



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, 2021



CONTENTS

General information

Report on the Management Board's responsibility

Balance sheet

Income statement

Cash flow statement

Statement of changes in equity

Notes to the financial statement



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 ¹ :	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 MODRIS ZOMMERS ERVINS KAMPANS
Members of the Supervisory Council:	EGILS ARAJS GUNTIS LIPIŅŠ LAILA LIDUMA
Period of account:	01.01.2021. - 31.03.2021.

¹ Paid-up and registered equity capital EUR 2 722 492

² 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 2021

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, 2021.

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



ASSETS			
	EUR	EUR	EUR
	31.03.2021	31.03.2020	31.12.2020
LONG-TERM INVESTMENTS			
Intangible assets			
Concessions, patents, licences	0	32	0
Total intangible assets	0	32	0
Fixed Assets			
Land, buildings and other property	5 425 914	5 485 112	5 499 911
Other fixed assets and inventory	91 635	83 555	101 294
Total fixed assets	5 517 549	5 568 667	5 542 008
Long-term financial investments			
Investments in subsidiaries	3 000	3 000	3 000
Loans to subsidiaries	65 000	60 000	65 000
Long-term financial investments, total	68 000	63 000	68 000
Non-current assets, total		5 631 699	5 610 008
Debtors			
Customers and client debts	17 899	13 399	38 036
Other debtors	12 304	15 098	23 663
Future period	3 544	4 450	4 859
Future period expenses	18 989	32 230	30 824
Total debtors	52 736	65 177	97 382
Cash	309 952	394 977	305 044
Total Current assets	362 688	460 164	402 426
TOTAL ASSETS	5 948 237	6 091 853	6 012 434



LIABILITIES			
	EUR	EUR	EUR
	31.03.2021	31.03.2020	31.12.2020
Stockholder's Equity			
Common stock	2 722 492	2 722 492	2 722 492
Long-term investments revaluation reserve	641 099	649 285	641 099
Other reserves	44 477	44 477	44 477
Total accumulation			
Retained earnings from the previous years	53 860	40 907	40 907
Retained earnings of the financial years	7 889	20 583	12 953
Total stockholder's equity	3 469 817	3 477 744	3 461 928
LIABILITIES			
Long-term liabilities			
Borrowings from credit institutions	2 024 174	2 150 174	2 024 174
Prepayments from buyers	47 273	47 273	47 273
Other liabilities	77 050	61 594	77 050
Total long-term liabilities	2 148 497	2 259 041	2 148 497
Current liabilities			
Borrowings from credit institutions	126 000	126 000	168 000
Accounts payable	17 431	35 267	34 050
Taxes and social security payments	22 966	30 212	24 613
Other liabilities	15 057	15 726	13 859
Other borrowings	24 691	15 971	31 801
Accrued liabilities	101 245	98 250	106 984
Prepayments from buyers	22 533	33 642	22 702
Total current liabilities	329 923	355 068	402 009
Total liabilities	2 478 420	2 614 109	2 550 506
TOTAL LIABILITIES&STOCKHOLDER'S EQUITY	5 948 237	6 091 853	6 012 434

**PROFIT AND LOSSES ACCOUNT FOR YEAR, WHICH ENDS
ON MARCH 31.2021.**

		EUR 31.03.2021 -	EUR 31.03.2020 -
1	2	4	4
Net turnover		251 825	302 415
Cost of goods sold	1	-192 150	-227 401
Gross profit		59 675	75 014
Administrative expenses	2	-26 304	-23 723
Other income from operations	3	8 329	0
Other expenses from operations	4	-442	-431
Financial services expenses	6	-33 369	-30 277
Profit before taxes		7 889	20 583
Other taxes	7	0	0
Net profit		7 889	20 583

Earnings per share (EPS) on**31.03.2021 – 0.0041 EUR****31.03.2020 -0.01 EUR**

Chairman of the Board

G.Feņuks

Member of the Board

T.Kampāne

**CASH FLOW STATEMENT FOR YEAR THAT ENDS ON MARCH 31, 2021**

	2021 31.03.	2020 31.03.	2020 31.12.
	EUR	EUR	EUR
I. CASH FLOW FROM OPERATING ACTIVITIES			
Profit before outstanding items and taxes (+)	7 889	20 583	12 953
<i>Adjustments:</i>			
fixed assets depreciation (+)	26 557	24 230	104 669
intangible assets depreciation (+)	0	2	35
financial services income	33 369	30 277	135 953
Profit or losses before adjustments from current assets and liabilities	67 815	75 092	253 610
<i>Adjustments:</i>			
debtors : increase (-); decrease (+)	39 738	25 615	-6 590
liabilities: increase (-); decrease (+)	-18 067	1 405	35 331
Gross cash provide by operating activities	89 486	102 112	282 351
Payments for financial	-33 369	-30 277	-135 953
Net cash provided by operating activities before outstanding items:			
Cash flow from outstanding items (-/+)			
Net cash provided by operating activities :	56 117	71 835	146 398
CASH FLOWS FROM INVESTING ACTIVITIES :			
Fixed assets purchase	-2 099	0	-53 780
Loans to subsidiaries			
Interest in related companies		0	
Net cash used in investing activities :	-2 099	0	-58 780
CASH FLOWS FROM FINANCING ACTIVITIES:			
Payments for leased fixed assets	-7 110	-5 250	-26 966
Expenses for borrowings repayment	-42 000	-42 000	-126 000
Net cash provided by financing activities :	-49 110	-47 250	-152 966
Net cash flow	4 908	24 585	-65 348
IV. CASH AT BEGINNING OF YEAR	305 044	370 392	370 392
CASH AT END OF YEAR	309 952	394 977	305 044

**STATEMENT OF CHANGES IN EQUITY FOR YEAR THAT ENDS ON
MARCH 31, 2021**

	31.03.2021 EUR	31.03.2020 EUR	31.12.2020 EUR
Stockholder's equity			
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
Long-term investments revaluation reserve			
Balance at the beginning of the financial year	641 099	649 285	649 285
Increase from			
Decrease from			- 8 186
Balance at the end of the financial year	641 099	649 285	641 099
Accumulations			
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
Retained earnings			
Balance at the beginning of the financial year	53 860	40 907	40 907
Profit or losses of the financial year	7 889	20 583	12 953
Dividendes			
Included in accumulations			
Balance at the end of the financial year	61 749	61 490	53 860
Stockholder's equity (total)			
Balance at the beginning of the financial year	3 461 928	3 457 161	3 457 161
Balance at the end of the financial year	3 469 817	3 477 744	3 461 928

**(1) Net turnover**

Turnover consists of revenues that the Company gained in the first three months of 2021 from its core business-service provision without VAT

Type of commercial operations	2021.03.31	2020.03.31
	EUR	EUR
power supply, distribution and servicing	0	36 233
Rental income	148 766	155 441
utility services	103 059	110 741
Total	251 825	302 415

Distribution of net turnover by geographical markets

Country	2021.03.31	2020.03.31
	EUR	EUR
Latvia	251 825	302 415
Total	251 825	302 415

(2) Cost of sales

	2021.03.31	2020.03.31
	EUR	EUR
labor and social payments	60 835	62 374
depreciation	26 557	24 230
cash turnover expenses	35	88
transport	5 520	4 089
residential services (electricity, water....)	46 941	81 347
personnel training	0	0
telecommunication service	248	228
other costs tied to commercial operations	46 683	48 897
intangible asset depreciation	0	2
insurance (buildings)	1 207	1 207
real estate tax (buildings ,land)	2 969	3 784
land rent to LPA	1 155	1 155
Total	192 150	227 401



(3) Costs of administration	2021.03.31	2020.03.31
	EUR	EUR
labor and social payments	16 609	16 820
telecommunication service	248	227
office supplies	182	102
transport expenses for administrative needs	5 521	4 089
representative expenses	1 200	705
legal assistance or raid	0	0
NASDAQ annual fee	2 544	1 780
Total	26 304	23 723

(4) Other revenues from commercial operation	2021.03.31	2020.03.31
	EUR	EUR
other income	8 329	0
Total	8 329	0

(5) Other costs of commercial operations	2021.03.31	2020.03.31
	EUR	EUR
allowances and bonuses	442	431
Total	442	431

(6) Payments of interest and similar expenses	2021.03.31	2020.03.31
	EUR	EUR
credit interests	32 739	30 138
interest to Līzings	640	139
Total	33 379	30 277