is exposed to market risks, basically related to the fluctuations of interest rates between the loans granted and funding received, as well as demand for the Company's services fluctuations. The Company attempts to limit market risks, adequately planning the expected cash flows, diversifying the product range and fixing funding resource interest rates.

*Cash flow and interest rate risk*

As the Company has borrowings from credit institutions and finance lease obligations, the Company's cash flows related to financing costs to some extent depend on the changes in market rates of interest (interest rates applied consist of base rate and variable rate (6M Euribor, 3M Euribor). The Company's interest payment related cash flows depend on the current market rates of interest. Fair value interest rate risk exists due the fact that a number of loans received (including bond issued) have fixed interest rates set. Please see also Note 12.

Management of the Company monitors fluctuations of % rates on regular basis and, if necessary, takes measures in order to minimize negative impact of % rate fluctuations on Company's operations.

*Operational risk*

Operational risk is a loss risk due to external factors namely (natural disasters, crimes, etc) or internal ones (IT system crash, fraud, violation of laws or internal regulations, insufficient internal control). Operation of the Company carries a certain operational risk which can be managed using several methods including methods to identify, analyse, report and reduce the operational risk.

*Foreign exchange risk*

The Company's financial assets and liabilities are not exposed to foreign currency risk. All transactions are concluded in euros

*Accounting for derivative financial instruments*

The Company does not actively use derivative financial instruments in its operations.



**Notes to the financial statements** (continued)

**Accounting policies** (continued)

**(b) Summary of significant accounting policies** (continued)

**Risk management** (continued)

*Management of the capital structure*

In order to ensure the continuation of the Company's activities, while maximizing the return to stakeholders capital management, optimization of the debt and equity balance is performed. The Company's capital structure consists of borrowings from related persons, third party loans and loans from credit institutions and finance lease liabilities, cash and equity, comprising issued share capital, retained earnings and share Premium.

At year-end the ratios were as follows:

	31.12.2018	31.12.2017
	EUR	EUR
Loan and lease liabilities	4 094 592	3 384 833
Cash and bank	373 500	2 911
<b>Net debts</b>	<b>3 721 092</b>	<b>3 381 922</b>
Equity	1 831 990	1 619 390
<b>Liabilities / equity ratio</b>	<b>2.24</b>	<b>2.09</b>
<b>Net liabilities / equity ratio</b>	<b>2.03</b>	<b>2.09</b>

In 2018 there are no significant changes of the ratios calculated.

**Financial instruments**

*Financial instruments by category*

The Company's principal financial instruments are cash and cash equivalents, loans, issued bonds and other borrowings, debts to suppliers and other creditors. These financial instruments ensure everyday operations of the Company.

Implementation of IFRS 9 has not affected the classification of the Company's financial instruments.

	31.12.2018.	31.12.2017.
	EUR	EUR
<b>Assets carried at amortized value</b>		
Loans and receivables and others debtors	5 919 501	5 001 535
Cash	373 500	2 911
<b>Total</b>	<b>6 293 001</b>	<b>5 004 446</b>
<b>Liabilities at amortized value</b>		
Borrowings	4 074 805	3 354 236
Trade creditors and other creditors	19 787	30 597
<b>Total</b>	<b>4 094 592</b>	<b>3 384 833</b>

*Assets and liabilities fair value hierarchy*

The main assets of the Company are financial assets, accordingly there is disclosed information about the fair value of financial assets and liabilities.

*Hierarchy of input data for determining the fair value of assets and liabilities*

In order to determine and present the financial assets and liabilities fair value, the Company uses the following three-level fair value hierarchy

- Level 1: active market published price quotations;
- Level 2: other methods that use data, all of which are directly or indirectly observable and have a significant impact on the recognized fair value;
- Level 3: other techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

Level 1 it includes cash and cash equivalents. In Level 2 are not included any of the financial assets or financial liabilities. Level 3 includes loans and other debts, other financial assets, payables and other liabilities.

The Company's financial assets and liabilities as at 31 December 2017 and 31 December 2018 are carried at their fair value.

These assets and liabilities, with the exception of long-term loans, are short-term assets (with maturity less than 1 year), and as a result, the Company assumes that the assets (less the calculated provisions) are carried at their fair value. Loans received and given to related parties are priced at market rates (published statistical lending rates), hence the Company assumes that the fair value of these loans is reflected in their carrying value. The Company's assets and liabilities that are measured at fair value hierarchy as follows:

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**Notes to the financial statements (continued)**

**(1) Interest and similar income**

	2018 EUR	2017 EUR
Interest income from issued loans	620 407	613 588
Income from commissions	63 880	60 084
Other interest income	60 899	32 157
	<u>745 186</u>	<u>705 829</u>

All of the Company's revenues generated in Latvia. Revenue recognition mainly is made over time.

**(2) Interest expense**

LCD bonds' coupon expense	192 500	183 693
Interest on loans received – SIA Citadele Banka	58 935	67 960
Interest on loans received – SIA Bonus.lv	-	26 389
Leverage expenditure	8 692	13 256
Interest on loans received – SIA Luminor Līzings	3 004	7 151
Interest on loans received from related companies	8 450	505
Interest on other loans received	20 054	-
	<u>291 635</u>	<u>298 954</u>

**(3) Impairment**

Change of provision for doubtful debts*	5 000	(40 000)
	<u>5 000</u>	<u>(40 000)</u>

\* See also Note 8.

**(4) Administrative expense**

Legal services, including debt collection costs	64 662	55 897
Staff costs	52 928	54 201
Accounting services and professional fees	15 934	14 203
IT costs	31 706	13 425
Social insurance	12 750	12 786
Transportation expenses	19 450	11 776
Office rent	9 321	9 338
Office expenses	6 575	5 123
Insurance	3 574	2 123
Communication expenses	3 349	1 984
Decrease of fixed assets value	1 657	1 840
Bank commission	412	578
Risk duty	13	13
Other administrative expenses	1 435	3 436
	<u>223 766</u>	<u>186 723</u>

**(5) Other operating expenses**

Marketing and advertising costs	8 718	9 651
Debt recovery costs	6 230	7 319
Donations	4 000	6 500
Sales promotion costs	4 730	4 940
Membership fees	4 812	105
Adjustment of prior period expenses	(15)	-
Reimbursement of expenses	(6 795)	(3 521)
	<u>21 680</u>	<u>24 994</u>



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Notes to the financial statements (continued)

(6) Corporate income tax for the reporting year

	2018 EUR	2017 EUR
Corporate income tax charge for the current year	505	26 743
Deferred tax charge	-	10 347
	<u>505</u>	<u>37 090</u>

(7) Fixed assets

	Other fixed assets EUR	Total EUR
<b>Cost</b>		
31.12.2017.	5 463	5 463
Additions	6 050	6 050
<b>31.12.2018.</b>	<u>11 513</u>	<u>11 513</u>
<b>Depreciation</b>		
31.12.2017.	2 775	2 775
Charge for 2018	1 657	1 657
<b>31.12.2018.</b>	<u>4 432</u>	<u>4 432</u>
<b>Net book value 31.12.2017.</b>	<u>2 688</u>	<u>2 688</u>
<b>Net book value 31.12.2018.</b>	<u>7 081</u>	<u>7 081</u>

(8) Loans and receivables

	31.12.2018. EUR	31.12.2017. EUR
Loans issued – long-term	321 752	248 938
Loans issued – short-term	5 205 264	4 740 855
<b>Total</b>	<u>5 527 016</u>	<u>4 989 793</u>

*Including:*

Issued loan portfolio - long-term portion	321 752	248 938
Issued loan portfolio - short-term portion	5 158 072	4 717 710
<b>Total issued loan portfolio, gross</b>	<b>5 479 824</b>	<b>4 966 648</b>
Provisions for expected credit losses	(105 000)	(110 000)
<b>Total issued loan portfolio, net</b>	<u><b>5 374 824</b></u>	<u><b>4 856 648</b></u>

Trade receivables	79 659	51 297
Accrued interest income	72 533	81 848
<b>Total</b>	<u>5 527 016</u>	<u>4 989 793</u>

Loans issued – movement during the year

	2018 EUR	2017 EUR
Net book value as at 1 January	4 989 793	5 047 795
Loans issued	5 858 367	5 866 360
Loans repaid	(5 345 191)	(5 914 700)
Interest charge 2018	745 186	705 829
Interest payments received	(726 139)	(675 491)
Disposals	-	-
Change of provisions for bad debts	5 000	(40 000)
<b>Net book value as at 31 December</b>	<u><b>5 527 016</b></u>	<u><b>4 989 793</b></u>

All loans are issued in *euro*.



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Notes to the financial statements (continued)

(8) Loans and receivables (continued)

The Company issues loans secured by collateral and unsecured loans:

	31.12.2018. EUR	31.12.2017. EUR
Loans issued against pledge	1 960 097	1 586 549
Loans issued without pledge	3 055 103	2 857 664
Finance lease	464 624	522 435
<b>Total issued loan portfolio, gross</b>	<b>5 479 824</b>	<b>4 966 648</b>

As at 31 December 2018 the Company has no credit risk concentration to one major customer or group of partners.

Company's maximum exposure to credit risk on finance leases and loans issued against the pledge is the loan/ finance lease amount decreased by the value of the pledge. Loans are usually issued in amount of 70-80% of the pledge value.

Company's maximum exposure to credit risk on unsecured loans is the remaining amount of the loans issued.

**Loans and receivables (gross) age analysis:**

Debt does not exceed the payment deadline	5 286 703	4 726 760
Delayed from 1 - 30 days	3 419	643
Delayed from 31 - 90 days	189 788	215 018
Delayed from 91 - 180 days	41 694	86 467
Over 180 days past due	110 412	70 905
	<b>5 632 016</b>	<b>5 099 793</b>

**Provisions for bad and doubtful loans and receivables:**

	2018 EUR	2017 EUR
Provisions at the beginning of the year	110 000	70 000
Additional provisions	40 000	15 000
Recovered debts	(50 000)	(25 000)
General provisions	70 000	50 000
Reversed provisions during the year	(65 000)	-
<b>Provisions at the end of the year</b>	<b>105 000</b>	<b>110 000</b>

In accordance with the provisioning policy developed by the Company, starting with 2016 special provisions for overdue issued loans were made. In 2018 special and general provisions were assessed. As at the end of the year 2018 general provisions in accordance to the policy developed constitute EUR 70 000. Provisions are calculated based on portfolio of issued loans grossed up amounts (step EUR 5 000). Company's created provisioning method for either general or individual provisions includes expected credit losses (ECL) approach defined in IFRS 9.

*Credit quality of financial assets*

The Company applies simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all receivables, as grouped based on shared credit characteristics and the days past due.

The expected credit loss rates are based on the repayment profiles of issued loans over a period of 2 years prior to 31 December 2018 and the historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information.

Lease receivables and loans guaranteed by a pledge are considered as a separate groups, with no historical credit losses over the relevant assessment period. Accordingly, no lifetime expected credit losses are recognized in respect lease receivables and loans guaranteed by a pledge.

Receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery, include, amongst others, the failure of debtor to engage in a repayment plan with the Company as well as declared insolvency or liquidation of debtor.

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**Notes to the financial statements (continued)**

**(8) Loans and receivables (continued)**

On that basis, the loss allowance as at 31 December 2018 and 2017 was determined as follows:

	<b>31.12.2018.</b>	<b>31.12.2017.</b>
	<b>EUR</b>	<b>EUR</b>
Loans without pledge	3 055 103	2 857 664
Loss allowance	(100 000)	(110 000)
Expected loss rate, %	3,27%	3,85%
Lease receivables and loans against pledge	2 424 721	2 108 984
Loss allowance	(5 000)	-
Expected loss rate, %	0,21%	0%

**(9) Other debtors**

Taxes overpaid (see Note 14)	15 024	4 308
Prepaid expenses	1 265	3 523
Advance payments received	2 696	1 000
	<u>18 985</u>	<u>8 831</u>

**(10) Cash and bank**

Cash at bank	<u>373 500</u>	<u>2 911</u>
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While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, since cash at bank are held in Range A banks (Moody's rating), the identified impairment loss is immaterial.

**(11) Share capital**

As at 31 December 2018 the subscribed and fully paid share capital the Company is EUR 1 500 000 that consists of 50 000 ordinary shares with a nominal value of EUR 30 each.

**(12) Borrowings**

		<b>31.12.2018.</b>	<b>31.12.2017.</b>
		<b>EUR</b>	<b>EUR</b>
Finance lease - SIA Luminor Līzings	(12a)	-	24 805
Loan – AgroCredit Estonia OU	(12a)	350 000	-
Bond issued	(12c)	2 750 000	2 750 000
<b>Total long-term part</b>		<u>3 100 000</u>	<u>2 774 805</u>
Loans	(12a)	950 000	200 000
Loans from credit institutions	(12b)	-	268 837
Finance lease - SIA Luminor Līzings	(12a)	24 805	110 594
<b>Total short-term part</b>		<u>974 805</u>	<u>579 431</u>
<b>Total loans</b>		<u>4 074 805</u>	<u>3 354 236</u>



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**Notes to the financial statements (continued)**

**(12) Borrowings (continued)**

**(12a) Other borrowings and leases**

	31.12.2018. EUR	31.12.2017. EUR
Lease – SIA Luminor Līzings	-	24 805
Loan – AgroCredit Estonia OU	350 000	-
<b>Total other borrowings and leases long-term part</b>	<b>350 000</b>	<b>24 805</b>
Loan – SIA VIAREK	250 000	-
Loan – SIA KEY INVESTMENT	700 000	-
Loan – AgroCredit Estonia OU	-	200 000
Lease – SIA Luminor Līzings	24 805	110 594
<b>Total other borrowings and leases short-term part</b>	<b>974 805</b>	<b>310 594</b>
<b>Total other borrowings and leases</b>	<b>1 324 805</b>	<b>335 399</b>

As at 31 December 2018 the Company has the following credit liabilities:

- Standard financial leasing agreements with variable interest rate (incl. base rate 3m Euribor and margin). The agreements are secured by the guaranty from major shareholder of the Company – AgroCredit Estonia OU as well as by leased assets. The resources received according to the lease contracts are used for customer financing and are included into the Company's assets; Finance lease receivables are secured with the lease objects.
- unsecured loan from AgroCredit Estonia OU, according to the loan agreement from 1 December 2017 and amendments during the year 2018, total amount EUR 350 000 with annual interest rate of 3%, repayment date 31 December 2020.
- unsecured loan from SIA VIAREK according to the loan agreement from 27 November 2018, total amount of the loan received is EUR 250 000 with the annual interest rate of 9,5% and repayment date 30 September 2019.
- unsecured loan from SIA KEY INVESTMENT according to the loan agreement from 13 December 2018, total amount of the loan received is EUR 800 000 with the annual interest rate of 7% and repayment date 31 May 2019.

**(12b) Loans from credit institutions**

	31.12.2018. EUR	31.12.2017. EUR
Credit facility in AS Citadele Banka	-	268 837
	-	<b>268 837</b>

On 11 December 2017, the Company concluded credit facility agreement with AS Citadele Banka. According to the agreement, total limit of the credit facility is EUR 1 500 000. Annual interest rate consists of variable rate 8M Euribor and fixed base rate. The repayment date was October 30, 2018. As at the date of signing these financial statements respective credit facility fully repaid.

**(12c) Bonds issued**

LCD Bonds issued	2 750 000	2 750 000
	<b>2 750 000</b>	<b>2 750 000</b>

The Company has issued bonds (ISIN LV0000802106, registered in Latvian Central Depository, listed in AS Nasdaq Riga). As at the end of reporting year total amount of bonds listed in AS Nasdaq Riga is 700 bonds, 5 000 EUR nominal value each (total nominal value 3 500 000 EUR). As at 31 December 2018 150 bonds are held by the Company itself. The coupon rate is 7% and it is paid once a year – on December 31. The expiry date of the bonds is 31 December 2026. Most of the holders (excluding bonds for amount EUR 300 000) has an option to sell-back the bonds in the end of each calendar year, informing 1 month prior.

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**Notes to the financial statements (continued)**

**(12) Borrowings (continued)**

**Loans received – movement during the year**

	2018 EUR	2017 EUR
Net book value as at 1 January	3 354 236	3 389 064
Loans received	5 358 200	5 334 629
Loans repaid	(4 637 631)	(5 369 457)
Interest charge	282 943	285 698
Interest paid	(277 601)	(290 379)
Change of accrued interest (see Note 13)	(5 342)	4 681
<b>Net book value as at 31 December</b>	<b>4 074 805</b>	<b>3 354 236</b>

**(13) Trade creditors and accrued liabilities**

	31.12.2018. EUR	31.12.2017. EUR
Debt for goods and services received	7 429	613
Dividends	-	24 000
Advance payments received	-	247
Accrued % for loans received	7 183	1 840
Accrued liabilities	5 175	3 897
	<b>19 787</b>	<b>30 597</b>

**(14) Taxes and social insurance payments**

	Liabilities/ (overpayment) 31.12.2017 EUR	Charge for 2018 EUR	Paid in 2018 EUR	Liabilities/ (overpayment) 31.12.2018 EUR
VAT	-	35 450	(35 450)	-
CIT	(4 305)	505	(11 223)	(15 023)
Social insurance	(1)	18 572	(18 571)	-
Payroll tax	-	26 575	(26 575)	-
Business risk charge	(2)	13	(12)	(1)
<b>Total</b>	<b>(4 308)</b>	<b>81 115</b>	<b>(91 831)</b>	<b>(15 024)</b>
<i>Including:</i>				
Liabilities	-			-
(Overpaid)	(4 308)			(15 024)

**(15) Related party transactions**

**Payables and receivables from related parties and the transactions performed during reporting period**

Related party	Type of transaction	Transaction value EUR	Payables/ Receivables outstanding as at 31.12.2018. EUR
AgroCredit Estonia OU	Loan received	350 000	350 000
AgroCredit Estonia OU	Interest charge	8 450	3 054
KEY INVESTMENT SIA	Loan received	700 000	700 000
KEY INVESTMENT SIA	Interest charge	1 886	1 886

All related party transactions in the reporting year have been performed at market rates.



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**Notes to the financial statements (continued)**

**(16) Average number of the Company's employees**

	2018	2017
Average number of employees during the reporting year:	3	3

**(17) Personnel costs**


	2018 EUR	2017 EUR
Salary expenses	27 737	29 001
Social insurance	6 681	6 841
	34 418	35 842


**(18) Management remuneration**


	2018 EUR	2017 EUR
Salary expenses	25 191	25 200
Social insurance	6 069	5 945
	31 260	31 145

**(19) Subsequent events**

There are no subsequent events since the last date of the reporting year, which would have a significant effect on the financial position of the Company as at 31 December 2018.

  
 \_\_\_\_\_  
 Ģirts Vinters  
 Chairman of the Board

  
 \_\_\_\_\_  
 Jānis Kārklīns  
 Member of the Board

  
 \_\_\_\_\_  
 Evija Šverna  
 Accountant

Riga, 29 April 2019