



JSC VEF, Brīvības gatve 214, Rīga, LV-1039

**JOINT STOCK COMPANY VEF**  
(Unified registration number 40003001328)

**NON- AUDITED FINACIAL STATEMENTS**  
For the period ended on March 31, 2023  
In accordance with the Law of the Republic of Latvia



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## GENERAL INFORMATION

Title of enterprise	Joint stock company VEF
Legal type of enterprise	Public joint stock company
Registered:	On April 15, 1991 in the Register of Enterprises of the Republic of Latvia, re-registered on December 7, 2000 with Nbr. 000300132 On April 14, 2004 registered in the Commercial Register, Nbr. 40003001328
Taxpayers' Reg. Nbr.	LV 40003001328
Legal address	Brīvības gatve 214, Rīga, LV-1039, Republic of Latvia
Equity capital <sup>1</sup> :	EUR 2 722 492 registered and paid-up capital.
Core businesses:	*Letting and renting of real-estate property
Chief executive officer:	Chairman of the Board of the Company: GINTS FEŅUKS TAMĀRA KAMPĀNE
Members of the Board:	MĀRTIŅŠ CAUNA
Members of the Supervisory Council:	LIGA CAUNA ERVINS KAMPANS EGILS ARAJS GUNTIS LIPIŅŠ RALFS FENUKS
Period of account:	01.01.2023. - 31.03.2023.

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<sup>1</sup> Paid-up and registered equity capital EUR 2 722 492

<sup>2</sup> The company's capital consists of the 623 528 bearer shares and 1 321 109 registered shares nominal value of shares EUR 1.40



**Report on the Management Board's responsibility to the non-audited financial statement of JSC „VEF” for the three months of 2023**

Management Board of JSC „VEF” (hereinafter – the Company) is responsible for preparation of the middle-term financial statements of the Company. The middle-term financial statements are not audited.

Middle-term financial statements are prepared based on justifying documents and represent true and clear overview on the Company's Assets and Equity and Liabilities, its financial standing and results of activity as well as cash flows within the reporting period ended on March 31, 2023.

Accounting principles used in preparation of the middle-term financial statements have not been changed comparing to the previous reporting period. During preparation of the middle-term financial statements decisions taken by the Management Board and estimations made have been cautious and well-founded. The information included in the middle-term management's report is true.

The Management Board of the Company is responsible for ensuring the corresponding accounting system, securing the assets of the Company, as well as for prevention and exposure of fraud and other violation within the Company.

On behalf of the Management Board of JSC „VEF”,

Gints Feņuks  
Chairman of the Management Board



<b>ASSETS</b>			
	<b>EUR</b>	<b>EUR</b>	<b>EUR</b>
	<b>31.03.2023</b>	<b>31.03.2022</b>	<b>31.12.2022</b>
<b>LONG-TERM INVESTMENTS</b>			
<b>Fixed Assets</b>			
Land, buildings and other property	5 694 233	5 428 786	5 709 553
Other fixed assets and inventory	105 662	93 718	61 784
Advances for fixed assets	201 228		109 978
<b>Total fixed assets</b>	<b>6 001 123</b>	<b>5 522 504</b>	<b>5 881 315</b>
<b>Long-term financial investments</b>			
Investments in subsidiaries	3 000	3 000	3 000
Loans to subsidiaries	71 500	69 000	71 500
<b>Long-term financial investments, total</b>	<b>74 500</b>	<b>72 000</b>	<b>74 500</b>
<b>Non-current assets, total</b>	<b>6 075 623</b>	<b>5 594 504</b>	<b>5 955 815</b>
<b>Debtors</b>			
Customers and client debts	26 405	16 861	28 180
Other debtors	26 471	19 371	20 440
Future period	4 150	3 189	3 809
Future period expenses	35 174	18 817	39 178
<b>Total debtors</b>	<b>92 200</b>	<b>58 238</b>	<b>91 607</b>
<b>Cash</b>	<b>135 487</b>	<b>154 874</b>	<b>264 451</b>
<b>Total Current assets</b>	<b>227 687</b>	<b>213 112</b>	<b>356 058</b>
<b>TOTAL ASSETS</b>	<b>6 303 310</b>	<b>5 807 616</b>	<b>6 311 873</b>



<b>LIABILITIES</b>			
	<b>EUR</b>	<b>EUR</b>	<b>EUR</b>
	<b>31.03.2023</b>	<b>31.03.2022</b>	<b>31.12.2022</b>
<b>Stockholder's Equity</b>			
Common stock	2 722 492	2 722 492	2 722 492
Long-term investments revaluation reserve	624 728	632 913	624 728
Other reserves	44 477	44 477	44 477
<b>Total accumulation</b>			
Retained earnings from the previous years	69 338	62 613	62 613
Retained earnings of the financial years	31 800	21 809	6 725
<b>Total stockholder's equity</b>	<b>3 492 835</b>	<b>3 484 304</b>	<b>3 461 035</b>
<b>LIABILITIES</b>			
<b>Long-term liabilities</b>			
Borrowings from credit institutions	0	1 856 174	0
Prepayments from buyers	66 183	55 856	66 183
Other liabilities	81 169	83 018	46 910
<b>Total long-term liabilities</b>	<b>147 352</b>	<b>1 995 048</b>	<b>113 093</b>
<b>Current liabilities</b>			
Borrowings from credit institutions	2 414 174	126 000	2 456 174
Accounts payable	55 632	26 192	88 793
Taxes and social security payments	24 907	20 975	19 997
Other liabilities	14 954	13 493	14 892
Other borrowings	31 771	31 096	36 204
Accrued liabilities	110 057	93 980	110 057
Prepayments from buyers	11 628	16 528	11 628
<b>Total current liabilities</b>	<b>2 663 123</b>	<b>328 264</b>	<b>2 737 745</b>
<b>Total liabilities</b>	<b>2 810 475</b>	<b>2 323 312</b>	<b>2 850 838</b>
<b>TOTAL LIABILITIES&amp;STOCKHOLDER'S EQUITY</b>	<b>6 303 310</b>	<b>5 948 237</b>	<b>6 311 873</b>

**PROFIT AND LOSSES ACCOUNT FOR YEAR, WHICH ENDS  
ON MARCH 31.2023.**

		<b>EUR 31.03.2023 -</b>	<b>EUR 31.03.2022 -</b>
<b>1</b>	<b>2</b>	<b>4</b>	<b>4</b>
Net turnover		328 777	258 056
Cost of goods sold	1	-234 967	-177 431
<b>Gross profit</b>		<b>93 810</b>	<b>80 625</b>
Administrative expenses	2	-31 162	-25 095
Other income from operations	3	10 909	1 445
Other expenses from operations	4	-704	-3 464
Financial services expenses	6	-41 053	-31 702
<b>Profit before taxes</b>		<b>31 800</b>	<b>21 809</b>
Other taxes	7		
<b>Net profit</b>		<b>31 800</b>	<b>21 809</b>

**Earnings per share (EPS) on****31.03.2022 – 0.01 EUR****31.03.2023 -0.02 EUR**

Chairman of the Board

G.Feņuks

Member of the Board

T.Kampāne



**CASH FLOW STATEMENT FOR YEAR THAT ENDS ON MARCH 31, 2023**

	<b>2023 31.03.</b>	<b>2022 31.03.</b>	<b>2022 31.12.</b>
	<b>EUR</b>	<b>EUR</b>	<b>EUR</b>
<b>I. CASH FLOW FROM OPERATING ACTIVITIES</b>			
Profit before outstanding items and taxes (+)	<b>31 800</b>	<b>21 809</b>	<b>6 725</b>
<i>Adjustments:</i>			
fixed assets depreciation (+)	24 353	29 052	107 594
financial services income	41 053	31 702	143 843
<b>Profit or losses before adjustments from current assets and liabilities</b>	<b>97 206</b>	<b>82 563</b>	<b>258 162</b>
<i>Adjustments:</i>			
debtors: increase (-); decrease (+)	593	20 639	12 730
liabilities: increase (-); decrease (+)	17 578	-8 128	642 212
<b>Gross cash provided by operating activities</b>	<b>115 377</b>	<b>95 074</b>	<b>913 104</b>
Payments for financial	-41 053	-31 702	-13 843
<b>Net cash provided by operating activities before outstanding items:</b>			
Cash flow from outstanding items (-/+)			
<b>Net cash provided by operating activities:</b>	<b>74 324</b>	<b>63 372</b>	<b>769 261</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Fixed assets purchase	-144 159	-1 5439	-438 895
Loans to subsidiaries			
Interest in related companies	-0	-2 000	-4 500
<b>II. Net cash used in investing activities:</b>	<b>-144 159</b>	<b>-3 543</b>	<b>-443 395</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Payments for leased fixed assets	-42 000	-42 000	-168 000
Expenses for borrowings repayment	-17129	-11 469	-42 469
<b>Net cash provided by financing activities:</b>	<b>-59 129</b>	<b>-53 469</b>	<b>-210 469</b>
<b>Net cash flow</b>	<b>-128 964</b>	<b>6 360</b>	<b>-115 937</b>
<b>IV. CASH AT BEGINNING OF YEAR</b>	<b>264 451</b>	<b>148 514</b>	<b>148 514</b>
<b>CASH AT END OF YEAR</b>	<b>135 487</b>	<b>154 874</b>	<b>264 451</b>



**STATEMENT OF CHANGES IN EQUITY FOR YEAR THAT ENDS ON  
MARCH, 31. 2023**

	<b>31.03.2023 EUR</b>	<b>31.03.2022 EUR</b>	<b>31.12.2022 EUR</b>
<b>Stockholder's equity</b>			
Balance at the beginning of the financial year	2 722 492	2 722 492	2 722 492
Increase from			
Decrease from			
Balance at the end of the financial year	2 722 492	2 722 492	2 722 492
<b>Long-term investments revaluation reserve</b>			
Balance at the beginning of the financial year	624 728	632 913	632 913
Increase from			
Decrease from			- 8 185
Balance at the end of the financial year	624 728	632 913	624 728
<b>Accumulations</b>			
Balance at the beginning of the financial year	44 477	44 477	44 477
Increase from			
Decrease from			
Balance at the end of the financial year	44 477	44 477	44 477
<b>Retained earnings</b>			
Balance at the beginning of the financial year	69 338	62 613	62 613
Profit or losses of the financial year	31 800	21 809	6 725
Dividendes			
Included in accumulations			
Balance at the end of the financial year	101 138	84 422	69 338
<b>Stockholder's equity (total)</b>			
Balance at the beginning of the financial year	<b>3 461 035</b>	<b>3 462 495</b>	<b>3 462 495</b>
Balance at the end of the financial year	<b>3 492 835</b>	<b>3 484 304</b>	<b>3 461 035</b>

**(1) Net turnover**

Turnover consists of revenues that the Company gained in the first three months of 2023 from its core business-service provision without VAT

Type of commercial operations	2023.03.31	2022.03.31
	EUR	EUR
Office rent	166 345	162 793
Facilities management and utilities	162 432	95 263
<b>Total</b>	<b>328 777</b>	<b>258 056</b>

**Distribution of net turnover by geographical markets**

Country	2023.03.31	2022.03.31
	EUR	EUR
Latvia	328 777	258 056
<b>Total</b>	<b>328 777</b>	<b>258 056</b>

**(2) Cost of sales**

	2023.03.31	2022.03.31
	EUR	EUR
labor and social payments	54 562	52 026
depreciation	24 353	29 052
cash turnover expenses	110	104
Transport expenses	2 506	4 390
residential services (electricity, water....)	115 548	42 383
business travel expenses	0	4 794
telecommunication service	398	205
other costs tied to commercial operations	28 430	30 191
insurance (buildings)	1 211	1 255
real estate tax (buildings, land)	6 694	11 876
land rent to Possessor	1 155	1 155
<b>Total</b>	<b>234 967</b>	<b>177 431</b>



(3) Costs of administration	2023.03.31	2022.03.31
	EUR	EUR
labor and social payments	22 617	16 667
telecommunication service	0	204
office supplies	0	144
transport expenses for administrative needs	2 505	4 389
representative expenses	2 228	0
legal assistance or raid	0	53
NASDAQ ,CSD SE annual fee	3 812	3 638
<b>Total</b>	<b>31 162</b>	<b>25 095</b>

  

(4) Other revenues from commercial operation	2023.03.31	2022.03.31
	EUR	EUR
other income	10 909	1 445
<b>Total</b>	<b>10 909</b>	<b>1 445</b>

  

(5) Other costs of commercial operations	2023.03.31	2022.03.31
	EUR	EUR
support for the treatment of victims of the Ukrainian war	0	3 000
allowances and bonuses	704	4 64
<b>Total</b>	<b>704</b>	<b>3 464</b>

  

(6) Payments of interest and similar expenses	2023.03.31	2022.03.31
	EUR	EUR
credit interests	40 055	31 006
interest to Līzings	998	696
<b>Total</b>	<b>41 053</b>	<b>31 702</b>