

HB Reavis Holding S.A.

**Consolidated Financial Statements
31 December 2020**

Contents

AUDITOR's report

Consolidated financial statements as at and for the year ended 31 december 2020

Consolidated Statement of Financial Position	1
Consolidated Statement of Profit or Loss and Other Comprehensive Income	2
Consolidated Statement of Changes in Equity	3
Consolidated Statement of Cash Flows	4

Notes to the Consolidated Financial Statements

1	The HB REAVIS Group and its Operations	5
2	Significant Accounting Policies	6
3	Critical Accounting Estimates and Judgements in Applying Accounting Policies	23
4	Adoption of New or Revised Standards and Interpretations	24
5	New Accounting Pronouncements	24
5	New Accounting Pronouncements (Continued)	25
6	Segment Analysis	25
6	Segment Analysis (Continued)	26
7	Balances and Transactions with Related Parties	37
8	Property, Plant and Equipment	38
9	Right-of use assets and lease liabilities	39
10	Investment Property	40
11	Investments in Joint Ventures	41
12	Receivables and Loans	42
13	Other Non-Current Assets	42
14	Trade and Other Receivables	42
15	Non-current Assets Held for Sale	44
16	Cash and Cash Equivalents	45
17	Other current assets	45
18	Financial investments	45
19	Share Capital and Share Premium	46
20	Borrowings	46
21	Deferred income, Trade and Other Payables	49
22	Rental and Similar Income from Investment Property	50
23	Direct Operating Expenses arising from Investment Property	50
24	Analysis of Revenue by Category	51
25	Employee Benefits	51
26	Other Operating Income and Expenses	51
27	Disposals of Subsidiaries	52
28	Income Taxes	53
29	Foreign exchange gains/(losses)	54
30	Contingencies, Commitments and Operating Risks	54
31	Financial Risk Management	54
32	Management of Capital	59
33	Fair Value Estimation	60
34	Reconciliation of Classes of Financial Instruments with Measurement Categories	65
35	Consolidated Structured Entities	66
36	Events after the End of the Reporting Period	66



Audit report

To the Shareholder of
HB Reavis Holding S.A.

Report on the audit of the consolidated financial statements

Our opinion

In our opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of HB Reavis Holding S.A. (the "Company") and its subsidiaries (the "Group") as at 31 December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

What we have audited

The Group's consolidated financial statements comprise:

- the consolidated statement of financial position as at 31 December 2020;
 - the consolidated statement of profit or loss and other comprehensive income for the year then ended;
 - the consolidated statement of changes in equity for the year then ended;
 - the consolidated statement of cash flows for the year then ended; and
 - the notes to the consolidated financial statements, which include a summary of significant accounting policies.
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Basis for opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (Law of 23 July 2016) and with International Standards on Auditing (ISAs) as adopted for Luxembourg by the "Commission de Surveillance du Secteur Financier" (CSSF). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the "Responsibilities of the "Réviseur d'entreprises agréé" for the audit of the consolidated financial statements" section of our report.

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

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants (IESBA Code) as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the consolidated financial statements. We have fulfilled our other ethical responsibilities under those ethical requirements.

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Other information

The Board of Directors is responsible for the other information. The other information comprises the information stated in the Management Report but does not include the consolidated financial statements and our audit report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors for the consolidated financial statements

The Board of Directors is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs as adopted by the European Union, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the "Réviseur d'entreprises agréé" for the audit of the consolidated financial statements

The objectives of our audit are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;



- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
- conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our audit report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our audit report. However, future events or conditions may cause the Group to cease to continue as a going concern;
- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation;
- obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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

Report on other legal and regulatory requirements

The Management Report is consistent with the consolidated financial statements and has been prepared in accordance with applicable legal requirements.

PricewaterhouseCoopers, Société coopérative
Represented by

Luxembourg, 21 April 2021

A handwritten signature in dark ink, appearing to be 'Alessio Chiesa', written over a circular scribble.





Alessio Chiesa

HB Reavis Holding S.A.
Consolidated Statement of Financial Position at 31 December 2020
Prepared In accordance with International Financial Reporting Standards as adopted by the EU

1

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
ASSETS			
Non-current assets			
Investment property In use or vacant	10	715.4	522.6
Investment property under development	10	1,749.2	1,880.3
Investment in joint ventures	11	2.3	2.2
Property, plant and equipment	8	4.6	4.8
Right-of-use assets	9	12.9	14.1
Intangible assets		2.4	1.2
Financial investments	18	-	27.4
Receivables and loans	7, 12	6.8	3.6
Deferred income tax asset	28	10.8	4.1
Other non-current assets	13	11.4	6.0
Total non-current assets		2,515.8	2,466.3
Current assets			
Non-current assets classified as held for sale	15	300.8	334.3
Inventories		0.3	0.4
Trade and other receivables	7, 14	53.3	78.1
Other assets	17	34.2	46.1
Cash and cash equivalents	16	192.7	115.1
		280.5	239.7
Total current assets		581.3	574.0
TOTAL ASSETS		3,097.1	3,040.3
EQUITY			
Share capital (30,000 shares at EUR 1.00 each)	19	-	-
Share premium	19	820.5	402.5
Retained earnings		642.9	1,198.3
Revaluation reserve for assets transferred to investment properties at fair value		3.8	3.8
Currency translation reserve	2.3	(81.2)	(11.3)
Equity attributable to the Company's owners		1,386.0	1,593.3
Non-controlling interest		0.1	0.1
TOTAL EQUITY		1,386.1	1,593.4
LIABILITIES			
Non-current liabilities			
Borrowings	20	985.2	728.9
Deferred income tax liability	28	130.7	133.4
Trade and other payables	7, 21	31.9	25.2
Lease liabilities	9, 20	43.0	68.8
Total non-current liabilities		1,170.8	956.3
Current liabilities			
Liabilities directly associated with non-current assets classified as held for sale	15	121.9	177.7
Borrowings	20	268.8	192.4
Trade and other payables	7, 21	101.6	105.7
Lease liabilities	9, 20	42.1	7.5
Deferred income	21	7.8	4.5
Current income tax payable		-	1.8
		418.3	312.9
Total current liabilities		540.2	490.6
TOTAL LIABILITIES		1,711.0	1,446.9
TOTAL LIABILITIES AND EQUITY		3,097.1	3,040.3

These consolidated financial statements have been approved for issue and signed on behalf of the HB Reavis Holding S.A. on 12 April 2021 by the members of the Board of Directors of HB Reavis Holding S.A. Shareholders have the power to amend these consolidated financial statements after issue.

 Peter Vázan Director A	 Liviu-Constantin Rusu Director A	 Isabel Schellenberg Director A	 Peter Pecnik Director B
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The accompanying notes on pages 5 to 66 are an integral part of these consolidated financial statements.

<i>In millions of EUR</i>	Note	2020	2019
Rental and similar income from investment property	22	50.6	60.6
Direct operating expenses arising from investment property	23	(22.8)	(26.4)
Net operating income from investment property		27.8	34.2
Net revaluation gain on investment property	10	28.7	519.4
Share of profit or (loss) of joint ventures	11	(0.1)	(7.7)
(Loss)/gain on disposal of investment in associate	18	(7.7)	-
(Loss)/gain on disposal of subsidiaries	27	(8.6)	3.0
Gain on disposal of joint venture	11	-	23.7
Other operating income	7, 26	8.9	8.7
Revenue from construction contracts	24	25.5	22.8
Construction services		(21.9)	(19.6)
Employee benefits	7, 25	(22.8)	(25.1)
Depreciation and amortisation		(5.7)	(5.3)
Revaluation of investment in associate	18	-	(27.1)
Other operating expenses	26	(32.5)	(40.2)
Operating (loss)/profit		(8.4)	486.8
Interest income calculated using the effective interest method		0.5	1.9
Interest expense		(40.6)	(33.3)
Foreign exchange (losses)/gains, net	29	(40.3)	0.6
Net gains/(losses) on financial derivatives		(14.2)	6.8
Other finance income		-	0.4
Other finance costs		(8.9)	(6.5)
Finance costs, net		(103.5)	(30.1)
(Loss)/Profit before income tax		(111.9)	456.7
Current income tax expense	28	(2.1)	(7.6)
Deferred income tax benefit/(expense)	28	0.1	(82.6)
Income tax expense		(2.0)	(90.2)
Net (loss)/profit for the year		(113.9)	366.5
Other comprehensive (loss)/income			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Translation of foreign operations to the presentation currency for the year		(78.2)	28.8
Translation of foreign operations reclassified to profit or loss upon loss of control of subsidiary or repayment of subsidiaries' capital	27	8.3	4.6
Translation of foreign operations reclassified to profit or loss upon disposal of joint venture		-	(11.3)
Total other comprehensive income/(loss)		(69.9)	22.1
Total comprehensive (loss)/income for the year		(183.8)	388.6
Net (loss)/profit is attributable to:			
- Owners of the Company		(113.9)	366.5
- Non-controlling interest		-	-
(Loss)/Profit for the year		(113.9)	366.5
Total comprehensive (loss)/income is attributable to:			
- Owners of the Company		(183.8)	388.6
- Non-controlling interest		-	-
Total comprehensive(loss)/ income for the year		(183.8)	388.6

In millions of EUR	Note	Attributable to owners of the Company					Total	Non-controlling Interest	Total equity
		Share capital (Note 19)	Share premium (Note 19)	Retained earnings	Translation reserve	Revaluation reserve			
Balance at 1 January 2019		-	455.9	831.8	(33.4)	3.8	1,258.1	-	1,258.1
Profit for the year		-	-	366.5	-	-	366.5	-	366.5
Other comprehensive income		-	-	-	22.1	-	22.1	-	22.1
Total comprehensive income for 2019		-	-	366.5	22.1	-	388.6	-	388.6
Distribution to owners	19	-	(53.4)	-	-	-	(53.4)	-	(53.4)
Other		-	-	-	-	-	-	0.1	0.1
Balance at 31 December 2019		-	402.5	1,198.3	(11.3)	3.8	1,593.3	0.1	1,593.4
Loss for the year		-	-	(113.9)	-	-	(113.9)	-	(113.9)
Other comprehensive loss		-	-	-	(69.9)	-	(69.9)	-	(69.9)
Total comprehensive loss for 2020		-	-	(113.9)	(69.9)	-	(183.8)	-	(183.8)
Distribution to owners	19	-	(23.5)	-	-	-	(23.5)	-	(23.5)
Retained earnings capitalisation	19	-	441.5	(441.5)	-	-	-	-	-
Balance at 31 December 2020		-	820.5	642.9	(81.2)	3.8	1,386.0	0.1	1,386.1

<i>In millions of EUR</i>	Note	2020	2019
Cash flows from operating activities			
(Loss)/Profit before income tax		(111.9)	456.7
<i>Adjustments for:</i>			
Depreciation and amortisation	8, 9	5.7	5.3
Revaluation gains on investment property	10	(28.7)	(519.4)
Gains less losses on disposals of subsidiaries	27	8.6	(3.0)
Share of loss of joint ventures	11	0.1	7.7
Result on disposal of joint ventures	11	-	(23.7)
Interest income calculated using the effective interest method		(0.5)	(1.9)
Interest expense		40.6	33.3
Revaluation of investment in associate	18	-	27.1
Unrealised foreign exchange (gains)/losses	29	39.6	(10.6)
Unrealised (gains)/losses from financial derivatives		18.1	(4.9)
Loss on disposal of investment in associate	18	7.7	-
Operating cash flows before working capital changes		(20.7)	(33.4)
<i>Working capital changes:</i>			
Decrease/(increase) in trade and other receivables		54.3	(34.3)
Increase/(decrease) in trade and other payables		(1.8)	31.3
Cash generated from/(used in) operations		31.8	(36.4)
Interest paid		(31.8)	(28.1)
Income taxes paid		(5.8)	(4.4)
Net cash used in operating activities		(5.8)	(68.9)
Cash flows from investing activities			
Purchases of property, plant and equipment	8	(2.1)	(4.1)
Purchases of investment properties including advance payments made	10	(78.3)	-
Proceeds from sale of joint venture		-	56.3
Loans repaid by related parties	7	1.4	-
Construction costs related to investment properties	10	(391.7)	(420.9)
Contribution to investment in joint venture		(0.2)	-
Proceeds from sales of subsidiaries, net of cash disposed of	27	131.5	52.5
Proceeds from disposal of own use premises and equipment	8	0.3	1.0
Proceeds from sale of financial investments	18	17.5	-
Acquisition of financial investments	18	-	(1.7)
Acquisition of intangible assets		(1.4)	(0.7)
Restricted cash	16	(21.9)	(1.3)
Net cash used in investing activities		(344.9)	(318.9)
Cash flows from financing activities			
Proceeds from borrowings	20	539.9	493.2
Repayment of borrowings	20	(109.1)	(98.9)
Repayment of lease liabilities	9, 20	(8.4)	(5.6)
Distributions paid to owners	19	(23.5)	(53.4)
Net cash from financing activities		398.9	335.3
Net (decrease) / increase in cash and cash equivalents		48.2	(52.5)
Cash and cash equivalents at the beginning of the year		118.5	171.0
Cash and cash equivalents at the end of the year		166.7	118.5
<i>Reconciliation of cash and cash equivalents:</i>			
- Restricted cash	16	26.0	4.1
- Cash within non-current assets classified as held for sale	15	-	(7.5)
Cash and cash equivalents at the end of the year presented in the statement of financial position	16	192.7	115.1

1 The HB REAVIS Group and its Operations

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union (the "EU") for the year ended 31 December 2020 for HB Reavis Holding S.A. (the "Company") and its subsidiaries (together referred to as the "Group" or "HB REAVIS Group").

The Company was incorporated and is domiciled in Luxembourg. The Company is a public limited liability company (société anonyme) and was set up in accordance with the Luxembourg regulations on 20 October 2010. The Company is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg no. B 156.287.

HB Reavis Holding S.A. is ultimately controlled by Mr. Ivan Chrenko. The Group's immediate parent as of the date of issuance of these consolidated financial statements is Kennesville Holdings Ltd based in Cyprus.

Principal activity. The HB REAVIS Group is a real estate group with major portfolio of investment properties in Slovakia, Poland, Hungary, Germany, United Kingdom and the Czech Republic. It is principally involved in the development of properties for its own portfolio, in leasing out investment properties under operating leases, as well as in asset management and is also active in investment management. The Group develops and manages investment properties to earn rental income or for capital appreciation.

In 2017 the Group made its largest acquisition in HB Reavis history with acquisition of One Waterloo in London, in a prominent South Bank location next to the Waterloo station. In 2019, the project had received a permit enabling development of over 120,000 sqm of office scheme for the projected Gross Development Value of EUR 2.4 billion. Our aim is to commence construction of the new scheme in 2022 and delivery in 2026-2027, subject to Covid-19 emergency situation development. The Group has also an acquired additional land plot in 2018, in London, UK, aiming to develop a project called Bloom over the course of 2019-2021 with expected Gross Development Value of EUR 260 million. In February 2020 the Group had secured another project for the pipeline in London, called Worship square, with planned completion in 2023 and projected Gross Development Value of EUR 242 million.

With respect to Group's expansion to Germany, two acquisition opportunities have been secured in 2018. In Berlin, District project is under construction since 12/2018, with expected delivery by end of 2021; Gross Development Value shall reach about EUR 378 million. A land plot in Dresden, Germany, has been added into the portfolio in 07/2019, the scheme design is under preparation.

One project has been delivered in Bratislava, Slovakia, in 2019: Nivy Tower was completed in 12/2019. Agora Tower and Hub projects in Budapest, Hungary, have been completed over the summer 2020 and were handed over to tenants. Varso I and Varso II buildings in Warsaw, Poland have been handed over to tenants during the first half of 2020. As of the date of preparation of these consolidated financial statements, construction of Bloom, London, UK, Forest Tower and Varso Tower projects, both in Warsaw, Poland, District, Berlin, Germany, Stanica Nivy in Bratislava, Slovakia are in progress.

The Group divested 3 completed schemes over the course of 2020; Twin City B, Bratislava, Slovakia, 20 Farringdon, in London, UK and Postepu14, Warsaw, Poland.

HB Reavis Real Estate Fund structure. HB Reavis Real Estate Investment Fund (the "Fund") is an umbrella fund incorporated as a corporate partnership limited by shares (société en commandite par actions or S.C.A.) under the laws of Luxembourg, which is registered as an investment company with fixed capital (société d'investissement à capital fixe) within the meaning of article 461-4 of the law on commercial companies of 10 August 1915, as amended (the 1915 Law) and registered as an undertaking for collective investment governed by Part II (UCI Part II) of the 2010 UCI Law, governed by the present articles of association and by current Luxembourg laws. The Fund was initially set up on 25 May 2011 and was registered as an investment company with variable capital until 27 April 2017. The Fund is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg B 161.180. Furthermore, the Fund is in the scope of the Alternative Investment Fund Management Law of 12 July 2013 ("AIFM Law") and qualifies as an Alternative Investment Fund ("AIF").

The Fund launched its first Sub-Fund named HB Reavis CE REIF (hereafter "Sub-Fund A" or "CE REIF") in 2011. A second Sub-Fund named HB Reavis Global REIF (hereafter "Sub-Fund B" or "Global REIF") was launched on 15 September 2015. The Fund is managed for the account of and in the exclusive interest of its shareholders by its general partner HB Reavis Investment Management S.à r.l. (the "Management Company"), a limited liability company organised under the laws of Luxembourg (registration number B 161.176) having its registered office at at 1b, rue Jean Piret, L-2350 Luxembourg and by its AIFM Crestbridge Management Company S.A., a licensed with the Luxembourg financial regulator the CSSF.

CE REIF Sub-Fund. While there is no specific country or real estate segment restrictions posed, the CE REIF Sub-Fund aims to mainly invest in the Central European region as Slovakia, the Czech Republic, Poland and Hungary in commercial real estate assets. The initial CE REIF Sub-Fund's portfolio included investments in prime properties only located in Slovakia. The office segment investments are restricted to A-class properties located in central business districts of capital cities in Slovakia, the Czech Republic and Hungary. In Poland however, both, capital and regional cities are eligible for investments in the office segment. The retail segment investments are aimed to be made in both capital and regional cities in the entire Central European region. Investments in logistic properties are restricted to attractive and strategic locations only. CE REIF Sub-Fund seeks to maximize the value via investing in properties, which in the past proved to bear characteristics of a prime-commercial real estate property, which as such implies to have a top-tier tenants portfolio being located in prime or strategic locations and soundly built from both technical and architectonic point of view. CE REIF Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income. The Group lost control of the Sub-Fund A in 2017 and remaining interest as at 31 December 2020 is immaterial to the Group. From 1st January 2020 CE REIF Sub-fund Investor shares are listed on the regulated market of the Luxembourg Stock Exchange.

1 The HB REAVIS Group and its Operations (Continued)

Global REIF Sub-Fund. While there are no specific country or real estate segment restrictions posed, Global REIF Sub-Fund aims to mainly invest in commercial real estate assets located in the EU countries. The initial Global REIF Sub-Fund's portfolio included investment properties in prime properties only located in Slovakia. The office segment investments are focused mainly on properties located in business districts of capital and regional cities in the EU countries, but without any specific location restriction. The retail segment investments are aimed to be made in both capital and regional cities of EU countries.

Investments in logistic properties are restricted to attractive and strategic locations in EU countries. In case of "core" investments, Global REIF Sub-Fund seeks to maximize the value via investing in properties, which in the past proved to bear characteristics of a prime-commercial real estate property which as such implies to have a top-tier tenants portfolio being located in prime or strategic locations and soundly built from both technical and architectural point of view. Global REIF Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income.

The Group is also involved in construction of real estate for third parties, including related parties.

The Group's strategy is reflected in its cash flow forecast that is regularly monitored by the Board of Directors, including their assessment of appropriateness of preparation of the financial statements on a going concern basis. The cash flow outlook is further described under the description of management of liquidity in Note 31. Valuation of properties of the Group in the less liquid markets necessarily involves an element of judgement. The critical accounting judgments used in valuation of the Group's investment properties are described in Note 3.

Registered address and place of business. The Company's registered address and principal place of business is:

21 Rue Glesener
L-1631 Luxembourg
Grand-Duchy of Luxembourg

As at 31 December 2020 the Group had offices in Luxembourg, Amsterdam, Bratislava, Warsaw, Prague, Budapest, London, and Berlin.

2 Significant Accounting Policies

The principal accounting policies applied in the preparation of these consolidated financial statements are described below. The accounting policies have been consistently applied to all the periods presented.

2.1 Basis of Preparation

Statement of compliance. These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS as adopted by the EU"). The Group applies all IFRS standards and interpretations issued by International Accounting Standards Board (hereinafter "IASB") as adopted by the European Union, which were in force as of 31 December 2020.

Income and cash flow statements. The Group has elected to present a single 'statement of profit or loss and other comprehensive income' and presents its expenses by nature. The Group reports cash flows from operating activities using the indirect method. Interest received and interest paid are presented within operating cash flows. The acquisitions of investment properties are disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities.

Preparation of the consolidated financial statements. These consolidated financial statements are presented in millions of Euro ("EUR") rounded to one decimal place, unless otherwise stated.

The consolidated financial statements have been prepared on a going concern basis, applying the historical cost convention, except for the measurement of investment properties (including those held for sale), financial investment and derivatives at fair value.

Towards the end of 2019, a new virus causing a severe acute respiratory syndrome ("COVID-19") emerged and infections started to occur around the globe. Subsequently, on 11 March, 2020, the World Health Organisation ("WHO") declared it a pandemic and national governments have implemented a range of policies and actions to combat it. As a result, the normal economic activity has almost come to a halt with severe restrictive consequences for the conduct of business.

Albeit the exact long-term impact of COVID-19 on world economies, different industries and the Group in particular, are not known, the management has focused on the following key areas and stress-tested several scenarios to see how the Group is resilient to negative impact of COVID-19:

- Overall liquidity position and access to existing and new credit facilities,
- Ability to meet the covenants of the Group's debt arrangements,

2 Significant Accounting Policies (Continued)

- Declining demand, falling sales and margin pressures experienced by Group's current and future tenants in office segment, retail, co-working and hospitality industry,
- Disruptions in domestic and international supply chains, logistics and shortage of construction workers due to restrictive measures protecting health, adversely impacting construction budgets and progress in construction works,

The Management has performed stress-testing based on the business plan covering 18 months from the 31 December 2020 to evaluate the Group's cash-flow and financial position. The stress test assumed unavailability of liquid markets with acceptable yields for the Group to sell its investment properties until the end of June 2022. Using the same timeframe, the Group assumed ability to raise additional financing using a high value asset with no current leverage and ability to continue raising finance under existing commitments for large projects that are currently fairly late in the development cycle – DSTRCT in Berlin, Bloom in London, Varso Tower and Forrest Tower in Warsaw and Stanica Nivy in Bratislava. As of the date of preparation of these consolidated financial statements all loan utilisation requests related to these projects were fully funded by the financing banks. In addition to the above, the Group has EUR 438.2 million of undrawn borrowing facilities as at 31 December 2020 (Note 20).

The stress test for balance sheet position assumed a significant reduction in valuation of investment properties in both Western and CEE markets. The assumed declines in fair market values of investment properties would still keep the LTV covenant at the Group level below the threshold triggering default as defined by the bond prospectuses, which is the strictest of all LTV covenants in place.

The preparation of these consolidated financial statements in conformity with IFRS as adopted by the EU requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate. The areas involving higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3. Valuation techniques such as discounted cash flows models or models based on recent arm's length transactions or consideration of financial data of the counterparties are used to fair value certain financial instruments or investment properties for which external market pricing information is not available. Valuation techniques may require assumptions not supported by observable market data. Refer to Note 33.

2 Significant Accounting Policies (Continued)

2.2 Consolidated Financial Statements

Consolidated financial statements. In preparing the consolidated financial statements, the individual financial statements of the consolidated entities are aggregated on a line-by-line basis by adding together the like items of assets, liabilities, equity, income and expenses. Transactions, balances, income and expenses between the consolidated entities are eliminated.

Subsidiaries. Subsidiaries are those investees, including structured entities, that the Group controls because the Group (i) has power to direct relevant activities of the investees that significantly affect their returns, (ii) has exposure, or rights, to variable returns from its involvement with the investees, and (iii) has the ability to use its power over the investees to affect the amount of investor's returns. The existence and effect of substantive rights, including substantive potential voting rights, are considered when assessing whether the Group has power over another entity. For a right to be substantive, the holder must have practical ability to exercise that right when decisions about the direction of the relevant activities of the investee need to be made. The Group may have power over an investee even when it holds less than majority of voting power in an investee. In such a case, the Group assesses the size of its voting rights relative to the size and dispersion of holdings of the other vote holders to determine if it has de-facto power over the investee. Protective rights of other investors, such as those that relate to fundamental changes of investee's activities or apply only in exceptional circumstances, do not prevent the Group from controlling an investee. Subsidiaries are consolidated from the date on which control is transferred to the Group, and are deconsolidated from the date on which control ceases.

The entities included within these consolidated financial statements are as follows:

Number	Subsidiaries	Functional currency	Country of incorporation	Percentage ownership interest and voting rights held	
				31 December 2020	31 December 2019
1	HB Reavis Holding S.A. (Parent Company)	EUR	Luxembourg	N/A	N/A
2	HB Reavis DE1 S.à r.l.	EUR	Luxembourg	100	100
3	HB Reavis DE3 S.à r.l.	EUR	Luxembourg	100	100
4	HB Reavis Investment Management S.à r.l.	EUR	Luxembourg	100	100
5	Symbiosy Luxembourg S.a.r.l. (former: <i>HB Reavis Qubes Luxembourg Sarl; former: Evolution Building Technologies S.à r.l.</i>)	EUR	Luxembourg	100	100
6	HB REAVIS REAL ESTATE INVESTMENT FUND (until 27.4.2017 as <i>HB Reavis Real Estate SICAV-SIF</i>) ⁵	EUR	Luxembourg	100	100
7	HB Reavis Strategic Innovations Investments S.à r.l. (former <i>THREE House S.à r.l.</i>)	EUR	Luxembourg	100	100
8	HBR CE REIF LUX 3 S.à r.l.	EUR	Luxembourg	100	100
9	HBR CE REIF LUX 4 S.à r.l.	EUR	Luxembourg	100	100
10	HubHub Luxembourg S.à r.l. (former <i>Tribazu S.à r.l.</i>)	EUR	Luxembourg	100	100
11	ONE House S.à r.l.	GBP	Luxembourg	100	100
12	SIXTYFIVE House S.à r.l.	GBP	Luxembourg	100	100
13	THIRTYFIVE House S.à r.l.	GBP	Luxembourg	100	100
14	TWENTY House S.à r.l. ²	GBP	Luxembourg	-	100
15	UBX 2 Objekt Berlin S.à r.l. (former <i>HB Reavis DE2 S.à r.l.</i>)	EUR	Luxembourg	100	100
16	FORTYTWO House S.à r.l. ³ (former <i>HB Reavis Finance LUX, S.à r.l.</i>)	GBP	Luxembourg	100	100
17	PropCo DE4 S.à r.l. ¹	EUR	Luxembourg	100	-
18	More Luxembourg S.a.r.l. ¹	EUR	Luxembourg	100	-
19	Qubes Luxembourg S.à r.l. ¹	EUR	Luxembourg	100	-
20	HBR KI GP S.a r.l. ¹	EUR	Luxembourg	100	-
21	HB REAVIS GROUP B.V.	EUR	Netherlands	100	100
22	Twin City Holding N.V.	EUR	Netherlands	100	100
23	WATERFIELD Management B.V.	EUR	Netherlands	100	100
24	HB Reavis RE B.V. ¹	EUR	Netherlands	100	-
25	FILWOOD HOLDINGS LIMITED ⁴	EUR	Cyprus	-	100
26	HBR FINANCING LIMITED	EUR	Cyprus	100	100
27	HBR HOLDING LIMITED ⁴	EUR	Cyprus	-	100
28	HBR IM HOLDING LTD	EUR	Cyprus	100	100
29	HBR INVESTORS LTD	EUR	Cyprus	100	100
30	10 Leake Street Ltd ⁶	GBP	UK	100	100
31	33 CENTRAL LIMITED	GBP	UK	100	100
32	4th Floor Elizabeth House Limited ⁶	GBP	UK	100	100
33	Elizabeth Property Holdings Ltd ⁶	GBP	UK	100	100
34	Elizabeth Property Nominee (No 1) Ltd ⁶	GBP	UK	100	100
35	Elizabeth Property Nominee (No 2) Ltd ⁶	GBP	UK	100	100
36	Elizabeth Property Nominee (No 3) Ltd ⁶	GBP	UK	100	100
37	Elizabeth Property Nominee (No 4) Ltd ⁶	GBP	UK	100	100
38	HB Reavis Construction UK Ltd.	GBP	UK	100	100
39	HB Reavis UK Ltd.	GBP	UK	100	100
40	HBR Capital Investment LP ⁶	GBP	UK	100	100
41	HBR FM LTD ⁶	GBP	UK	100	100
42	HubHub UK Ltd ⁶	GBP	UK	100	100

2 Significant Accounting Policies (Continued)

2.2. Consolidated Financial Statements (Continued)

Number	Subsidiaries	Functional currency	Country of incorporation	Percentage ownership interest and voting rights held	
				31 December 2020	31 December 2019
43	HB REAVIS IM ADVISOR LIMITED	EUR	Jersey	100	100
44	AGORA Budapest Kft. (former HB Reavis Project 2 Kft.)	HUF	Hungary	100	100
45	Symbiosy Hungary Kft.	HUF	Hungary	100	100
46	HB Reavis Construction Hungary Kft.	HUF	Hungary	100	100
47	HB Reavis Hungary Szolgáltató Kft.	HUF	Hungary	100	100
48	HB REAVIS Ingatlanfejlesztési Alap	HUF	Hungary	100	100
49	HB Reavis Qubes Hungary Kft	HUF	Hungary	100	100
50	HubHub Hungary Kft.	HUF	Hungary	100	100
51	KM Ingatlanbérbeadási Kft	HUF	Hungary	100	100
52	ALISTON Finance I s. r. o.	EUR	Slovakia	100	100
53	ALISTON Finance II s.r.o.	EUR	Slovakia	100	100
54	ALISTON Finance III s. r. o.	EUR	Slovakia	100	100
55	ALISTON Finance IV s. r. o.	EUR	Slovakia	100	100
56	ALISTON Finance V s.r.o.	EUR	Slovakia	100	100
57	Apollo Business Center III a.s.	EUR	Slovakia	100	100
58	Apollo Business Center V a. s.	EUR	Slovakia	100	100
59	Apollo Property Management, s.r.o.	EUR	Slovakia	100	100
60	Bus Station Services s.r.o.	EUR	Slovakia	100	100
61	BUXTON INVEST a.s. ²	EUR	Slovakia	-	100
62	DVL Engineering a.s.	EUR	Slovakia	100	50
63	Eurovalley, a.s.	EUR	Slovakia	100	100
64	Evolution Building Technologies a.s. ⁴	EUR	Slovakia	-	100
65	FORUM BC II s. r. o.	EUR	Slovakia	100	100
66	FutureNow s. r. o.	EUR	Slovakia	100	100
67	General Property Services, a.s.	EUR	Slovakia	100	100
68	HB REAVIS Consulting k.s.	EUR	Slovakia	100	100
69	HB REAVIS Finance SK II s. r. o.	EUR	Slovakia	100	100
70	HB REAVIS Finance SK III s. r. o.	EUR	Slovakia	100	100
71	HB REAVIS Finance SK IV s.r.o.	EUR	Slovakia	100	100
72	HB REAVIS Finance SK s. r. o.	EUR	Slovakia	100	100
73	HB REAVIS Finance SK V s. r. o.	EUR	Slovakia	100	100
74	HB REAVIS Finance SK VI s.r.o.	EUR	Slovakia	100	100
75	HB REAVIS Finance SK VII s. r. o.	EUR	Slovakia	100	100
76	HB Reavis Group s.r.o. (until 30.11.2017 as HB REAVIS Development s. r. o.)	EUR	Slovakia	100	100
77	HB REAVIS IM Advisor Slovakia s. r. o.	EUR	Slovakia	100	100
78	HB Reavis Investment Management správ. spol., a.s.	EUR	Slovakia	100	100
79	HB REAVIS MANAGEMENT spol. s r.o.	EUR	Slovakia	100	100
80	HB Reavis Media s.r.o. (former Smart City Link s.r.o.)	EUR	Slovakia	100	100
81	Symbiosy s. r. o. (former HB Reavis Qubes Slovakia s.r.o.)	EUR	Slovakia	100	100
82	HB REAVIS Slovakia a. s.	EUR	Slovakia	100	100
83	HB REM, spol. s r.o.	EUR	Slovakia	100	100
84	HBR SFA, s. r. o.	EUR	Slovakia	100	100
85	HubHub Group s.r.o.	EUR	Slovakia	100	100
86	HubHub Slovakia s.r.o.	EUR	Slovakia	100	100
87	INLOGIS IV s. r. o.	EUR	Slovakia	100	100
88	INLOGIS LCR a. s.	EUR	Slovakia	100	100
89	INLOGIS V s. r. o.	EUR	Slovakia	100	100
90	INLOGIS VII s. r. o.	EUR	Slovakia	100	100
91	ISTROCENTRUM a. s.	EUR	Slovakia	100	100
92	Logistické centrum Trnava s.r.o.	EUR	Slovakia	100	100
93	LUGO, s.r.o.	EUR	Slovakia	100	100
94	Nivy Tower s.r.o.	EUR	Slovakia	100	100
95	Pressburg Urban Projects a. s.	EUR	Slovakia	100	100
96	Smart City Bridge s. r. o.	EUR	Slovakia	100	100
97	Smart City Eko s.r.o.	EUR	Slovakia	100	100
98	Smart City Office I s.r.o.	EUR	Slovakia	100	100
99	Smart City Office II s.r.o.	EUR	Slovakia	100	100
100	Smart City Office III s.r.o.	EUR	Slovakia	100	100
101	Smart City Office IV s.r.o.	EUR	Slovakia	100	100
102	Smart City Office s.r.o.	EUR	Slovakia	100	100
103	Smart City Office V s.r.o.	EUR	Slovakia	100	100
104	Smart City Office VI s.r.o.	EUR	Slovakia	100	100
105	Smart City Office VII s.r.o.	EUR	Slovakia	100	100
106	Smart City Parking s.r.o.	EUR	Slovakia	100	100
107	Smart City Petržalka s. r. o.	EUR	Slovakia	100	100
108	Smart City s.r.o. (until 10.2.2017 as ALISTON II s. r. o.)	EUR	Slovakia	90	100

2 Significant Accounting Policies (Continued)

2.2. Consolidated Financial Statements (Continued)

Number	Subsidiaries	Functional currency	Country of incorporation	Percentage ownership interest and voting rights held	
				31 December 2020	31 December 2019
109	Smart City Services s.r.o. (until 4.5.2017 as AUPARK Property Management, s. r. o.)	EUR	Slovakia	100	100
110	SPC Property Finance II, s. r. o. ⁴	EUR	Slovakia	-	100
111	SPC Property Finance III, s.r.o. ⁴	EUR	Slovakia	-	100
112	SPC Property Finance IV, s. r. o. ⁴	EUR	Slovakia	-	100
113	SPC Property I, spol. s r.o.	EUR	Slovakia	100	100
114	SPC Property III, s. r. o.	EUR	Slovakia	100	100
115	SPV Vištuk s. r. o. ²	EUR	Slovakia	-	100
116	Stanica Nivy s.r.o.	EUR	Slovakia	100	100
117	TC Nivy a. s.	EUR	Slovakia	100	100
118	HB Reavis Divitiae I s.r.o. (former Tower Nivy a. s.)	EUR	Slovakia	100	100
119	Twin City III s.r.o. ²	EUR	Slovakia	-	100
120	Twin City Infrastructure s. r. o.	EUR	Slovakia	100	100
121	Twin City V s.r.o.	EUR	Slovakia	100	100
122	Twin City VIII s.r.o.	EUR	Slovakia	100	100
123	ALISTON Finance VI s. r. o.	EUR	Slovakia	100	100
124	ANDAREA s.r.o.	CZK	Czech Rep	100	100
125	AR Consulting, a.s.	CZK	Czech Rep	100	100
126	Nová Zvonařka s.r.o. (former AUPARK Brno, spol. s r.o.)	CZK	Czech Rep	100	100
127	AUPARK Hradec Králové - KOMUNIKACE, s.r.o.	CZK	Czech Rep	100	100
128	AUPARK Karviná s.r.o.	CZK	Czech Rep	100	100
129	DII Czech s.r.o.	CZK	Czech Rep	100	100
130	DNW Czech s.r.o.	CZK	Czech Rep	100	100
131	GALIM s.r.o.	CZK	Czech Rep	100	100
132	HB Reavis CZ, a.s.	CZK	Czech Rep	100	100
133	HB REAVIS DEVELOPMENT CZ, a.s.	CZK	Czech Rep	100	100
134	HB Reavis Finance CZ, s.r.o.	EUR	Czech Rep	100	100
135	HB Reavis Finance CZ II, s.r.o. ¹	EUR	Czech Rep	100	-
136	HB REAVIS GROUP CZ, s.r.o.	CZK	Czech Rep	100	100
137	HB Reavis IZ s.r.o.	CZK	Czech Rep	100	100
138	HB REAVIS MANAGEMENT CZ spol. s r.o.	CZK	Czech Rep	100	100
139	HB REAVIS PROPERTY MANAGEMENT CZ, s.r.o.	CZK	Czech Rep	100	100
140	HubHub Czech Republic, s.r.o. (former RECLUN s.r.o.)	CZK	Czech Rep	100	100
141	ISTROCENTRUM CZ, a.s.	CZK	Czech Rep	100	100
142	KELOM s.r.o.	CZK	Czech Rep	100	100
143	MOLDERA, a.s.	CZK	Czech Rep	100	100
144	Multimodální Cargo MOŠNOV s.r.o.	CZK	Czech Rep	100	100
145	Phibell s.r.o.	CZK	Czech Rep	100	100
146	Brookline Investments sp. Z o.o.	PLN	Poland	100	100
147	Emmet Investments sp. Z o.o. w likwidacji ⁴	PLN	Poland	-	100
148	HB REAVIS CONSTRUCTION PL Sp. z o. o	PLN	Poland	100	100
149	HB Reavis Finance PL 2 Sp. z o.o.	PLN	Poland	100	100
150	HB Reavis JV Spółka Akcyjna	PLN	Poland	100	100
151	HB Reavis Poland Sp. z o.o.	PLN	Poland	100	100
152	HB Reavis Qubes Poland Sp. z o.o. (former Polcom Investment XLVII Sp. z o.o.)	PLN	Poland	100	100
153	HubHub Poland Sp. z o.o. (former Polcom Investment XXVI Sp. z o.o.)	PLN	Poland	100	100
154	CHM1 Sp. z o. o.	PLN	Poland	100	100
155	CHM2 Sp. z o. o.	PLN	Poland	100	100
156	Konstruktorska BC Sp. z o.o.	PLN	Poland	100	100
157	P14 Sp. z o.o. ²	PLN	Poland	-	100
158	Polcom Investment II Sp. z o. o.	PLN	Poland	100	100
159	Polcom Investment III Sp. z o. o.	PLN	Poland	100	100
160	Polcom Investment VI Sp. z o. o.	PLN	Poland	100	100
161	Polcom Investment X sp. z o.o.	PLN	Poland	100	100
162	Polcom Investment XI sp. z o.o.	PLN	Poland	100	100
163	Polcom Investment XIX Sp. z o.o. ⁴	PLN	Poland	-	100
164	Polcom Investment XL Sp. z o.o. ⁴	PLN	Poland	-	100
165	Polcom Investment XLI Sp. z o.o. ⁴	PLN	Poland	-	100
166	Polcom Investment XLII Sp. z o.o. w likwidacji ⁴	PLN	Poland	-	100
167	Polcom Investment XLIII Sp. z o.o.	PLN	Poland	100	100
168	Polcom Investment XLIX Sp. z o.o.	PLN	Poland	100	100
169	Polcom Investment XVI Sp. z o.o.	PLN	Poland	100	100
170	Polcom Investment XVIII Sp. z o.o.	PLN	Poland	100	100
171	Polcom Investment XXII Sp. z o.o. ⁴	PLN	Poland	-	100

2 Significant Accounting Policies (Continued)

2.2. Consolidated Financial Statements (Continued)

Number	Subsidiaries	Functional currency	Country of incorporation	Percentage ownership interest and voting rights held	
				31 December 2020	31 December 2019
172	Polcom Investment XXIV Sp. z o.o.	PLN	Poland	100	100
173	Polcom Investment XXIX Sp. z o.o.	PLN	Poland	100	100
174	Polcom Investment XXV Sp. z o.o. w likwidacji	PLN	Poland	100	100
175	Polcom Investment XXVII Sp. z o.o. w likwidacji ⁴	PLN	Poland	-	100
176	Polcom Investment XXX Sp. z o.o.	PLN	Poland	100	100
177	Polcom Investment XXXIII Sp. z o.o.	PLN	Poland	100	100
178	Property Hetman Sp. Z o.o. (former Polcom Investment XXXIV Sp. z o.o. sp. K)	PLN	Poland	100	100
179	PSD Sp. Z o. o.	PLN	Poland	100	100
180	HB Reavis Finance PL 3 Sp. z o.o. (former: Rainford Sp. Z.o.o)	PLN	Poland	100	100
181	Rainhill Sp. z o. o.	PLN	Poland	100	100
182	Elizabeth House GP LLC	GBP	US	100	100
183	Elizabeth House Limited Partnership	GBP	US	100	100
184	HB REAVIS CIC INVESTCO US, LLC	EUR	US	100	100
185	HB Reavis Construction Germany GmbH	EUR	Germany	100	100
186	HB Reavis Germany GmbH	EUR	Germany	100	100
187	HB Reavis Verwaltungs GmbH	EUR	Germany	100	100
188	HubHub Austria GmbH	EUR	Austria	100	100
189	Shoreditch QT Guernsey Limited ¹	GBP	Guernsey	100	-
				Percentage ownership interest and voting rights held	
Number	Joint ventures	Functional currency	Country of incorporation	31 December 2020	31 December 2019
190	PHVH SOLUTIONS II, s. r. o.	EUR	Slovakia	50	50
191	TANGERACO INVESTMENTS LIMITED	EUR	Cyprus	53.62	50

¹ Entities established / acquired by the Group during the year ended 31 December 2020

² Entities disposed of during the year ended 31 December 2020 (refer to Note 27)

³ Entities were part of legal mergers or spin off and subsequently renamed during the year ended 31 December 2020

⁴ Entities were liquidated during the year ended 31 December 2020

⁵ In January 2017, as a result of sale of controlling share in HB REAVIS CE Real Estate Investment Fund, the Group lost control over HB REAVIS CE Real Estate Investment Fund, a sub-fund of a fully consolidated subsidiary HB Reavis Real Estate Investment Fund.

⁶ HBR FM LTD, HBR Capital Investment LP, HubHub UK Ltd, 4th Floor Elizabeth House Limited, 10 Leake Street Ltd, Elizabeth Property Nominee (No 1) Ltd, Elizabeth Property Nominee (No 2) Ltd, Elizabeth Property Nominee (No 3) Ltd, Elizabeth Property Nominee (No 4) Ltd and Elizabeth Property Holdings Ltd, registered in England and Wales, are claiming exemption from the requirements of the UK Companies Act 2006 (the "Act") relating to the audit of annual accounts under section 479A of the Act.

2 Significant Accounting Policies (Continued)

2.2. Consolidated Financial Statements (Continued)

Business combinations. The acquisition method of accounting is used to account for the acquisition of subsidiaries that represent a business, except those acquired from parties under common control. A business is defined as an integrated set of activities and assets conducted and managed for the purpose of providing a return to investors or lower costs or other economic benefits directly and proportionately to policyholders or participants. A business generally consists of inputs, processes applied to those inputs, and resulting outputs that are, or will be, used to generate revenues. If goodwill is present in a transferred set of activities and assets, the transferred set is presumed to be a business.

The Group applied Definition of a Business (Amendments to IFRS 3) to business combinations whose acquisition dates are on or after 1 January 2020 in assessing whether it had acquired a business or a group of assets.

The acquisition method is used for business combinations when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group, except those acquired from parties under common control. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs. The Group has an option to apply a 'concentration test' that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The optional concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

The consideration transferred for the acquiree is measured at the fair value of the assets given up, equity instruments issued and liabilities incurred or assumed, including fair value of assets or liabilities from contingent consideration arrangements, but excludes acquisition related costs such as advisory, legal, valuation and similar professional services. Transaction costs incurred for issuing equity instruments are deducted from equity; transaction costs incurred for issuing debt are deducted from its carrying amount and all other transaction costs associated with the acquisition are expensed. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest.

Goodwill is measured by deducting the net assets of the acquiree from the aggregate of the consideration transferred for the acquiree, the amount of non-controlling interest in the acquiree and fair value of an interest in the acquiree held immediately before the acquisition date. Any negative amount ("negative goodwill") is recognised in profit or loss, after management reassesses whether it identified all the assets acquired and all liabilities and contingent liabilities assumed, and reviews appropriateness of their measurement.

Non-controlling interest is that part of the net results and of the equity of a subsidiary attributable to interests which are not owned, directly or indirectly, by the Group. Non-controlling interest forms a separate component of the Group's equity. At acquisition date, the Group measures non-controlling interest that represents present ownership interest and entitles the holder to a proportionate share of net assets in the event of liquidation on a transaction by transaction basis, either at: (a) fair value, or (b) the non-controlling interest's proportionate share of net assets of the acquiree. Non-controlling interests that are not present ownership interests are measured at fair value.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated; unrealised losses are also eliminated unless the cost cannot be recovered. The Company and all of its subsidiaries use uniform accounting policies consistent with the Group's policies.

Acquisitions of subsidiaries holding investment properties. The Group may invest in subsidiaries that hold properties but do not constitute a business. These transactions are therefore treated as asset acquisitions rather than business combinations. The Group allocates the cost of the acquisition to the individual identifiable assets and liabilities based on their relative fair values at the date of acquisition. These transactions do not give rise to goodwill.

Purchases of subsidiaries from parties under common control. Purchases of subsidiaries from parties under common control are accounted for using the predecessor values method. Under this method, the consolidated financial statements are presented as if the businesses had been consolidated from the beginning of the earliest period presented or, if later, the date when the consolidated entities were first brought under common control. The assets and liabilities of the subsidiary transferred under common control are at the predecessor entity's carrying amounts. The predecessor entity is considered to be the highest reporting entity in which the subsidiary's IFRS financial information was consolidated. Related goodwill inherent in the predecessor entity's original acquisitions is also recorded in these consolidated financial statements. Any difference between the carrying amount of net assets, including the predecessor entity's goodwill, and the consideration for the acquisition is accounted for in these consolidated financial statements as an adjustment within equity.

2 Significant Accounting Policies (Continued)

2.2 Consolidated Financial Statements (Continued)

Associates. Associates are entities over which the Group has significant influence (directly or indirectly), but not control, generally accompanying a shareholding of between 20 and 50 percent of the voting rights. Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition. Dividends received from associates reduce the carrying value of the investment in associates. Other post-acquisition changes in the Group's share of net assets of an associate are recognised as follows: (i) the Group's share of profits or losses of associates is recorded in the consolidated profit or loss for the year as the share of results of associates, (ii) the Group's share of other comprehensive income is recognised in other comprehensive income and presented separately, (iii); all other changes in the Group's share of the carrying value of net assets of associates are recognised in profit or loss within the share of results of associates.

When an investment in associate or a joint venture is held by, or is held indirectly through, an entity that is a venture capital organisation, or a mutual fund, unit trust and similar entities including investment – linked insurance funds, the entity may elect to measure that investment at fair value through profit or loss in accordance with IFRS 9. An entity shall make this election separately for each associate or joint venture, at initial recognition of the associate or joint venture.

The Group elected to measure its investment of non-controlling share in The Cambridge Incubator, LLC, a Delaware limited liability company acquired during 2018 at fair value through profit or loss.

Joint arrangements. Investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations of each investor. The Company has assessed the nature of its joint arrangements and determined them to be joint ventures. Joint ventures are accounted for using the equity method.

Under the equity method of accounting, interests in joint ventures are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses and movements in other comprehensive income. When the Group's share of losses in a joint venture equals or exceeds its interests in the joint ventures (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint ventures), the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint ventures.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of an

impairment of the asset transferred. Accounting policies of the joint ventures have been changed where necessary to ensure consistency with the policies adopted by the Group.

Disposals of subsidiaries, associates or joint ventures. When the Group ceases to have control or joint control, any retained interest in the entity is remeasured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are recycled to profit or loss.

If the ownership interest in a joint venture is reduced but joint control is retained, only a proportionate share of the amounts previously recognised in other comprehensive income is reclassified to profit or loss, where appropriate.

Purchases and sales of non-controlling interests. The Group applies the economic entity model to account for transactions with owners of non-controlling interest. Any difference between the purchase consideration and the carrying amount of non-controlling interest acquired is recorded as a capital transaction directly in equity. The Group recognises the difference between sales consideration and carrying amount of non-controlling interest sold as a capital transaction in the statement of changes in equity.

2.3 Foreign Currency Transactions and Translation

Functional and presentation currency. Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the 'functional currency'). The functional currency of all the Group's entities is their local currency, except bonds issuance entities that are considered an extension of the Company and therefore have EUR as their functional currency. The consolidated financial statements are presented in millions of euro (EUR), which is the Group's presentation currency.

Transactions and balances. Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

2 Significant Accounting Policies (Continued)

2.3 Foreign Currency Transactions and Translation (Continued)

Non-monetary items measured at fair value in a foreign currency, including properties or equity investments, are translated using the exchange rates at the date when the fair value was determined. Effects of exchange rate changes on non-monetary items measured at fair value in a foreign currency are recorded as part of the fair value gain or loss.

Group companies. The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each balance sheet date are translated at the closing rates at the date of that balance sheet;
- income and expenses and movements in equity are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expense are translated at the rate on the dates of the transactions); and
- all resulting exchange differences are recognised in other comprehensive income.

Loans between Group entities and related foreign exchange gains or losses are eliminated upon consolidation. However, where the loan is between Group entities that have different functional currencies, the foreign exchange gain or loss cannot be eliminated in full and is recognized in the consolidated profit or loss, unless the loan is not expected to be settled in the foreseeable future and thus forms part of the net investment in foreign operation. In such a case, the foreign exchange gain or loss is recognized in other comprehensive (loss)/income.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate. Exchange differences arising are recognised in other comprehensive (loss)/income.

When control over a foreign operation is lost, the previously recognised exchange differences on translation to a different presentation currency are reclassified from other comprehensive income to profit or loss for the year as part of the gain or loss on disposal. On partial disposal of a subsidiary without loss of control, the related portion of the accumulated currency translation differences is reclassified to non-controlling interest within equity.

2.4 Property, Plant and Equipment

All property, plant and equipment items are carried at cost less accumulated depreciation and accumulated impairment losses.

Cost. Cost includes expenditure that is directly attributable to the acquisition of the items of property plant and equipment. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognized. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

Depreciation. The depreciation of property, plant and equipment starts in the month when the property, plant and equipment is available for use. Property, plant and equipment is depreciated in line with the approved depreciation plan using the straight-line method. Monthly depreciation charge is determined as the difference between acquisition costs and residual value, divided by estimated useful life of the property, plant and equipment.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. The Group allocates the amount initially recognized in respect of an item of property, plant and equipment proportionally to its significant parts and depreciates separately each such part.

Buildings include mainly administrative offices and premises used by the Group management. Equipment, fixtures and fittings include mainly hardware, servers, telephone exchanges, remote control equipment, office furniture and others. Motor vehicles include the Group's passenger cars.

	<u>Useful lives in years</u>
Buildings	30 years
Equipment, fixtures and fittings	4 to 6 years
Vehicles and other assets	6 to 8 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

The residual value of an asset is the estimated amount that the Group would currently obtain from disposal of the asset less the estimated costs of disposal, if the assets were already of the age and in the conditions expected at the end of their useful life. The residual value of an asset is nil or its scrap value if the Group expects to use the asset until the end of its physical life.

Land and assets under construction are not depreciated.

2 Significant Accounting Policies (Continued)

2.4 Property, Plant and Equipment (Continued)

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 2.8).

Items that are retired or otherwise disposed of are eliminated from the balance sheet, along with the corresponding accumulated depreciation. Gains and losses on disposals are determined by comparing proceeds with the carrying amount and are included in operating profit.

2.5 Investment Property

Investment property is property held by the Group to earn rental income or for capital appreciation, or both and which is not occupied by the Group. Investment property includes assets under construction for future use as investment property.

Investment property comprises freehold land, freehold commercial properties (retail, office and logistics) and leased land plots.

Investment property is initially valued at historical cost including related transaction costs. Costs include the works performed, the costs of staff directly related to technical supervision and project management on the basis of time spent up to the date of completion.

After initial recognition at cost, the investment property, including property under construction or development for future use as investment property, is carried at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is based on transaction prices from active markets, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset.

If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Valuation reports as of the balance sheet date are prepared by independent appraisers, who hold a recognized and relevant professional qualification and who have recent experience in valuation of property of similar location and category. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognized as a liability, including lease liabilities in respect of land classified as investment property; others, including contingent rent payments or future capital expenditure, are not recognized in the consolidated financial statements. Transaction costs, such as estimated agency and legal and accounting fees and transfer taxes are not deducted for the purposes of valuation of investment property in these financial statements irrespective whether or not they form part of the described valuations.

Subsequent expenditures are capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with these expenditures will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed to the profit or loss during the financial period in which they are incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property.

Changes in fair values are recorded in profit or loss as "Revaluation gain/(loss) on investment properties". Investment properties are derecognised when they have been disposed of or classified as Assets held for sale.

If an item of property, plant and equipment becomes an investment property because its use has changed, any revaluation gain resulting from a difference between the carrying amount and the fair value of this item at the date of transfer is recognized in other comprehensive income and accumulated in a revaluation reserve in equity, until the asset's disposal when the revaluation reserve is reclassified to retained earnings.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Property that is being constructed or developed for future use as investment property is classified as investment property and stated at fair value.

Where an investment property undergoes a change in use evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

2 Significant Accounting Policies (Continued)

2.5 Investment Property (Continued)

The Group classifies the investment property for the presentation purposes as investment properties in use or vacant and investment properties under development based on the stage of completion of the individual property construction and progress of leasing space to tenants. Consistently with classification for purposes of segmental analysis (see Note 6), the Group classifies a property as "in use or vacant" from the end of the accounting period in which legal requirements have been met. The Group also presents the value of investment properties and related income and expenses by following types of properties – office, retail, and industrial – classified by the prevailing function of the property for its tenants.

2.6 Right-of-use-assets

The Group leases various offices, equipment, vehicles and land. Rental contracts for offices, equipment and vehicles are typically made for periods of 3 to 10 years, but may have extension options. Rental contracts for land are made for period of 70 years. Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

Assets arising from a lease are initially measured on a present value basis.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received
- any initial direct costs and restoration costs
- costs to restore the asset to the conditions required by lease agreements.

Right-of-use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life which is disclosed in Note 2.4.

The Group applies the fair value model to right-of-use assets that meet the definition of investment property in IAS 40. Changes in fair values are recognised as revaluation gains or losses in profit or loss.

2.7 Intangible Assets

Goodwill. See Note 2.2 for the accounting policy on goodwill. Goodwill is not amortised but is tested for impairment at the end of each annual reporting period.

Other intangible assets. All of the Group's other intangible assets have definite useful lives and primarily include externally acquired computer software licences.

Intangible assets are initially measured at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Intangible assets are recognized if it is probable that the future economic benefits that are attributable to the asset will flow to the Group, and the asset can be measured reliably. After initial recognition, the intangible assets are measured at cost less accumulated amortization and any accumulated impairment losses.

Intangible assets are amortized on the straight-line basis over their useful lives:

Software and software licences	<u>Useful lives in years</u> 5 years
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The amortisation of an intangible asset starts in the month when the intangible asset is available for use. Intangible assets are depreciated in line with the approved depreciation plan using the straight-line method. Amortisation charge is determined as the difference between acquisition costs and residual value, divided by estimated useful life of the intangible assets. If impaired, the carrying amount of intangible assets is written down to the higher of value in use and fair value less costs to sell.

Residual value of intangible assets is assumed to be zero unless (a) there is a commitment by a third party to purchase the asset at the end of its useful life, or (b) there is an active market for the asset and residual value can be determined by the reference to that market and it is probable that such a market will exist at the end of the asset's useful life.

2 Significant Accounting Policies (Continued)

2.7. Intangible Assets (Continued)

Costs associated with maintaining computer software programmes are recognized as an expense as incurred. Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the Group are recognized as intangible assets when the following criteria are met:

- it is technically feasible to complete the software product so that it will be available for use;
- management intends to complete the software product and use or sell it;
- there is an ability to use or sell the software product;
- it can be demonstrated how the software product will generate probable future economic benefits;
- adequate technical, financial and other resources to complete the development and to use or sell the software product are available; and
- the expenditure attributable to the software product during its development can be reliably measured.

Directly attributable costs that are capitalised as part of the software product include the software development employee costs and an appropriate portion of relevant overheads. Other development expenditures that do not meet these criteria are recognized as an expense as incurred. Development costs previously recognized as an expense are not recognized as an asset in a subsequent period.

2.8 Impairment of Non-Financial Assets

Goodwill and intangible assets not yet available for use are not subject to amortization and are tested for impairment annually. Assets that are subject to depreciation or amortization are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell or its value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are individually identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that were impaired are reviewed for possible reversal of the impairment at the end of each reporting period.

2.9 Financial Instruments

Initial recognition. Financial instruments at fair value through profit and loss ("FVTPL") are initially recorded at fair value. All other financial instruments are initially recorded at fair value adjusted for transaction costs. Fair value at initial recognition is best evidenced by the transaction price.

Financial assets - classification and subsequent measurement – measurement categories. The Group classifies financial assets in the following measurement categories: FVTPL, fair value through other comprehensive income ("FVOCI") and amortised cost ("AC"). The classification and subsequent measurement of debt financial assets depends on: (i) the Group's business model for managing the related assets portfolio and (ii) the cash flow characteristics of the asset. The Group's financial assets consist of receivables and loans, trade and other receivables and derivatives. Financial assets recognised in the consolidated statement of financial position as trade and other receivables and receivables and loans are recognised initially at fair value and subsequently measured at amortised cost less allowance for expected credit losses ("ECL"). Derivatives are measured at fair value at each end of the reporting period with changes in value recognised in profit or loss.

Financial assets - classification and subsequent measurement – business model. The business model reflects how the Group manages the assets in order to generate cash flows – whether the Group's objective is: (i) solely to collect the contractual cash flows from the assets ("hold to collect contractual cash flows") or (ii) to collect both the contractual cash flows and the cash flows arising from the sale of assets ("hold to collect contractual cash flows and sell") or, if neither of (i) and (ii) is applicable, the financial assets are classified as part of "other" business model and measured at FVTPL.

Business model is determined for a group of assets (on a portfolio level) based on all relevant evidence about the activities that the Group undertakes to achieve the objective set out for the portfolio available at the date of the assessment. Factors considered by the Group in determining the business model include the purpose and composition of a portfolio, past experience on how the cash flows for the respective assets were collected, how risks are assessed and managed and how the assets' performance is assessed. Refer to Note 3 for critical judgements applied by the Group in determining the business models for its financial assets.

Debt financial assets - Classification and subsequent measurement – cash flow characteristics. Where the business model is to hold assets to collect contractual cash flows or to hold contractual cash flows and sell, the Group assesses whether the cash flows represent solely payments of principal and interest ("SPPI"). Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are consistent with the SPPI feature.

Where the contractual terms introduce exposure to risk or volatility that is inconsistent with a basic lending arrangement, the financial asset is classified and measured at FVTPL. The SPPI assessment is performed on initial recognition of an asset and it is not subsequently reassessed.

2 Significant Accounting Policies (Continued)

2.9. Financial Instruments (Continued)

Financial assets – reclassification. Debt financial assets are reclassified only when the business model for managing the portfolio as a whole changes. The reclassification has a prospective effect and takes place from the beginning of the first reporting period that follows after the change in the business model. The entity did not change its business model during the current and comparative period and did not make any reclassifications.

Financial assets impairment – credit loss allowance for ECL (expected credit losses). The Group assesses, on a forward-looking basis, the ECL for financial instruments measured at amortised cost and FVOCI and for the exposures arising from loan commitments, financial guarantee contracts and for contract assets. The Group measures ECL and recognises Net impairment losses on financial and contract assets 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.

Financial instruments measured at amortised cost and contract assets are presented in the consolidated statement of financial position net of the allowance for ECL. For loan commitments and financial guarantees, if any, a separate provision for ECL is recognised as a liability in the consolidated statement of financial position. For debt instruments at FVOCI, changes in amortised cost, net of allowance for ECL, are recognised in profit or loss and other changes in carrying value are recognised in other comprehensive income (“OCI”) as gains less losses on debt instruments at FVOCI.

The Group applies a 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 Group 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 Group 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 financial assets that are purchased or originated credit-impaired (“POCI Assets”), the ECL is always measured as a Lifetime ECL. Note 31 provides information about inputs, assumptions and estimation techniques used in measuring ECL, including an explanation of how the Group incorporates forward-looking information in the ECL models.

Financial assets - write-off. Financial assets are written-off, in whole or in part, when the Group exhausted all practical recovery efforts and has concluded that there is no reasonable expectation of recovery. The write-off represents a derecognition event. The Group may write-off financial assets that are still subject to enforcement activity when the Group seeks to recover amounts that are contractually due, however, there is no reasonable expectation of recovery.

Financial assets – derecognition. The Group derecognises financial assets when (a) the assets are redeemed or the rights to cash flows from the assets otherwise expire or (b) the Group has transferred the rights to the cash flows from the financial assets or entered into a qualifying pass-through arrangement whilst (i) also transferring substantially all the risks and rewards of ownership of the assets or (ii) neither transferring nor retaining substantially all the risks and rewards of ownership but not retaining control. Control is retained if the counterparty does not have the practical ability to sell the asset in its entirety to an unrelated third party without needing to impose additional restrictions on the sale.

Cash & cash equivalents. Cash and cash equivalents include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Cash and cash equivalents are carried at amortised cost because: (i) they are held for collection of contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at FVTPL.

Trade and other receivables. Trade and other receivables are recognised initially at fair value and are subsequently carried at amortised costs using the effective interest method.

The Group calculates ECL on trade receivables using a provision matrix estimation technique. The Group uses its historic credit loss experience adjusted for all reasonable and supportable information that is available without undue cost or effort for trade and other receivables to estimate ECL. The carrying amount of the asset is reduced through use of an allowance account, and the amount of the loss is included in other operating expenses. Any subsequent reversal of an impairment loss is recognised in profit or loss.

Derivative financial instruments. Derivative financial instruments are carried at their fair value. All derivative instruments are carried as assets when fair value is positive and as liabilities when fair value is negative. Changes in the fair value of derivative instruments are included in profit or loss for the year. The Group does not apply hedge accounting.

Recognition of the derivative financial instruments takes place when the economic hedging contracts are entered into. They are measured initially and subsequently at fair value; transaction costs are included directly in finance costs.

Certain derivative instruments embedded in financial liabilities and other non-financial contracts are treated as separate derivative instruments when their risks and characteristics are not closely related to those of the host contract.

2 Significant Accounting Policies (Continued)

2.9. Financial Instruments (Continued)

Financial liabilities – measurement categories. Financial liabilities are classified as subsequently measured at amortised cost, except for (i) financial liabilities at FVTPL: this classification is applied to derivatives, financial liabilities held for trading (e.g. short positions in securities), contingent consideration recognised by an acquirer in a business combination and other financial liabilities designated as such at initial recognition and (ii) financial guarantee contracts and loan commitments.

Financial liabilities – derecognition. Financial liabilities are derecognised when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

An exchange between the Group and its original lenders of debt instruments with substantially different terms, as well as substantial modifications of the terms and conditions of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. In addition, other qualitative factors, such as the currency that the instrument is denominated in, changes in the type of interest rate, new conversion features attached to the instrument and change in loan covenants are also considered. If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortised over the remaining term of the modified liability.

Modifications of liabilities that do not result in extinguishment are accounted for as a change in estimate using a cumulative catch up method, with any gain or loss recognised in profit or loss, unless the economic substance of the difference in carrying values is attributed to a capital transaction with owners.

Loans and borrowings. All loans and borrowings are measured at amortised cost. Initial recognition is at fair value less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method (see Note 2.15 for the accounting policy on Borrowings).

Financial liabilities included in trade and other payables are recognised initially at fair value and subsequently at amortised cost. The fair value of a non-interest-bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted as its impact would be insignificant.

2.10 Lease liabilities

Liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present values of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date
- amounts expected to be payable by the group under residual value guarantees
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option, and
- payments of penalties for terminating the lease, if the lease term reflects the group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions. To determine the incremental borrowing rate, the Group uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received.

The Group is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is remeasured and adjusted against the right-of-use asset.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Payments associated with short-term leases and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise small items of various nature.

2 Significant Accounting Policies (Continued)**2.10. Lease liabilities (Continued)**

Operating lease. Where the Group is a lessor in a lease which does not transfer substantially all the risks and rewards incidental to ownership to the lessee (i.e. operating lease), lease payments from operating leases are recognised as other income on a straight-line basis. Operating lease receivables are subject to ECL model. The Group calculates ECL on operating lease receivables using a provision matrix estimation technique.

2.11 Current and Deferred Income Taxes

Income taxes have been provided for in the consolidated financial statements in accordance with applicable legislation enacted or substantively enacted by the financial position date and on entity by entity basis. The income tax charge comprises current tax and deferred tax and is recognised in profit or loss unless it relates to transactions that are recognised, in the same or a different period, directly in equity or in other comprehensive income.

Current tax is the amount expected to be paid to or recovered from the taxation authorities in respect of taxable profits or losses for the current and prior periods. Taxes other than on income are recorded within operating expenses.

Deferred income tax is provided using the balance sheet liability method for tax loss carry forward and temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. In accordance with the initial recognition exemption, deferred taxes are not recorded for temporary differences on initial recognition of an asset or a liability in a transaction other than a business combination if the transaction, when initially recorded, affects neither accounting nor taxable profit or loss. Deferred tax balances are measured at tax rates enacted or substantively enacted at the end of the respective reporting period and are expected to apply to the period when the temporary differences will reverse or the tax losses carry forward will be utilised. Deferred tax assets for deductible temporary differences and tax loss carry forwards are recorded only to the extent that it is probable that future taxable profit will be available against which the deductions can be utilised.

The carrying value of Group's investment property is assumed to be realised by sale. The capital gains tax rate applied is that which would apply on a direct sale of the property recorded in the consolidated statement of financial position regardless of whether the Group would structure the sale via the disposal of the subsidiary holding the asset to which a different tax rate may apply. The deferred tax is then calculated based on the respective temporary differences and tax considerations arising from recovery through sale.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.12 Inventories

Inventories represent land expected to be developed into residential property in line with the zoning and other regulatory requirements for the Group's projects and land held for disposal in the normal course of business. Inventories are presented as current because of the term of the operating cycle, but their carrying amount is expected to be recovered after 12 months. Inventories are recorded at the lower of cost and net realisable value. The cost of inventories comprises the cost of acquisition, and construction and other development costs incurred. Net realisable value is the estimated selling price in the ordinary course of business, less the cost of completion and selling expenses.

2.13 Share Capital and Share Premium

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds. Any excess of the fair value of consideration received or receivable over the par value of shares issued is presented as a share premium.

2.14 Dividends and Other Distributions to Owners

Dividends and other distributions to owners are recognised as a liability and deducted from equity (retained earnings or share premium account) at the balance sheet date only if they are declared before or at the end of the reporting period. Dividends or other distributions to owners are disclosed when they are declared after the reporting period but before the consolidated financial statements are authorised for issue.

2 Significant Accounting Policies (Continued)

2.15 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. After initial recognition, borrowings are carried at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss using the effective interest method. The Group does not capitalise interest related to qualifying assets that are carried at fair value, including investment properties. Accordingly, interest costs on borrowings are expensed as incurred.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

2.16 Trade and Other Payables

Trade payables are accrued when the counterparty performed its obligations under the contract. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.17 Provisions for Liabilities and Charges

Provisions for liabilities and charges are recognised when the Group has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Where the Group expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

2.18 Uncertain Tax Positions

The Group's uncertain tax positions are reassessed by management at every balance sheet date. Liabilities are recorded for income tax positions that are determined by management as more likely than not to result in additional taxes being levied if the positions were to be challenged by the tax authorities.

The assessment is based on the interpretation of tax laws that have been enacted or substantively enacted by the balance sheet date and any known court or other rulings on such issues. Liabilities for penalties, interest and taxes other than on income are recognised based on management's best estimate of the expenditure required to settle the obligations at the balance sheet date.

2.19 Revenue Recognition

Revenue is income arising in the course of the Group's ordinary activities. Revenue is recognised in the amount of transaction price. Transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring control over promised goods or services to a customer, excluding the amounts collected on behalf of third parties.

- Rental and similar income from investment property
- Construction revenues and
- Other revenues from sale of services.

Rental and similar income from investment property includes rental income from operating leases, service charges and management charges from properties.

Rental income is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income. This applies to discounted rent periods and stepped rents. The resulting receivable is recognised within non-current assets or trade and other receivables depending on expected collection pattern. In determining the fair value of the related investment property, the Group does not double-count assets; the fair value of such investment property excludes accrued operating lease income because it is recognised as a separate asset. The contingent payments under lease agreements depending on the agreed level of sales turnover of tenants are recognized as income in the period when earned because the Group is unable to reliably estimate the future sales turnover of tenants in order to be able to recognise such expected contingent rents on a straight-line basis over the lease term.

Sales of services and management charges are recognised in the reporting period in which the services are rendered. Sales are shown net of VAT and discounts. When the Group is acting as an agent, the commission rather than gross income is recorded as revenue.

2 Significant Accounting Policies (Continued)**2.19. Revenue Recognition (Continued)**

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

In addition to development and construction of investment property the Group is from time to time engaged in construction of properties under both long-term and short-term contracts with customers. Under the terms of the long-term contracts, the Group is usually contractually restricted from redirecting the properties to another customer and has an enforceable right to payment for work done. Revenue from construction of properties is therefore recognised over time on a cost-to-cost method, i.e. based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs. Management considers that this input method is an appropriate measure of the progress towards complete satisfaction of these performance obligations. In case of short-term contracts with customers the Group performs the analysis of agreed conditions and revenue is recognized either over time or at a point in time when the subject of contract is delivered.

The Group becomes entitled to invoice customers for construction of properties based on a payment schedule. If the services rendered by the Group exceed the payment, a contract asset is recognised. If the payments exceed the services rendered, a contract liability is recognised. It is presumed that there is no significant financing component in construction contracts with customers as the period between the recognition of revenue under the cost-to-cost method and the milestone payment is always less than one year.

Interest income is recognised on a time-proportion basis using the effective interest method.

2.20 Employee Benefits

Wages, salaries, contributions to the state and private pension and social insurance funds, paid annual leave and sick leave, bonuses, and non-monetary benefits (such as health services and kindergarten services) are accrued in the year in which the associated services are rendered by the employees of the Group.

Certain senior managers are entitled to obtain payments from the Group's shareholders based on the net asset value of the Group. As the obligation was incurred by shareholders and not by the Group, and is unrelated to the entity's share price, the Group did not recognise these employee benefits as its expenses in profit or loss.

2.21 Other Operating Expenses

Expenses include marketing, rental expenses, legal, accounting, auditing and other professional fees. They are recognised in profit or loss in the period in which they are incurred (on an accruals basis).

2.22 Non-current Assets Classified as Held for Sale

Non-current assets and disposal groups, which may include both non-current and current assets, are classified in the statement of financial position as 'non-current assets held for sale' if their carrying amount will be recovered principally through a sale transaction, including loss of control of a subsidiary holding the assets, within twelve months after the end of the reporting period. Assets are reclassified when all of the following conditions are met: (a) the assets are available for immediate sale in their present condition; (b) the Group's management approved and initiated an active programme to locate a buyer; (c) the assets are actively marketed for sale at a reasonable price; (d) the sale is highly probable and (e) it is unlikely that significant changes to the plan to sell will be made or that the plan will be withdrawn. Non-current assets or disposal groups classified as held for sale in the current period's statement of financial position are not reclassified or re-presented in the comparative statement of financial position to reflect the classification at the end of the current period.

A disposal group is a group of assets (current or non-current) to be disposed of, by sale or otherwise, together as a group in a single transaction, and liabilities directly associated with those assets that will be transferred in the transaction. Non-current assets are assets that include amounts expected to be recovered or collected more than twelve months after the end of the reporting period. If reclassification is required, both the current and non-current portions of an asset are reclassified. Held for sale disposal groups as a whole are measured at the lower of their carrying amount and fair value less costs to sell.

Liabilities directly associated with disposal groups that will be transferred in the disposal transaction are reclassified and presented separately in the statement of financial position.

2.23 Operating Segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Group has determined that its chief operating decision-maker is the Board of Directors of the Company.

3 Critical Accounting Estimates and Judgements in Applying Accounting Policies

The Group makes estimates and assumptions that affect the amounts recognised in the consolidated financial statements. Estimates and judgements are continually evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management also makes certain judgements, apart from those involving estimations, in the process of applying the accounting policies. Judgements that have the most significant effect on the amounts recognised in the consolidated financial statements and estimates that can cause a significant adjustment to the carrying amount of assets and liabilities within the next financial year include:

Valuation of investment properties. The fair value estimates of 89.5% of investment properties (31 December 2019: 89.6%) were determined by the Group having received valuation advice from international valuation companies which have experience in valuing properties of similar location and characteristics. The remaining properties were valued on a basis of broker quotes or management estimates (which are based on letter of intent purchase price submitted by prospective bidders). The fair value of investment properties is estimated based on the income capitalisation method, where the value is estimated from the expected future benefits to be generated by the property in the form of rental income streams. The method considers net income generated by existing or comparable property, capitalised to determine the value for property which is subject to the valuation. The principal assumptions underlying the estimation of the fair value are those related to: the receipt of contractual rentals; expected future market rentals; void periods; re-letting incentives; maintenance requirements; appropriate discount rates; and in case of properties under development, future constructions, finance and letting costs and market developers' profits. These valuations are regularly compared to actual market data and actual transactions by the Group and those reported by the market. For further details refer to Note 33.

The principal assumptions made, and the impact on the aggregate valuations of reasonably possible changes in these assumptions are as follows for properties in the Western Europe:

- Rental charges per square meter and month have been calculated for each property on a basis of actually contracted and prevailing market rates as estimated by the qualified valuers. Should the rental levels increase or decrease by 10% the carrying value of investment property would be higher or lower by EUR 339.9 million (2019: EUR 308.2 million).
- The income capitalisation rate (yield) across the portfolio was assumed to be 3.45% to 4.50%, or 4.16% on average (2019: from 3.80% to 5.10%, or 4.44% on average). Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 48.3 million lower or EUR 54.5 million higher (2019: EUR 43.8 million lower or EUR 49.1 million higher).

The principal assumptions made, and the impact on the aggregate valuations of reasonably possible changes in these assumptions are as follows for properties in the CEE region:

- Rental charges per square meter and month have been calculated for each property on a basis of actually contracted and prevailing market rates as estimated by the qualified valuers. Should the rental levels increase or decrease by 10% the carrying value of investment property would be higher or lower by EUR 441.3 million (2019: EUR 483.9 million).
- The income capitalisation rate (yield) across the portfolio was assumed to be from 4.30% to 9.5%, or 5.34% on average (2019: from 4.25% to 8.5%, or 5.27% on average). Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 83.9 million lower or EUR 92.2 million higher (2019: EUR 84.8 million lower or EUR 93.3 million higher).

The outbreak of COVID-19, declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has continued to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel, movement and operational restrictions have been implemented by many countries. In some cases, "lockdowns" have been applied to varying degrees and to reflect further "waves" of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact.

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The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally. Nevertheless, as at the valuation date of 31 December 2020 property markets are mostly functioning again, with transaction volumes and other relevant evidence at levels where an adequate quantum of market evidence exists upon which the valuers based their opinions of value.

Income taxes. The Group is subject to income taxes in different jurisdictions. Significant estimates are required in determining the provision for income taxes, in particular in the area of transfer pricing. There are some transactions and calculations for which the ultimate tax determination is uncertain, therefore tax liability is recognised for exposures deemed probable. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

The calculation of deferred tax on investment properties is not based on the fact that they might be realised through a share deal but through an asset deal. As a result of the Group's structure, the potential capital gain may be exempted from any tax in case of share deal if certain conditions are met and hence the accumulated deferred tax liabilities may be recognized as a gain upon disposal depending on the outcome of negotiations with future buyers.

3 Critical Accounting Estimates and Judgements in Applying Accounting Policies (Continued)

Initial recognition of related party transactions. In the normal course of business, the Group enters into transactions with its related parties. IFRS 9 requires initial recognition of financial instruments based on their fair values. Judgement is applied in determining if transactions are priced at market or non-market interest rates, where there is no active market for such transactions. The basis for judgement is pricing for similar types of transactions with unrelated parties and effective interest rate analyses. Terms and conditions of related party balances are disclosed in Note 7.

Expected credit losses (ECL) measurement. Measurement of ECL is a significant estimate that involves determination methodology, models and data inputs. Details of ECL measurement methodology are disclosed in Note 31. In line with IFRS 9 the Group use practical expedient for trade and other receivables and calculates ECL using a provision matrix based on its historical credit loss experience adjusted for all reasonable and supportable information that is available without undue cost or effort.

Lease term. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). For leases of offices, the following factors are normally the most relevant:

- If there are significant penalties to terminate (or not extend), the Group is typically reasonably certain to extend (or not terminate) the lease.
- If any leasehold improvements are expected to have a significant remaining value, the Group is typically reasonably certain to extend (or not terminate) the lease.

Otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

4 Adoption of New or Revised Standards and Interpretations

The Group has applied the following standards and amendments for the first time for its reporting period commencing on 1 January 2020:

- Amendment to IFRS 3 Business Combinations: Definition of a Business (issued on 22 October 2018 and effective for annual periods beginning on or after 1 January 2020). Business is defined as an integrated set of activities and assets that is capable of being conducted and managed for the purpose of providing goods or services to customers, generating investment income (such as dividends or interest) or generating other income from ordinary activities. The Group applied Definition of a Business (Amendments to IFRS 3) to business combinations whose acquisition dates are on or after 1 January 2020 in assessing whether it had acquired a business or a group of assets.
- Amendments to IFRS 9, IAS 39 and IFRS 7: Interest Rate Benchmark Reform (issued on 26 September 2019 and effective for annual periods beginning on or after 1 January 2020)
- Amendments to IAS 1 and IAS 8: Definition of Material (issued on 31 October 2018 and effective for annual periods beginning on or after 1 January 2020)
- Amendments to References to the Conceptual Framework in IFRS Standards (issued on 29 March 2018 and effective for annual periods beginning on or after 1 January 2020).

The above standards and amendments did not have any material impact on the Group.

5 New Accounting Pronouncements

Certain new accounting standards and interpretations have been published that are not mandatory for reporting period commencing on 1 January 2020 and have not been early adopted by the Group:

- Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current and Classification of Liabilities as Current and Non-current – Deferral of Effective Date* (issued on 23 January 2020 and 15 July 2020 respectively and effective for annual periods beginning on or after 1 January 2023)
- Amendment to IFRS 3 Business Combinations* (issued on 14 May 2020 and effective for annual periods beginning on or after 1 January 2022)
- Amendment to IAS 16 Property, Plant and Equipment* (issued on 14 May 2020 and effective for annual periods beginning on or after 1 January 2022)
- Amendment to IAS 37 Provisions, Contingent Liabilities and Contingent Assets* (issued on 14 May 2020 and effective for annual periods beginning on or after 1 January 2022)
- Annual Improvements 2018-2020* (issued on 14 May 2020 and effective for annual periods beginning on or after 1 January 2022)
- Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies* (issued on 12 February 2021 and effective for annual periods beginning on or after 1 January 2023)
- Amendments to IAS 8 Accounting policies, Changes in Accounting Estimated and Errors: definition of Accounting Estimates* (issued on 12 February 2021 and effective for annual periods beginning on or after 1 January 2023)
- Amendment to IFRS 16 Leases Covid 19-Related Rent Concessions* (issued on 28 May 2020 and effective for annual periods beginning on or after 1 June 2020)

5 New Accounting Pronouncements (Continued)

- Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform – Phase 2 (issued on 27 August 2020 and effective for annual periods on or after 1 January 2021)

* These new standards, amendments and interpretations have not been endorsed by the European union yet.

Unless otherwise described above, the new standards and interpretations are not expected to affect significantly the Group's consolidated financial statements.

6 Segment Analysis

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker (CODM) and for which discrete financial information is available. The CODM is the person or group of persons who allocates resources and assesses the performance for the entity. The functions of CODM are performed by the Board of Directors of the Company.

(a) Description of products and services from which each reportable segment derives its revenue

The Group is managing its business operations on the basis of the following segments:

Asset Management – representing management of income generating properties (properties in use or vacant) developed by the Group or acquired with no major development expected.

Development in Realisation – representing management of activities connected with construction, marketing and leasing activities. A property is reclassified from Development in Realisation to Asset Management at the end of the accounting period in which the property has been commissioned for its intended use and a final building approval has been carried out. This means that the revenues, costs, including the revaluation gains or losses related to the year when property reaches the described criteria, are included within Development in Realisation, whereas the completed property is shown on the balance sheet as of the last day of such period as property “in use or vacant” under the Asset Management business.

Development in Preparation – representing management of activities including acquisition of land and concept design and permitting until the construction commencement. A property is reclassified from Development in Preparation to Development in Realisation at the end of the accounting period in which the construction of the property started. The revenues, costs, including the revaluation gains or losses related to the year when the construction of the property started, are included within Development in Preparation, whereas the property is shown on the balance sheet as of the last day of such period as property under the Development in Realisation.

Investment Management – representing management of activities related to management of third party investment in properties managed by the Group.

Non-Core – representing management of land bank items designated as Non-Core properties of the Group.

HUB HUB – representing management of activities related to management of Group's co-working platform, providing flexible work space and business events.

Symbiosy – representing management of activities related to the provision of smart building solutions for tenants of the Group and other third-parties, across various geographies.

Cash – representing management of entities that are set up for concentration of cash for its further investments and providing loans to other entities within consolidated group.

(b) Factors that management used to identify the reportable segments

The Group's segments are strategic business units that focus on different activities of the Group. They are managed separately because each business unit requires different skill sets, product and market, procurement and human resource strategies.

Segment financial information reviewed by the Board of Directors includes rental and similar income from Asset Management business less directly attributable costs associated with properties that equal to Net Operating Income (NOI). The Board of Directors also reviews the change in fair value of properties. With respect to Development in Preparation segment, the Board reviews acquisition opportunities and submits bids for land and properties and oversees property design, permitting and zoning. With respect to Development in Realisation segment, the Board reviews construction budgets and actual construction costs and delivery schedules as well as property marketing and letting activities at the end of the development cycle. With respect to Investment Management segment, Management reviews opportunities for transfer of further subsidiaries into this segment that would contribute to development and extend of portfolio offered for external investors.

6 Segment Analysis (Continued)

(c) Measurement of operating segment profit or loss, assets and liabilities

The Board reviews financial information prepared based on International Financial Reporting Standards as adopted by the European Union. The Board evaluates performance of each segment based on profit before tax and net assets value. The Group allocates costs to segments based on specific identification of entities that belong to particular segments. Direct operating expenses arising from investment property are allocated on a basis of appropriate cost driver (e.g. MWh of electricity spent for electricity related costs). Transactions of the subsidiaries are allocated to relevant segment based on the substance of the transactions (e.g. expenses of subsidiary that supply utilities to other subsidiaries are allocated to segment for which the utility was purchased) unless it is not possible to allocate them to explicit segment category and they remain unallocated.

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities

The segment profit and loss information for the year ended 31 December 2020 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Symbiosy	Cash	Unallocated	Total
Rental income from investment property	22										
- Office		15.4	10.7	-	-	0.1	6.9	-	-	-	33.1
- Retail		1.1	-	-	-	-	-	-	-	-	1.1
- Industrial		-	-	-	-	-	-	-	-	-	-
		16.5	10.7	-	-	0.1	6.9	-	-	-	34.2
Service charges income from investment properties	22										
- Office		6.5	1.6	-	4.7	-	-	-	-	-	12.8
- Retail		-	-	-	0.8	-	-	-	-	-	0.8
- Industrial		-	-	-	-	-	-	-	-	-	-
		6.5	1.6	-	5.5	-	-	-	-	-	13.6
Management charges income from investment properties	22										
- Office		2.3	-	-	-	-	0.3	-	-	-	2.6
- Retail		0.2	-	-	-	-	-	-	-	-	0.2
- Industrial		-	-	-	-	-	-	-	-	-	-
		2.5	-	-	-	-	0.3	-	-	-	2.8
Direct operating expenses arising from investment property	23										
- Office		(7.3)	(3.2)	(3.0)	(4.3)	-	(4.2)	-	-	-	(22.0)
- Retail		(0.4)	-	-	-	-	-	-	-	-	(0.4)
- Industrial		-	(0.2)	-	-	(0.2)	-	-	-	-	(0.4)
		(7.7)	(3.4)	(3.0)	(4.3)	(0.2)	(4.2)	-	-	-	(22.8)
Net operating income from investment property		17.8	8.9	(3.0)	1.2	(0.1)	3.0	-	-	-	27.8
Revaluation gain/(loss) on investment property	10										
- Office		25.3	13.4	14.4	-	-	(4.5)	-	-	-	48.6
- Retail		-	(23.8)	-	-	-	-	-	-	-	(23.8)
- Industrial		-	-	-	-	3.9	-	-	-	-	3.9
Share of profit or (loss) of joint ventures	11	(0.1)	-	-	-	-	-	-	-	-	(0.1)
		25.2	(10.4)	14.4	-	3.9	(4.5)	-	-	-	28.6
Interest expense - third parties		(4.0)	(29.2)	(0.2)	(0.1)	-	(1.0)	-	-	(6.1)	(40.6)
		39.0	(30.7)	11.2	1.1	3.8	(2.5)	-	-	(6.1)	15.8

Table continued on next page

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

The segment profit and loss information for the year ended 31 December 2020 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Symbiosy	Cash	Unallocated	Total
Investment management fee		-	-	-	2.4	-	-	-	-	-	2.4
Revenue from construction contracts	24	-	24.9	-	-	-	-	-	-	0.6	25.5
Construction contract costs		-	(21.3)	-	-	-	-	-	-	(0.6)	(21.9)
Other expenses/revenues		(11.5)	(34.0)	(10.1)	(2.0)	(6.6)	(2.5)	1.4	(5.3)	(63.1)	(133.7)
Profit/(loss) before income tax (segment result)		27.5	(61.1)	1.1	1.5	(2.8)	(5.0)	1.4	(5.3)	(69.2)	(111.9)
Purchases of investment property	10	-	-	71.3	-	-	-	-	-	-	71.3
Construction costs related to investment property	10	2.4	344.3	25.8	-	-	-	-	-	-	372.5
Construction costs related to joint ventures		-	-	-	-	-	-	-	-	-	-
Construction costs related to construction work		-	21.3	-	-	-	-	-	-	0.6	21.9
Total investments		2.4	365.6	97.1	-	-	-	-	-	0.6	465.7
Sale of investment property	10,27	(299.9)	-	-	-	(6.0)	-	-	-	-	(305.9)
Sale of joint venture investment property		-	-	-	-	-	-	-	-	-	-
Total divestments		(299.0)	-	-	-	(6.0)	-	-	-	-	(305.9)

6 Segment Analysis (Continued)

The segment information on segment assets and liabilities as of 31 December 2020 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Symbiosy	Cash	Unallocated	Total
Investment property	10										
- Office		672.6	853.3	591.9	-	-	42.0	-	-	-	2,159.8
- Retail		0.8	269.8	-	-	0.8	-	-	-	-	271.4
- Industrial		-	-	-	-	33.4	-	-	-	-	33.4
- Investment property held for sale	15	-	264.0	35.2	-	-	-	-	-	-	299.2
Investment in joint ventures	11	2.3	-	-	-	-	-	-	-	-	2.3
Deferred tax asset	28	-	-	-	-	-	-	-	-	10.8	10.8
Other unallocated assets		-	-	-	-	-	-	-	192.7	127.5	320.2
Total assets		657.7	1,387.1	627.1	-	34.2	42.0	-	192.7	138.3	3,097.1
Borrowings											
- non-current	20	(254.0)	(673.8)	-	-	-	-	-	-	(37.4)	(965.2)
- current	7,20	(4.5)	(109.7)	-	-	-	-	-	-	(152.6)	(266.8)
- included as held for sale	15	-	(114.0)	-	-	-	-	-	-	-	(114.0)
Leasing											
- non-current	9	(6.4)	(15.4)	(0.4)	-	-	(20.8)	-	-	-	(43.0)
- current	9	(0.7)	(35.1)	-	-	-	(6.3)	-	-	-	(42.1)
Deferred tax liability	28	-	-	-	-	-	-	-	-	(130.7)	(130.7)
Other unallocated liabilities		-	-	-	-	-	-	-	-	(149.2)	(149.2)
Total liabilities		(265.6)	(948.0)	(0.4)	-	-	(27.1)	-	-	(469.9)	(1,711.0)
Segment net asset value		410.1	439.1	626.7	-	34.2	14.9	-	192.7	(331.6)	1,386.1

6 Segment Analysis (Continued)

Geographical information. Revenue, expenses and assets analysed by country for the year ended 31 December 2020 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Other countries	Unallocated	Total
Rental income	22	11.6	1.8	8.4	4.5	7.9	-	-	-	34.2
Service charges	22	8.7	-	1.9	1.0	2.0	-	-	-	13.6
Management charges	22	1.6	0.9	0.1	0.1	0.1	-	-	-	2.8
Direct operating expenses	23	(11.8)	(0.6)	(2.7)	(1.3)	(6.4)	-	-	-	(22.8)
Net operating income from investment properties		10.1	2.1	7.7	4.3	3.6	-	-	-	27.8
Revaluation gain/(loss)	10	(34.1)	2.2	(0.1)	12.3	17.2	31.2	-	-	28.7
Revenue from construction contracts	24	9.8	-	7.6	9.3	(1.2)	-	-	-	25.5
Construction contract costs		(8.3)	(0.3)	(6.6)	(6.7)	-	-	-	-	(21.9)
Share of profit or loss of joint ventures	11	(0.1)	-	-	-	-	-	-	-	(0.1)
Interest expense		(20.7)	(2.9)	(12.1)	(1.7)	(1.6)	(1.6)	-	-	(40.6)
Investment management fee		-	-	-	-	-	-	2.4	-	2.4
Other (expenses)/revenues		(13.6)	(4.3)	(27.7)	(27.3)	(8.7)	(3.0)	(49.1)	-	(133.7)
Profit/(loss) before tax		(56.9)	(3.2)	(31.2)	(9.8)	9.3	26.6	(46.7)	-	(111.9)
Investment property in use or vacant	10	245.3	9.5	411.3	12.4	36.9	-	-	-	715.4
Investment property under development	10	420.1	25.9	419.9	53.2	583.6	246.5	-	-	1,749.2
Investment in joint venture	11	2.3	-	-	-	-	-	-	-	2.3
Other non-current assets		13.9	1.0	6.1	10.3	5.8	0.8	0.2	10.8	48.9
Total non-current assets		681.6	36.4	837.3	75.9	626.3	247.3	0.2	10.8	2,515.8
Non-current assets classified as held-for-sale	15	-	35.3	-	265.5	-	-	-	-	300.8
Total non-current assets and assets held for sale		681.6	71.7	837.3	341.4	626.3	247.3	0.2	10.8	2,816.6
Cash and cash equivalents	16	25.6	2.7	60.8	34.8	30.7	14.8	23.3	-	192.7
Other unallocated assets		-	-	-	-	-	-	-	87.8	87.8
Total assets		707.2	74.4	898.1	376.2	657.0	262.1	23.5	98.6	3,097.1

6 Segment Analysis (Continued)

Geographical information. Liabilities and capital expenditures analysed by country for the year ended 31 December 2020 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Other countries	Unallocated	Total
Borrowings	20									
- non-current		(535.6)	-	(322.7)	(5.2)	-	(101.7)	-	-	(965.2)
- current		(148.3)	(48.1)	(66.4)	(0.2)	-	(3.8)	-	-	(266.8)
Leasing	9									
- non-current		(8.0)	(5.0)	(15.3)	(0.6)	(13.7)	(0.4)	-	-	(43.0)
- current		(2.4)	(1.5)	(2.4)	(0.5)	(35.1)	(0.2)	-	-	(42.1)
Liabilities directly associated with non-current assets classified as held for sale	15	-	(2.9)	-	(119.0)	-	-	-	-	(121.9)
Deferred income tax liability	28	-	-	-	-	-	-	-	(130.7)	(130.7)
Other unallocated liabilities		-	-	-	-	-	-	-	(141.3)	(141.3)
Total liabilities		(694.3)	(57.5)	(406.8)	(125.5)	(48.8)	(106.1)	-	(272.0)	(1,711.0)
Net asset value		12.9	16.9	491.3	250.7	608.2	156.0	23.5	(173.4)	1,386.1
Purchases of investment property (including non-cash)	10	-	-	-	-	71.3	-	-	-	71.3
Construction costs related to investment property	10	81.9	0.7	135.0	61.7	50.2	43.0	-	-	372.5
Construction costs related to joint ventures		-	-	-	-	-	-	-	-	-
Construction costs related to construction work		8.3	0.3	6.6	6.7	-	-	-	-	21.9
Total investments		90.2	1.0	141.6	68.4	121.5	43.0	-	-	465.7
Sale of investment property	10,27	(84.7)	-	(81.8)	-	(139.4)	-	-	-	(305.9)
Sale of joint venture investment property		-	-	-	-	-	-	-	-	-
Total divestments		(84.7)	-	(81.8)	-	(139.4)	-	-	-	(305.9)

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities

The segment profit and loss information for the year ended 31 December 2019 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Rental income from investment property	22									
- Office		27.7	0.6	0.4	-	0.1	6.1	-	-	34.9
- Retail		1.4	-	-	-	-	-	-	-	1.4
- Industrial		-	-	-	-	-	-	-	-	-
		29.1	0.6	0.4	-	0.1	6.1	-	-	36.3
Service charges income from investment properties	22									
- Office		17.5	-	0.2	-	-	-	-	-	17.7
- Retail		0.8	-	-	-	-	-	-	-	0.8
- Industrial		-	-	-	-	-	-	-	-	-
		18.3	-	0.2	-	-	-	-	-	18.5
Management charges income from investment properties	22									
- Office		4.6	-	-	-	-	0.7	-	-	5.3
- Retail		0.3	-	-	-	-	-	-	-	0.3
- Industrial		-	0.2	-	-	-	-	-	-	0.2
		4.9	0.2	-	-	-	0.7	-	-	5.8
Direct operating expenses arising from investment property	23									
- Office		(20.0)	(0.1)	(0.3)	(3.9)	-	(1.8)	-	-	(26.1)
- Retail		(0.1)	-	-	-	-	-	-	-	(0.1)
- Industrial		-	-	-	-	(0.2)	-	-	-	(0.2)
		(20.1)	(0.1)	(0.3)	(3.9)	(0.2)	(1.8)	-	-	(26.4)
Net operating income from investment property		32.2	0.7	0.3	(3.9)	(0.1)	5.0	-	-	34.2
Revaluation gain/(loss) on investment property	10									
- Office		71.7	377.4	57.4	-	-	0.5	-	-	507.0
- Retail		-	12.6	-	-	0.8	-	-	-	13.4
- Industrial		-	-	-	-	(1.0)	-	-	-	(1.0)
Share of profit or loss of joint ventures	11	(7.7)	-	-	-	-	-	-	-	(7.7)
		64.0	390.0	57.4	-	(0.2)	0.5	-	-	511.7
Interest expense - third parties		(6.9)	(22.5)	(0.5)	-	-	(0.4)	-	(3.0)	(33.3)
		89.3	368.2	57.2	(3.9)	(0.3)	5.1	-	(3.0)	512.6

table continued on next page

6 Segment Analysis (Continued)

The segment information on segment assets and liabilities as of 31 December 2019 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Investment property	10									
- Office		490.1	1,428.3	200.2	-	-	32.3	-	-	2,150.9
- Retail		0.9	219.7	-	-	0.8	-	-	-	221.4
- Industrial		-	-	-	-	30.6	-	-	-	30.6
- Investment property held for sale	15	297.7	-	-	-	5.0	-	-	-	302.7
Investment in joint ventures	11	2.2	-	-	-	-	-	-	-	2.2
Deferred tax asset	28	-	-	-	-	-	-	-	4.1	4.1
Other unallocated assets		-	-	-	-	-	-	115.1	213.3	328.4
Total assets		790.9	1,648.0	200.2	-	36.4	32.3	115.1	217.4	3,040.3
Borrowings										
- non-current	20	(70.7)	(648.9)	-	-	-	-	-	(9.3)	(728.9)
- current	7,20	(3.8)	(97.6)	(5.9)	-	-	-	-	(85.1)	(192.4)
- included as held for sale	15	(152.3)	-	-	-	-	-	-	-	(152.3)
Leasing										
- non-current	9	(0.1)	(56.6)	(0.4)	-	-	(11.2)	-	-	(68.3)
- current	9	(0.2)	(4.1)	-	-	-	(3.2)	-	-	(7.5)
Deferred tax liability	28	-	-	-	-	-	-	-	(133.4)	(133.4)
Other unallocated liabilities		-	-	-	-	-	-	-	(164.1)	(164.1)
Total liabilities		(227.1)	(807.2)	(6.3)	-	-	(14.4)	-	(391.9)	(1,446.9)
Segment net asset value		563.8	840.8	193.9	-	36.4	17.9	115.1	(174.5)	1,593.4

6 Segment Analysis (Continued)

Geographical information. Revenue, expenses and assets analysed by country for the year ended 31 December 2019 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Other countries	Unallocated	Total
Rental income	22	20.5	1.9	5.8	1.4	6.7	-	-	-	36.3
Service charges	22	11.1	0.2	1.7	-	5.5	-	-	-	18.5
Management charges	22	4.1	1.4	0.3	0.1	(0.1)	-	-	-	5.8
Direct operating expenses	23	(17.7)	(0.9)	(1.8)	(0.3)	(5.6)	(0.1)	-	-	(26.4)
Net operating income from investment properties		18.0	2.6	6.0	1.2	6.5	(0.1)	-	-	34.2
Revaluation gain	10	111.1	27.5	150.1	82.2	99.6	48.9	-	-	519.4
Revenue from construction contracts	24	6.8	2.4	6.3	3.9	3.4	-	-	-	22.8
Construction contract costs		(7.7)	(2.6)	(7.6)	(0.2)	(1.5)	-	-	-	(19.6)
Share of profit or loss of joint ventures	11	(0.2)	-	(7.5)	-	-	-	-	-	(7.7)
Interest expense		(18.4)	(3.8)	(8.5)	(0.5)	(1.6)	(0.5)	-	-	(33.3)
Investment management fee		-	-	-	-	-	-	2.0	-	2.0
Other (expenses)/revenues		(13.6)	(9.4)	19.2	(7.5)	(22.1)	(0.9)	(26.8)	-	(61.1)
Profit/(loss) before tax		96.0	16.7	158.0	79.1	84.3	47.4	(24.8)	-	456.7
Investment property in use or vacant	10	142.1	11.1	4.1	13.7	352.4	-	-	-	523.4
Investment property under development	10	480.0	58.4	747.4	270.4	151.0	172.3	-	-	1,879.5
Investment in joint venture	11	2.2	-	-	-	-	-	-	-	2.2
Other non-current assets		13.1	1.1	3.1	2.5	8.4	0.8	27.9	4.3	61.2
Total non-current assets		637.4	70.6	754.6	286.6	511.8	173.1	27.9	4.3	2,466.3
Non-current assets classified as held-for-sale	15	86.6	-	96.9	-	150.8	-	-	-	334.3
Total non-current assets and assets held for sale		724.0	70.6	851.5	286.6	662.6	173.1	27.9	4.3	2,800.6
Cash and cash equivalents	16	18.8	4.4	23.9	9.7	12.4	9.5	36.4	-	115.1
Other unallocated assets		-	-	-	-	-	-	-	124.6	124.6
Total assets		742.8	75.0	875.4	296.3	675.0	182.6	64.3	128.9	3,040.3

6 Segment Analysis (Continued)

Geographical information. Liabilities and capital expenditures analysed by country for the year ended 31 December 2019 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Other countries	Unallocated	Total
Borrowings	20									
- non-current		(452.9)	(49.2)	(198.3)	(24.1)	-	-	(4.4)	-	(728.9)
- current		(102.4)	(6.7)	(31.0)	(0.2)	-	(52.0)	(0.1)	-	(192.4)
Leasing	9									
- non-current		(9.7)	(6.0)	(15.2)	(1.0)	(36.5)	(0.4)	-	-	(68.8)
- current		(2.3)	(1.3)	(1.6)	(0.6)	(1.5)	(0.2)	-	-	(7.5)
Liabilities directly associated with non-current assets classified as held for sale	15	(49.6)	-	(71.5)	-	(56.6)	-	-	-	(177.7)
Deferred income tax liability	28	-	-	-	-	-	-	-	(133.4)	(133.4)
Other unallocated liabilities		-	-	-	-	-	-	-	(138.2)	(138.2)
Total liabilities		(616.9)	(63.2)	(317.6)	(25.9)	(94.6)	(52.6)	(4.5)	(271.6)	(1,446.9)
Net asset value		125.9	11.8	557.8	270.4	580.4	130.0	59.8	(142.7)	(1,593.4)
Purchases of investment property (including non-cash)	10	-	-	-	-	-	-	-	-	-
Construction costs related to investment property	10	134.4	4.7	133.8	90.3	51.6	31.1	-	-	445.9
Construction costs related to joint ventures		-	-	1.0	-	-	-	-	-	1.0
Construction costs related to construction work		7.7	2.6	6.6	0.2	1.5	-	-	-	18.6
Total investments		142.1	7.3	141.4	90.5	53.1	31.1	-	-	465.5
Sale of investment property	10,27	(198.3)	(35.0)	-	(13.3)	-	-	-	-	(246.6)
Sale of joint venture investment property		-	-	(130.2)	-	-	-	-	-	(130.2)
Total divestments		(198.3)	(35.0)	(130.2)	(13.3)	-	-	-	-	(376.8)

7 Balances and Transactions with Related Parties

Related parties are defined in IAS 24, *Related Party Disclosures*. Parties are generally considered to be related if one party has the ability to control the other party, is under common control, or can exercise significant influence or has joint control over the other party in making financial and operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form. The Company's immediate parent and ultimate controlling party are disclosed in Note 1. Transactions are generally entered into on an arm's length basis.

Key management of the Group consists of 7 senior managers (2019: 7). Short-term bonuses fall due wholly within twelve months after the end of the period in which management rendered the related services.

The nature of the related party relationships for those related parties with whom the Group entered into significant transactions or had significant balances outstanding at 31 December 2020 are detailed below.

At 31 December 2020, the outstanding balances with related parties are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Joint ventures	Total
Trade and other receivables (Note 14)	11.0	0.2	-	11.2
ECL allowance for trade receivables to related party	(2.3)	-	-	(2.3)
Other current assets (Note 17)	1.8	-	-	1.8
Financial assets (Note 12)	0.1	0.5	-	0.6
Trade and other payables current (Note 21)	(4.8)	-	-	(4.8)
Trade and other payables non - current (Note 21)	(15.1)	-	-	(15.1)

The income and expense items with related parties for the year ended 31 December 2020 are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Joint ventures and associates	Total
Revenue from services rendered	4.7	-	-	4.7
Revenue from construction contracts	7.1	0.6	4.5	12.2
Rental income	2.8	-	0.1	2.9
Rental expenses	(5.3)	-	-	(5.3)
Other services	(2.5)	(0.5)	-	(3.0)
Short-term employee benefits (salaries)	-	(2.0)	-	(2.0)
Long-term employee benefits (social security costs)	-	(0.4)	-	(0.4)
Interest income	0.2	-	-	0.2
Other financial expenses	(0.2)	-	-	(0.2)

At 31 December 2019, the outstanding balances with related parties are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Joint ventures	Total
Trade and other receivables (Note 14)	10.8	1.7	0.2	12.7
ECL allowance for trade receivables to related party	(2.9)	-	-	(2.9)
Other current assets (Note 17)	1.3	-	-	1.3
Financial assets (Note 12)	0.1	0.5	-	0.6
Loans (Note 14)	1.4	-	-	1.4
ECL allowance for loans to related party (Note 14)	(1.4)	-	-	(1.4)
Trade and other payables current (Note 21)	(3.7)	(0.8)	-	(4.5)
Trade and other payables non - current (Note 21)	(13.1)	-	-	(13.1)
Other payables non-current (Note 21)	(0.6)	-	-	(0.6)

7 Balances and Transactions with Related Parties (Continued)

The income and expense items with related parties for the year ended 31 December 2019 are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Joint ventures	Total
Revenue from services rendered	4.9	-	-	4.9
Revenue from construction contracts	1.4	2.9	0.1	4.4
Rental income	3.2	-	0.2	3.4
Rental expenses	(1.4)	-	-	(1.4)
Other services	(10.2)	(1.2)	-	(11.4)
Short-term employee benefits (salaries)	-	(2.5)	-	(2.5)
Long-term employee benefits (social security costs)	-	(0.5)	-	(0.5)
Interest income	0.2	-	0.1	0.3
Interest expense	(0.6)	-	0.2	(0.4)
Other financial expenses	(0.9)	-	-	(0.9)

A shareholder entity has made an undertaking to pay to the senior managers of the Group an amount under a profit sharing scheme based on increase in Net Asset Value (adjusted) of the Group. As the amount is payable by the shareholder, and does not constitute a share based payment under IFRS, it has not been expensed by the Group. The amount paid or accrued with respect to 2019 and/or 2020 are not material in the context of the consolidated financial statements. The compensation of the Board of Directors of the Parent Company amounted to EUR 1.1 million in 2020 (2019: EUR 0.9 million).

The Group had no outstanding loans receivable from the members of the Board of Directors of the Group as at 31 December 2020 (2019: nil).

Distributions to owners paid by Group in 2020 and 2019 respectively are described in Note 19.

The Group's investment in joint ventures is described in Note 11.

8 Property, Plant and Equipment

Movements in the carrying amount of property, plant and equipment were as follows:

<i>In millions of EUR</i>	Land and buildings	Machinery, equipment	Vehicles and other assets	Capital work in progress including advances (CIP)	Total
Net book value as at 1 January 2019	6.4	0.2	0.4	2.3	9.3
Additions	0.4	0.1	0.2	3.4	4.1
Transfers	0.7	1.1	-	(1.8)	-
Disposals	(0.9)	(0.1)	-	-	(1.0)
Transfer to assets held for sale	(4.8)	-	-	-	(4.8)
Transfer to right-of-use assets	-	-	(0.3)	-	(0.3)
Depreciation charge	(1.3)	(1.2)	-	-	(2.5)
Net book value as at 31 December 2019	0.5	0.1	0.3	3.9	4.8
Additions	-	0.1	-	2.0	2.1
Transfers	0.1	2.1	0.6	(2.8)	-
Disposals	(0.1)	-	(0.2)	-	(0.3)
Depreciation charge	-	(1.7)	(0.3)	-	(2.0)
Net book value as at 31 December 2020	0.5	0.6	0.4	3.1	4.6

At 31 December 2020, property, plant and equipment carried at EUR nil million (at 31 December 2019: EUR nil million) has been pledged to third parties as collateral with respect to borrowings.

9 Right-of use assets and lease liabilities

Leases are recognised as a right-of-use asset and a corresponding liability from the date when the leased asset becomes available for use by the Group. Right-of-use assets that are subleased under an operating lease or otherwise meet definition of investment property are presented within investment properties rather than separately in the statement of financial position.

Movements in right-of-use assets analysed by classes of underlying items are as follows:

<i>In millions of EUR</i>	Land and buildings	Machinery, equipment	Vehicles and other assets	Capital work in progress including advances (CIP)	Total
Carrying amount at 1 January 2019 upon adoption of IFRS 16	7.1	-	2.0	-	9.1
Additions	8.4	-	-	-	8.4
Disposals	(1.0)	-	-	-	(1.0)
Depreciation charge	(1.9)	-	(0.5)	-	(2.4)
Carrying amount at 31 December 2019	12.6	-	1.5	-	14.1
Year ended 31 December 2020					
Additions	2.1	-	-	-	2.1
Disposals	-	-	-	-	-
Depreciation charge	(2.7)	-	(0.6)	-	(3.3)
Carrying amount at 31 December 2020	12.0	-	0.9	-	12.9

The Group recognised lease liabilities as follows:

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Lease liabilities:		
Current**	42.1	7.5
Non-current	43.0	68.8
Total lease liabilities	85.1	76.3

The Group has included EUR 50.4 million right-of-use assets in investment properties as of 31 December 2020 (at 31 December 2019: EUR 39.7 million) – see Note 10.

As at 31 December 2019, current lease liabilities of EUR 0.3 million and non-current lease liabilities of EUR 4.7 million associated with Postepu property have been classified as Non-current assets held for sale.

**Current lease liabilities include:

- EUR 31.1 million liability (equivalent of GBP 28.0 million) that the Group has agreed to pay in return for becoming a leasehold owner of the premises at Farringdon West, London, UK, which is payable upon the completion of the project in Q3 2021, and
- the liabilities associated with right-of-use assets presented in the above table, and
- the liabilities associated with right-of-use assets classified as investment property.

9 Right-of use assets and lease liabilities (Continued)

The statement of profit or loss shows the following amounts relating to leases:

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Depreciation of right-of-use asset			
Land and buildings		2.7	1.9
Vehicles and other assets		0.6	0.5
Total depreciation of right-of-use asset		3.3	2.4
Other (income)/expense related to Leases			
Revaluation (gain) / loss on investment property	10	4.8	(0.5)
Interest expense		2.3	1.8

Expenses relating to short-term leases and to leases of low-value assets that are not shown as short-term leases were EUR nil (31 December 2019: nil).

Total cash outflow for leases in 2020 was EUR 8.4 million (31 December 2019: EUR 5.6 million).

Extension and termination options are included in a number of property and equipment leases across the Group. As at 31 December 2020, potential future cash outflows of EUR 18.0 million (at 31 December 2019: EUR 17.7 million) (undiscounted) have not been included in the lease liability because it is not reasonably certain that the leases will be extended (or not terminated). The lease term is reassessed if an option is actually exercised (or not exercised) or the Group becomes obliged to exercise (or not exercise) it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the Group. During the current reporting year, the financial effect of revising lease terms to reflect the effect of exercising extension and termination options was nil (at 31 December 2019: EUR 1.0 million decrease in recognised lease liabilities and right-of-use assets).

The Group leases certain landplots in Poland which are presented within Investment property as at 31 December 2020 and 31 December 2019. Under an agreement with the local government unit in Poland the right to use the landplot is transferred to the Group in exchange for remuneration in the form of fees that are subject to indexation. The lease liability is based on the current level of the fees at 31 December 2020. The Group remeasures the lease liability to reflect changes to the lease payments when necessary.

10 Investment Property

<i>In millions of EUR</i>	Year ended 31 December 2020					Year ended 31 December 2019				
	Under development		In use or vacant		Total	Under development		In use or vacant		Total
	Owned	Leased	Owned	Leased		Owned	Leased	Owned	Leased	
Fair value at 1 January	1,857.8	22.5	505.4	17.2	2,402.9	1,034.5	9.1	622.8	-	1,666.4
Right-of-use assets recognised on 1 January 2019 due to IFRS 16 adoption	-	-	-	-	-	-	11.7	-	19.2	30.9
Right-of-use-asset acquired during the year	-	-	-	15.5	15.5	-	1.7	-	2.4	4.1
Acquisitions of investment property	71.3	-	-	-	71.3	-	-	-	-	-
Subsequent expenditure on investment property	369.4	-	3.1	-	372.5	407.2	-	34.6	-	441.8
Transfers from in use to under development*	337.3	-	(337.3)	-	-	-	-	-	-	-
Transfers from under development to in use	(502.0)	(6.2)	502.0	6.2	-	(5.3)	-	5.3	-	-
Transfers to disposal groups classified as held for sale (Note 15)	(299.2)	-	-	-	(299.2)	-	-	(228.4)	(4.9)	(233.3)
Disposals	(1.0)	-	(1.5)	-	(2.5)	(34.7)	-	(23.5)	-	(58.2)
Fair value gains/(losses) – properties completed during the year**	(8.1)	-	-	-	(8.1)	-	-	-	-	-
Fair value gains/(losses)**	16.3	(0.2)	25.3	(4.6)	36.8	447.4	-	71.5	0.5	519.4
Effect of translation to presentation currency**	(108.7)	-	(15.9)	-	(124.6)	8.7	-	23.1	-	31.8
Fair value at 31 December	1,733.1	16.1	681.1	34.3	2,464.6	1,857.8	22.5	505.4	17.2	2,402.9

10 Investment Property (Continued)

* One Waterloo premises in London have been vacated and prepared for development of office scheme. Therefore, investment property of EUR 337.3 related to One Waterloo has been transferred from in use to under development category as at 1 January 2020. Subsequent movements in its fair value during the year 2020 have been recorded in under development category.

** As of 31 December 2020, the investment property portfolio of the Group with fair value of EUR 1,552.7 million or 63.0% of total investment property of the Group as of that date (2019: EUR 1,608.5 or 66.9% of total investment property of the Group) - see also Note 6 Segmental Analysis – Geographical Information, was based in the United Kingdom, Poland, Hungary and the Czech Republic. The functional currency of the Group's subsidiaries which own such investment properties is GBP, PLN, HUF and CZK, respectively. The appreciation in fair value of these properties expressed in the local functional currencies is presented above as a fair value gain. With the exception of the United Kingdom, this appreciation in value is partly attributable to the fact that most rental contracts are concluded in EUR, and, based on experience from other emerging markets, only a more severe local currency depreciation would necessitate the lessor to provide rent concessions in order to reflect the devalued local currency exchange rates. The effects of 2020 depreciation of the local functional currencies compared to EUR is presented above as effect of translation from functional to presentation currency.

The Group classified certain leases as investment properties. The carrying value of such investment property as of 31 December 2020 was EUR 50.4 million (2019: EUR 39.7 million).

At 31 December 2020, investment properties carried at EUR 1,835.6 million (at 31 December 2019: EUR 1,786.9 million) have been pledged to third parties as collateral with respect to borrowings.

Valuations obtained for investment properties were adjusted for the purpose of the financial statements to avoid double-counting of assets or liabilities that are recognised as separate assets and liabilities and with respect to non-binding offers, results of prospective purchaser due diligence and other factors. Reconciliation between the valuations obtained and the adjusted valuation included in the financial statements is as follows:

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Valuations obtained		2,729.9	2,693.6
Add: right-of-use assets classified as investment property		41.3	35.5
Less: lease incentive receivables	12(a)	(5.9)	(2.5)
Less: transfers to disposal groups classified as held for sale	15	(300.7)	(250.0)
Less: transfers to disposal groups classified as held for sale in previous year	15	-	(73.7)
Fair value at 31 December		2,464.6	2,402.9

11 Investments in Joint Ventures

In 2014, the Group entered into a joint venture in Poland with 51% economic interest in West Station Investment. In 2015, the Group increased its economic interest in the joint venture to 71%.

The Group sold shares in two (2) joint ventures during the year ended 31 December 2019: West Station Investment Sp. z o. o. and West Station Investment 2 Sp. z o.o. with net gain on disposal of EUR 23.7 million.

The following amounts represent the assets, liabilities, revenue and results of the joint ventures:

<i>In millions of EUR</i>	2020		2019	
	West Station Investment 1-2	Other Joint Ventures	West Station Investment 1-2	Other Joint Ventures
Revenue	-	0.5	5.8	0.5
(Loss)/Profit and total comprehensive income for the year	-	(0.1)	(10.4)	(0.5)
Current assets	-	0.1	-	0.4
Non-current assets	-	7.3	-	7.5
Current liabilities	-	(3.2)	-	(3.4)
Non-current liabilities	-	-	-	(0.1)
Net assets of the investee	-	4.2	-	4.4
Share of other venturers	-	(1.9)	-	(2.2)
Investments in joint ventures	-	2.3	-	2.2

12 Receivables and Loans

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Lease incentives receivables	(a)	6.0	2.7
Loans to related parties – non-current (Note 7)	(b)	0.6	0.6
Loans to third parties		0.2	0.3
Total receivables and loans		6.8	3.6

Description and analysis by credit quality of receivables and loans is as follows:

- (a) Lease incentive receivables of EUR 6.0 million (31 December 2019: EUR 2.7 million) represent cost of incentives recognised over the lease term, on a straight-line basis – see Note 2.10 and 2.19. These receivables are neither past due nor impaired. They are not secured and they are due from a wide variety of tenants and the Group has the ability to evict non-paying tenants.
- (b) The Group has provided loans to its related parties amounting to EUR 0.6 million as of 31 December 2020 (31 December 2019: EUR 0.6 million).

13 Other Non-Current Assets

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Other non-current assets	(a)	11.4	6.0
Total other non-current assets		11.4	6.0

- (a) As at 31 December 2020, EUR 8.3 million related to projects in Hungary and EUR 1.4 million related to projects in Poland. The remaining balance consists of many non-material items. As at 31 December 2019, EUR 1.8 million related to projects in Hungary and EUR 1.6 million related to projects in Poland. The remaining balance consists of many non-material items.

14 Trade and Other Receivables

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Trade receivables		12.3	14.5
Trade receivables and advances to joint ventures	7	-	0.2
Derivatives and other financial assets		2.3	8.2
Accrued rental income		0.6	0.7
Unbilled receivables from service charges		2.1	3.5
Other financial receivables		5.9	11.5
Trade and other receivables from related parties	7	11.2	12.5
Less expected credit loss allowance for trade receivables		(4.9)	(5.5)
Loans to related parties	(a)	-	1.4
Less expected credit loss allowance for loans to related parties	7	-	(1.4)
Total financial assets / receivables		29.5	45.6
VAT receivable		16.3	26.5
Prepayments		5.6	6.0
Current income tax refund receivable		1.9	-
Total trade and other receivables		53.3	78.1

- (a) The loan was repaid in 2020. Loans are provided under the following conditions – interest rate 8.16% in 2019.

14 Trade and Other receivables (Continued)

The expected credit loss allowance for trade and other receivables is determined according to provision matrix presented in the table below.

<i>In thousands of EUR</i>	31 December 2020			31 December 2019		
	Loss rate	Gross carrying amount	Net carrying amount	Loss rate	Gross carrying amount	Net carrying amount
Trade and other receivables						
- current	0.25%	13.2	-	13.2	0.0%	24.9
- less than 30 days overdue	2.5%	5.0	(0.1)	4.9	2.5%	3.9
- 30 to 90 days overdue	5.0%	3.8	(0.2)	3.6	5.0%	1.8
- 91 to 180 days overdue	10.0%	1.6	(0.2)	1.4	10.0%	1.2
- 181 to 360 days overdue	15.0%	3.0	(0.5)	2.5	15.0%	4.5
- over 360 days overdue	70.0%	5.5	(3.9)	1.6	70.0%	6.6
Total		32.1	(4.9)	27.2		42.9
Loans to related parties		-	-	-		1.4
Derivatives / other at fair value				2.3		(1.4)
Total financial assets				29.5		45.6

The primary factor that the Group considers in determining whether a receivable is impaired is its overdue status. As a result, the Group presents above an ageing analysis of trade and other. Certain trade receivables are secured by either bank guarantee or deposit. The unsecured trade receivables are from a wide variety of tenants and the Group has the ability to evict non-paying tenants.

The carrying amount of each class of trade and other receivables approximated their fair value.

The following table explains the changes in the credit loss allowance for trade and other receivables under simplified ECL model between the beginning and the end of the annual financial reporting period:

<i>In millions of EUR</i>	2020	2019
Expected credit loss allowance at 1 January	6.9	5.0
Expected credit loss (release)/charge to profit or loss for the year	(1.1)	2.8
Write-offs	(0.9)	(0.9)
Expected credit loss allowance at 31 December	4.9	6.9

Receivables subject to credit enhancements are as follows at 31 December:

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Trade receivables collateralised by:		
- bank guarantees	0.2	0.7
- tenant deposits	2.7	0.9
Total	2.9	1.6

The financial effect of collateral is presented by disclosing collateral or credit enhancement values separately for (i) those receivables where collateral and other credit enhancements are equal to or exceed carrying value of the receivable ("over-collateralised assets") and (ii) those receivables where collateral and other credit enhancements are less than the carrying value of the receivable ("under-collateralised assets").

14 Trade and Other receivables (Continued)

Financial effect of collateral at 31 December 2020 is as follows:

<i>In millions of EUR</i>	Over-collateralised Assets		Under-collateralised Assets	
	Carrying value of the assets	Fair value of collateral	Carrying value of the assets	Fair value of collateral
Trade and other receivables	0.7	10.3	9.5	2.2

Financial effect of collateral at 31 December 2019 is as follows:

<i>In millions of EUR</i>	Over-collateralised Assets		Under-collateralised Assets	
	Carrying value of the assets	Fair value of collateral	Carrying value of the assets	Fair value of collateral
Trade and other receivables	0.2	5.8	9.0	0.8

Collateral will be utilized to settle any receivables in case of customer's default.

The Group has pledged the receivables of EUR 4.1 million as collateral for the borrowings as at 31 December 2020 (2019: EUR 1.0 million).

15 Non-current Assets Held for Sale

Major classes of assets classified as held for sale:

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Property, plant and equipment	-	4.8
Investment property	299.2	302.7
Trade and other receivables	1.6	19.3
Cash and cash equivalents	-	7.5
Total assets classified as held for sale	300.8	334.3

As of 31 December 2020, the Group classified assets and liabilities of two (2) subsidiaries (Phibell s.r.o., HB REAVIS REAL ESTATE DEVELOPMENT FUND) as held for sale.

As of 31 December 2019, the Group classified assets and liabilities of four (4) subsidiaries (P14 Sp. z o.o., Twin City III s. r. o., SPV Vištuk s. r. o., TWENTY House S.à r.l.) as held for sale.

The investment properties are valued annually on 31 December at fair value, with the benefit of advice by an independent, professionally qualified valuation expert who has recent experience in valuing similar properties in similar locations. The methods and significant assumptions applied in determining the fair value are described in Notes 3 and 33.

Major classes of liabilities directly associated with assets classified as held for sale:

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Deferred income tax liability	7.9	16.0
Borrowings	114.0	152.3
Trade and other payables	-	4.4
Lease liabilities long-term	-	4.7
Lease liabilities short-term	-	0.3
Total liabilities directly associated with assets classified as held for sale	121.9	177.7

At 31 December 2020, investment properties held for sale carried at EUR 299.2 million (at 31 December 2019: EUR 302.7 million), property, plant and equipment of EUR nil million (at 31 December 2019: EUR 4.8 million) and the receivables of EUR 1.6 million (at 31 December 2019: EUR 19.3 million) have been pledged to third parties as collateral with respect to borrowings.

15 Non-current Assets Held for Sale (Continued)

Four (P14 Sp. z o.o., Twin City III s. r. o., SPV Vištuk s. r. o., TWENTY House S.à r.l.) out of four subsidiaries classified held for sale as at 31 December 2019 were sold during year 2020 (Note 27).

16 Cash and Cash Equivalents

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Cash at bank and in hand	192.7	115.1
Total cash and cash equivalents	192.7	115.1

At 31 December 2020, cash and cash equivalents were available for the Group's use, except for restricted cash in the amount of EUR 26.0 million (2019: EUR 4.1 million).

The table below discloses the credit quality of cash and cash equivalents balances based on credit risk grades at 31 December 2020. Refer to Note 31 for the description of the Group's credit risk grading system.

<i>In millions of EUR</i>	31 December 2020	31 December 2019
- Excellent	106.0	86.1
- Good	86.6	28.7
- Satisfactory	0.1	0.3
Total cash and cash equivalents	192.7	115.1

The Company classifies banks based on ratings as follows:

- Banks rated Excellent: Rating by Moody's A1, A2, A3 or rating by Fitch A+, A, A-
- Banks rated Good: Rating by Moody's Baa1, Baa2, Baa3 or Fitch BBB+, BBB, BBB-
- Banks rated Satisfactory: Rating by Moody's Ba1, Ba2, Ba3 or Fitch BB+, BB, BB-

The carrying amounts of cash and cash equivalents as of 31 December 2020 and 31 December 2019 are not substantially different from their fair value. The maximum exposure to credit risk relating to cash and cash equivalents is limited to the carrying value of cash and cash equivalents.

17 Other current assets

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Prepayments to trustee	(a)	7.9	22.6
Money market fund investment		-	5.1
Downpayment for investment property		7.0	-
Advances paid		4.6	6.4
Other Current Assets		12.9	10.7
Other Current Assets from related parties		1.8	1.3
Total other current assets		34.2	46.1

- (a) As at 31 December 2020 EUR 7.9 million (at 31 December 2019: EUR 22.6 million) represent prepayments to trustee of Hungarian Real Estate Development Fund.

18 Financial investments

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Investment in The Cambridge Incubator, LLC	(a)	-	27.2
Investment in HB REAVIS CE Real Estate Investment Fund		-	0.2
Total financial investments		-	27.4

18 Financial investments (Continued)

(a) In December 2020, the Group sold a non-controlling share in The Cambridge Incubator, LLC, a Delaware limited liability company for a cash consideration of EUR 17.5 million. The Group reported net loss on disposal of EUR 7.7 million as at 31 December 2020.

19 Share Capital and Share Premium

	Number of shares	Ordinary shares in EUR	Share premium in EUR	Total in EUR
At 1 January 2019	30,000	30,000	455,852,721	455,882,721
At 31 December 2019	30,000	30,000	402,465,609	402,495,609
At 31 December 2020	30,000	30,000	820,472,758	820,502,758

The total authorised number of ordinary shares is 30,000 shares with a par value of EUR 1 per share. All issued ordinary shares are fully paid. Each ordinary share carries one vote. 12,500 shares were issued on 20 October 2010 and additional 17,500 shares were issued on 4 September 2018 due to change of legal form of the company from a private limited liability company into a public limited liability company.

In 2020, the sole shareholder resolves to capitalise retained earnings in the amount of EUR 441.5 million to Share premium without issuing new shares.

The terms of external borrowings drawn by the Group impose limitations on the ability of the subsidiaries to pay distributions to owners.

Distributions to owners declared and paid during the year were as follows:

<i>In millions of EUR, except dividends per share amount</i>	Note	2020	2019
Distributions to owners payable at 1 January	21	-	-
Distributions declared during the year (from share premium)		23.5	53.4
Distributions paid during the year		(23.5)	(53.4)
Distributions to owners payable at 31 December	21	-	-
Amount per share declared during the year in EUR		782.3	1,778.8

20 Borrowings

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Non-current			
Bank borrowings		686.1	381.8
Issued bonds	(a)	279.1	347.1
Total non-current borrowings		965.2	728.9
Current			
Bank borrowings		172.6	148.4
Issued bonds	(a)	94.2	44.0
Total current borrowings		266.8	192.4
Total borrowings		1,232.0	921.3

20 Borrowings (Continued)

(a) The bonds represent following debt instruments:

- (i) CZK denominated bonds in the amount CZK 1,250 million (EUR 47.6 million) , which were issued in Prague in March 2016 with maturity March 2021, bearing an interest of 6M PRIBOR + 4% p.a.;
- (ii) PLN denominated bonds in the amount PLN 100 million (EUR 21.9 million), which were issued in Warsaw in October 2016 with maturity April 2021, bearing an interest of 6M WIBOR + 4.40% p.a.;
- (iii) EUR denominated bonds in the amount EUR 25 million, which were issued in Bratislava in December 2016 with maturity December 2021, bearing an interest of 3.50% p.a.;
- (iv) EUR denominated bonds in the amount EUR 12 million, which were issued in Bratislava in March 2017 with maturity March 2022, bearing an interest of 3.50% p.a.;
- (v) EUR denominated bonds in the amount EUR 20 million, which were issued in Bratislava in June 2017 with maturity June 2022, bearing an interest of 3.35% p.a.;
- (vi) PLN denominated bonds in the amount PLN 220 million (EUR 48.3 million), which were issued in Warsaw in July 2017 with maturity January 2022, bearing an interest of 6M WIBOR + 4.20% p.a.;
- (vii) EUR denominated bonds in the amount EUR 45 million, which were issued in Bratislava in September 2017 with maturity September 2027, bearing an interest of 4.45% p.a.;
- (viii) EUR denominated bonds in the amount EUR 31 million, which were issued in Bratislava in November 2017 with maturity November 2023, bearing an interest of 3.25% p.a.;
- (ix) EUR denominated bonds in the amount EUR 15 million, which were issued in Bratislava in February 2019 with maturity February 2028, bearing an interest of 3.25% p.a..
- (x) EUR denominated bonds in the amount EUR 30 million, which were issued in Bratislava in July 2019 with maturity July 2026, bearing an interest of 2.75% p.a..
- (xi) EUR denominated bonds in the amount EUR 20 million, which were issued in Bratislava in September 2019 with maturity September 2025, bearing an interest of 3.25% p.a..
- (xii) EUR denominated bonds in the amount EUR 25 million, which were issued in Bratislava in November 2019 with maturity November 2025, bearing an interest of 3.25% p.a..
- (xiii) EUR denominated bonds in the amount EUR 15 million, which were issued in Bratislava in September 2020 with maturity September 2024 , bearing an interest of 3.35% p.a..
- (xiv) EUR denominated bonds in the amount EUR 5 million, which were issued in Bratislava in December 2020 with maturity December 2024 , bearing an interest of 3.35% p.a..
- (xv) PLN denominated bonds in the amount PLN 85 million (EUR 18.6million), which were issued in Warsaw in December 2020 with maturity December 2023, bearing an interest of 5.0% p.a..

The Group's borrowings are denominated in EUR, GBP, PLN or CZK.

20 Borrowings (Continued)

The table below sets out an analysis of our debt and the movements in our debt. The debt items are those that are reported as financing in the statement of cash flows.

<i>In millions of EUR</i>	Bank borrowings	Bonds	Lease liabilities	Total
Borrowings and lease liabilities as presented in the Statement of financial position as at 1 January 2019	387.3	329.0	31.3	747.6
Borrowings and lease liabilities under liabilities directly associated with non-current assets classified as held for sale as at 1 January 2019 (Note 15)	143.9	-	-	143.9
Total borrowings and lease liabilities as at 1 January 2019	531.2	329.0	31.3	891.5
Cash flows				
Proceeds from new drawdowns	405.3	90.0	-	495.3
Repayments	(68.9)	(30.0)	(5.6)	(104.5)
Non-cash changes				
Recognition of lease liabilities upon adoption of IFRS 16 as at 1.1.2019	-	-	39.7	39.9
New leases	-	-	12.5	12.5
Foreign exchange adjustments	0.1	(1.4)	2.5	1.0
Non-cash movement due to loss of control in a subsidiary (Note 27)	(187.9)	-	-	(187.9)
Change in accrued interest	1.3	2.1	1.8	5.2
Change in amortised transaction costs	(2.1)	-	-	(2.1)
Effect of translation to presentation currency	3.5	1.4	-	4.9
Non-cash movement due to derecognition of a lease	-	-	(1.0)	(1.0)
Borrowings and lease liabilities as presented in the statement of financial position as at 31 December 2019	530.2	391.1	76.3	997.6
Borrowings and lease liabilities under liabilities directly associated with non-current assets classified as held for sale as at 31 December 2019 (Note 15)	152.3	-	5.0	157.3
Total borrowings and lease liabilities as at 31 December 2019	682.5	391.1	81.3	1,154.9
Cash flows				
Proceeds from new drawdowns	500.8	38.2	-	539.0
Repayments	(61.1)	(48.0)	(8.4)	(117.5)
Non-cash changes				
New leases	-	-	17.6	17.6
Foreign exchange adjustments	21.2	-	(0.9)	20.3
Non-cash movement due to loss of control in a subsidiary (Note 27)	(158.7)	-	(5.0)	(163.7)
Change in accrued interest	7.7	(1.0)	2.1	8.8
Change in amortised transaction costs	0.9	-	-	0.9
Effect of translation to presentation currency	(20.6)	(7.0)	(1.6)	(29.2)
Borrowings and lease liabilities as presented in the Statement of financial position as at 31 December 2020	858.7	373.3	85.1	1,317.1
Borrowings and lease liabilities under liabilities directly associated with non-current assets classified as held for sale as at 31 December 2020 (Note 15)	114.0	-	-	114.0
Total borrowings and lease liabilities as at 31 December 2020	972.7	373.3	85.1	1,431.1

The carrying amounts and fair values of the non-current borrowings are set out below:

<i>In millions of EUR</i>	Carrying amounts at 31 December		Fair values at 31 December	
	2020	2019	2020	2019
Bank borrowings	686.1	381.8	676.1	393.1
Issued bonds	279.1	347.1	283.2	353.9
Non-current borrowings	965.2	728.9	959.3	747.0

20 Borrowings (Continued)

Assumptions used in determining fair value of borrowings are described in Note 33. The carrying values of current borrowings approximate their fair values. The fair value of lease liabilities would be affected by lease extension and termination options and it is thus not disclosed as allowed by IFRS 7 paragraph 29.

The Group has the following undrawn borrowing facilities:

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Availability:		
- Expiring within one year	29.3	0.8
- Expiring beyond one year	408.9	470.6
Total undrawn facilities	438.2	471.4

Investment properties (Note 10), property, plant and equipment (Note 8) and receivables (Note 14) are pledged as collateral for borrowings of EUR 838.9 million (2019: EUR 480.0 million).

The loan agreements with third party creditors are governed by terms and conditions which include maximum loan to value ratios ranging from 50% to 70% (2019: 65% to 75%) and minimum debt service coverage ratios ranging from 1.00 to 1.20 (2019: 1.10 to 1.20). During 2020 and up to the date of authorisation of these consolidated financial statements for issue, the Group was in compliance with all loan agreement terms and no terms of the loans were renegotiated due to defaults or breaches. After 31 December 2020 and up to date of authorization of these consolidated financial statements, the Group repaid the loans of EUR 49.8 million including EUR 47.8 million of repaid bonds and drawn EUR 147.2 million of new loans including EUR 77.0 million of new bond issue (Note 36).

21 Deferred income, Trade and Other Payables

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Non-current			
Long-term payables (Note 7)		31.9	25.2
Total non-current payables		31.9	25.2
Current			
Trade payables (Note 7)		15.6	10.9
Liabilities for construction of investment properties		45.6	64.8
Accrued liabilities		12.3	14.5
Derivative financial instruments		6.3	1.2
Other payables		7.7	6.2
Refund liability		8.6	6.0
Total current financial payables		96.1	103.6
Items that are not financial instruments:			
Deferred rental income		7.8	4.5
Contract liability		2.0	2.0
Accrued employee benefit costs		2.5	1.0
Other taxes payable		0.6	0.1
VAT payable		0.1	-
Prepayments		0.3	-
Total deferred income, current trade and other payables		109.4	111.2

The fair value of trade payables, finance lease liabilities, liabilities for construction of investment property, accrued liabilities, dividends payable, other trade payables to related parties and of other liabilities is not significantly different from their carrying amount.

22 Rental and Similar Income from Investment Property

<i>In millions of EUR</i>	2020	2019
Rental income		
Office	26.2	28.8
Retail	1.1	1.4
HubHub	6.9	6.1
Service charges		
Office	12.8	17.7
Retail	0.8	0.8
Management charges		
Office	2.3	4.6
Retail	0.2	0.3
Industrial	-	0.2
HubHub	0.3	0.7
Total rental and similar income from investment properties	50.6	60.6

Where the Group is the lessor, the future minimum lease payments receivable under operating leases over the lease term are as follows at 31 December 2020:

<i>In millions of EUR</i>	2020	2019
Not later than 1 year	25.4	23.2
Later than 1 year and not later than 2 years	34.7	34.1
Later than 2 years and not later than 3 years	38.7	45.8
Later than 3 years and not later than 4 years	38.8	47.8
Later than 4 years and not later than 5 years	36.2	45.9
Later than 5 years	177.4	240.7
Total operating lease payments receivable	351.2	437.5

The Group's rental income includes performance income depending on sales revenue of retail units leased by its tenants. These amounts are not included in the above payments receivable as the Group is unable to estimate them with sufficient certainty. Total variable lease payments receivable recognised as income in 2020 under the Group's operating leases were EUR 0.1 million (2019: EUR 0.1 million).

23 Direct Operating Expenses arising from Investment Property

<i>In millions of EUR</i>	2020	2019
<i>Direct operating expenses arising from investment property that generate rental income:</i>		
Materials consumed	1.0	1.0
Repairs and maintenance services	1.5	1.2
Utilities costs	12.1	6.2
Services relating to investment property	6.4	16.7
Real estate tax	0.4	0.6
Other costs	1.4	0.7
Total	22.8	26.4

24 Analysis of Revenue by Category

<i>In millions of EUR</i>	Note	2020	2019
Rental income	22	34.2	36.3
Service charges	22	13.6	18.5
Management charges income	22	2.8	5.8
Total Rental and similar income from investment property		50.6	60.6
Services rendered	26	7.1	6.9
Other	26	1.8	1.8
Total Other operating income		8.9	8.7
Revenue from construction contracts		25.5	22.8
Total revenue and other income		85.0	92.1

As at 31 December 2020, the Group has completed all contracts for construction of properties.

25 Employee Benefits

<i>In millions of EUR</i>	2020	2019
Wages and salaries (including social and health insurance)	21.7	23.8
Pension costs – defined contribution plans	1.1	1.3
Total employee benefits	22.8	25.1

The Group had 665 employees in the core real estate operations of the Group (on full time equivalent basis) as at 31 December 2020 (2019: 762 employees). The average number of employees in 2020 was 724 (2019: 763).

26 Other Operating Income and Expenses

Other operating expenses comprised the following:

<i>In millions of EUR</i>	2020	2019
Services	18.5	27.1
Rental expense	1.5	0.6
Cost of sold inventories	0.8	2.0
Audit fees	1.0	0.8
Material consumption	0.6	1.2
Energy costs	0.4	0.2
Net impairment losses on financial and contract assets	1.1	0.8
Other taxes	1.2	2.1
Other	7.4	5.4
Total other operating expenses	32.5	40.2

26 Other Operating Income and Expenses (Continued)

The following table summarizes audit fees incurred by the parent entity and its subsidiaries, billed by the principal approved audit firm, PricewaterhouseCoopers, Société coopérative, Luxembourg and other network firms of the principal approved audit firm for the audit of these consolidated financial statements:

<i>In millions of EUR</i>	Fees billed by PricewaterhouseCoopers, Luxembourg		Fees billed by other network firms		Total	
	2020	2019	2020	2019	2020	2019
Audit fees	0.1	0.1	0.4	0.4	0.5	0.5
Audit-related fees	-	-	-	-	-	-
Tax fees	-	-	-	-	-	-
Other fees	-	-	-	-	-	-
Total audit fees	0.1	0.1	0.4	0.4	0.5	0.5

Other operating income comprised the following:

<i>In millions of EUR</i>	2020	2019
Sales of services	7.1	6.9
Sales of inventories	0.4	1.2
Other operating income	1.4	0.6
Total other operating income	8.9	8.7

27 Disposals of Subsidiaries

The Group sold shares in five (5) subsidiaries during year 2020: Twin City III s. r. o., SPV Vištuk s. r. o, TWENTY House S.à r.l., P14 Sp. z o.o which were classified as Non-current assets held for sale as of 31 December 2019 and BUXTON INVEST a.s..

The Group sold shares in six (6) subsidiaries during year 2019: Temster, s.r.o., Radlická ATA s.r.o., Radlice Real Estate, s.r.o. and HB REAVIS Buda Project Kft., TC Tower A1 s. r. o., Twin City IV s. r. o., out of which HB REAVIS Buda Project Kft., TC Tower A1 s. r. o. and Twin City IV s. r. o. were classified as Non-current assets held for sale as of 31 December 2018.

The assets and liabilities of subsidiaries disposed of, the sale proceeds and the gain on disposal comprised:

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Investment property in use	305.9	231.0
Property, plant and equipment	4.4	15.6
Deferred tax asset/(liability)	(17.4)	(15.1)
Borrowings	(158.7)	(187.9)
Trade and other payables – long term	(5.3)	(0.6)
Trade and other payables – short term	(13.3)	(2.6)
Cash and cash equivalents	2.7	60.0
Other working capital	16.2	5.5
Net assets value	134.5	105.9
Gain/(loss) on divestments of subsidiaries	(8.6)	3.0
Foreign currency translation differences transferred from other comprehensive income upon loss of control	8.3	4.6
Proceeds from sale of subsidiaries	134.2	113.5
Less cash in subsidiaries at the date of transaction	(2.7)	(60.0)
Less receivable from sale of subsidiary	-	(1.0)
Cash sale proceeds	131.5	52.5

28 Income Taxes

Income tax expense comprises the following:

<i>In millions of EUR</i>	2020	2019
Current tax	(2.1)	(7.6)
Deferred tax	0.1	(82.6)
Income tax credit/(expense) for the year	(2.0)	(90.2)

Reconciliation between the expected and the actual taxation charge is provided below.

<i>In millions of EUR</i>	2020	2019
Profit before income tax	(111.9)	456.7
Theoretical tax charge at applicable rate 18.43% (2019: 19.29%)	20.6	(88.1)
Tax effect of items which are not deductible or assessable for taxation purposes:		
- (Loss)/Income not subject to taxation	(3.0)	3.7
- Non-temporary taxable items	(15.5)	(0.3)
- Change in estimate of prior period income taxes	0.8	(0.3)
- Unrecognised deferred tax assets from tax losses carried-forward	(4.9)	(5.7)
- Utilisation of previously unrecognised tax loss carry-forwards	-	0.5
Income tax credit/(expense) for the year	(2.0)	(90.2)

The Group uses 18.43% (2019: 19.29%) as the applicable tax rate to calculate its theoretical tax charge which is calculated as a weighted average of the rates applicable in the Slovak Republic of 21% (2019: 21%), the Czech Republic and Poland of 19% (2019: 19%), Hungary of 9% (2019: 9%), Germany of 16% (2019: 16%) and the UK of 19% (2019: 20%) where majority of the Group's operations are located.

Differences between IFRS and applicable statutory taxation regulations give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences is detailed below.

<i>In millions of EUR</i>	1 January 2019	(Charged)/ credited to profit or loss	Divest- ment of sub- diaries	Transfer to assets held for sale	Currency translation difference	31 Dec 2019	(Charged)/ credited to profit or loss	Divest- ment of sub- diaries	Transfer to assets held for sale	Currency translation difference	31 Dec 2020
Tax effect of deductible/(taxable) temporary differences											
Investment properties	(71.9)	(84.3)	7.7	16.3	-	(132.2)	(4.9)	1.4	7.9	-	(127.8)
Unrealized foreign exchange (gains)/losses	-	-	-	-	-	-	-	-	-	-	-
Tax losses carried forward	3.5	2.4	-	(4.1)	-	1.8	4.9	-	-	-	6.7
Property, plant and equipment	0.9	(0.1)	-	0.9	-	1.7	-	-	-	-	1.7
Other	-	(0.6)	-	-	-	(0.6)	0.1	-	-	-	(0.5)
Net deferred tax (liability)	(67.5)	(82.6)	7.7	13.1	-	(129.3)	0.1	1.4	7.9	-	(119.9)

In the context of the Group's current structure, tax losses and current tax assets of different Group companies may not be offset against current tax liabilities and taxable profits of other Group companies. Accordingly, taxes may accrue even where there is a consolidated tax loss. Therefore, deferred tax assets and liabilities are offset only when they relate to the same taxable entity.

The Group expects that substantially all of the deferred tax liability will crystallise after more than 12 months from the balance sheet date.

29 Foreign exchange gains/(losses)

<i>In millions of EUR</i>	2020	2019
Bank borrowings – unrealised	(21.2)	1.3
Inter-company loans to foreign operations that do not form part of net investment – unrealised	(19.0)	0.8
Lease liabilities	0.9	-
Trade and other receivables and payables – realised during period	(0.7)	(10.0)
Trade and other receivables and payables – unrealised	(0.3)	8.5
Foreign exchange (losses)/gains	(40.3)	0.6

30 Contingencies, Commitments and Operating Risks

Tax legislation. Tax and customs legislation in countries where the Group operates is subject to varying interpretations, and changes, which can occur frequently. Management's interpretation of such legislation as applied to the transactions and activity of the Group may be challenged by the relevant authorities. The Group includes holding companies incorporated in various jurisdictions. The tax liabilities of the Group are determined on the assumption that these holding companies are not subject to profits tax in other countries. This interpretation of relevant legislation may be challenged but the impact of any such challenge cannot be reliably estimated currently; however, it may be significant to the financial position and/or the overall operations of the Group. Refer also to Note 3.

Capital expenditure commitments. Contractual obligations to purchase, construct or develop investment properties totalled EUR 271.5 million at 31 December 2020 (31 December 2019: EUR 372.0 million); this exposure will be partially financed by external loans (committed lines: EUR 438.2 million). The Group believes that future net income and funding will be sufficient to cover this and any similar such commitments.

31 Financial Risk Management

The risk management function within the Group is carried out in respect of financial risks: credit risk, market risk (including changes in foreign currency exchange rates, interest rate and price risk), liquidity risks, operational risks and legal risks. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits. The operational and legal risk management functions are intended to ensure proper functioning of internal policies and procedures to minimise operational and legal risks.

(i) Credit risk

The Group takes on exposure to credit risk, which is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Exposure to credit risk arises as a result of the Group's rental income on credit terms and other transactions with counterparties giving rise to financial assets. The Group's maximum exposure to credit risk represents the carrying value of its financial assets in the consolidated statement of financial position.

The Group has no significant off-balance sheet exposures to credit risk as it did not issue financial guarantees nor loan commitments to other parties. The Group structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to counterparties or groups of counterparties. Limits on the level of credit risk are approved regularly by Management. Such risks are monitored on a revolving basis and subject to an annual review.

Management has additional policies in place to secure trade receivables from rental business. The Group uses system of required bank guarantees or financial deposits to secure its receivables from rental business based on the rating of tenant.

The Group's management reviews ageing analysis of outstanding trade receivables and follows up on past due balances. Management therefore considers it appropriate to provide ageing and other information about credit risk as disclosed in Note 14.

31 Financial Risk Management (Continued)

Financial instruments subject to offsetting, enforceable master netting and similar arrangements are as follows at 31 December 2020:

<i>In millions of EUR</i>	Gross amounts before offsetting in the statement of financial position a)	Gross amounts set off in the statement of financial position b)	Net amount after offsetting in the statement of financial position c) = a) - b)	Amounts subject to master netting and similar arrangements not set off in the statement of financial position		
				Financial instruments d)	Cash collateral received e)	Net amount of exposure c) - d) - e)
Assets						
Trade receivables	2.9	-	2.9	0.2	2.7	-
Liabilities						
Cash collateral received presented within trade and other payables	2.7	-	2.7	2.7	-	-

Financial instruments subject to offsetting, enforceable master netting and similar arrangements are as follows at 31 December 2019:

<i>In millions of EUR</i>	Gross amounts before offsetting in the statement of financial position a)	Gross amounts set off in the statement of financial position b)	Net amount after offsetting in the statement of financial position c) = a) - b)	Amounts subject to master netting and similar arrangements not set off in the statement of financial position		
				Financial instruments d)	Cash collateral received e)	Net amount of exposure c) - d) - e)
Assets						
Trade receivables	1.6	-	1.6	0.7	0.9	-
Liabilities						
Cash collateral received presented within trade and other payables	0.9	-	0.9	0.9	-	-

According to the general terms and conditions of contracts with its customers, the Group requires either a cash collateral or bank guarantee in favour of the Group to ensure its receivables are collectible. The amount guaranteed by cash collateral or a bank guarantee is assessed by the Group annually. The Group has a right of set-off of any balances overdue against the collateral or amount drawn under a bank guarantee.

The amounts in columns (d) and (e) in the above table are limited to the exposure reported in column (c) for each individual instrument in order not to understate the ultimate net exposure.

Credit risks concentrations

As for the banks and financial institutions, Group has relationships only with those banks that have high independent rating assessment. The Group's bank deposits are held with 30 banks (2019: 31 banks) but 93.8% (2019: 82.7%) of cash balances as of 31 December 2020 are held with 10 (2019: 10) major banks. The Group's management considers the concentration of credit risk with respect to cash balances with banks as acceptable. The analysis by credit quality (bank rating) is provided in Note 16.

As at 31 December 2020, the Group receivables from joint ventures amounted to nil EUR (2019: EUR 0.2 million). The Group's management considers the concentration of credit risk with respect to receivables balances to joint ventures.

31 Financial Risk Management (Continued)***Expected credit loss (ECL) measurement***

The Group uses expected credit loss (“ECL”) measurement, which reflects the probability-weighted estimate of the present value of future expected credit losses. The Group applies a simplified approach to trade receivables, unbilled receivables from service charges and accrued rental income (“trade receivables”) under IFRS 9 (including related party receivables), i.e. measures ECL using lifetime expected loss. The Group uses for the calculation of lifetime expected loss by applying a provision matrix that takes into account the ageing of trade receivables and trade receivables ultimately written off. Expected credit losses are modelled over receivables lifetime period.

Management models Lifetime ECL, that is, losses that result from all possible default events over the remaining lifetime period of the financial instrument. As for loans to other parties, 12-month ECL is recognised unless there is a significant increase in credit risk (SICR). 12-month ECL represents a portion of lifetime ECLs that result from default events on a financial instrument that are possible within 12 months after the reporting period, or remaining lifetime period of the financial instrument if it is less than a year.

The ECLs that are estimated by management for the purposes of these financial statements are point-in-time estimates, rather than through-the-cycle estimates that are commonly used for regulatory purposes. The estimates consider forward looking information, that is, ECLs reflect probability weighted development of key macroeconomic variables that have an impact on credit risk.

Significant increase in credit risk (SICR)

The assessment whether or not there has been a significant increase in credit risk (“SICR”) since initial recognition is performed on an individual basis and on a portfolio basis. For other receivables and other financial assets, SICR is assessed either on a portfolio basis or an individual basis, depending on the existence of scoring models. The criteria used to identify an SICR are monitored and reviewed periodically for appropriateness by the Group’s Management.

The Group considers other receivables and other financial assets to have experienced an SICR when one or more of the following quantitative, qualitative or backstop criteria have been met:

- 30 days past due;
- the Group regularly monitors debtors with increased credit risk and considers such portfolios to have a SICR.

The level of ECL that is recognised in these consolidated financial statements depends on whether the credit risk of the debtor has increased significantly since initial recognition. This is a three-stage model for ECL measurement. A financial instrument that is not credit-impaired on initial recognition and its credit risk has not increased significantly since initial recognition has a credit loss allowance based on 12-month ECLs (Stage 1). If a SICR since initial recognition is identified, the financial instrument is moved to Stage 2 but is not yet deemed to be credit-impaired and the loss allowance is based on lifetime ECLs. If a financial instrument is credit-impaired, the financial instrument is moved to Stage 3 and loss allowance is based on lifetime ECLs.

If there is evidence that the SICR criteria are no longer met, the instrument is transferred back to Stage 1. If an exposure has been transferred to Stage 2 based on a qualitative indicator, the Group monitors whether that indicator continues to exist or has changed.

The Group has two approaches for ECL measurement: (i) assessment on an individual basis and (ii) assessment on a portfolio basis. The Group performs an assessment on a portfolio basis for trade receivables. The Group performs an assessment on an individual basis for all receivables overdue more than 365 days taking into consideration the fact whether the receivable under the review is secured by a bank guarantee/cash deposit or not. Generally, the bank guarantee is deemed to provide a sufficient assurance that the receivable will not become illiquid and therefore provisions for receivables secured by a bank guarantee are not created.

When assessment is performed on a portfolio basis, the Group determines the staging of the exposures and measures the loss allowance on a collective basis. The Group analyses its exposures by segments determined on the basis of shared credit risk characteristics. The key shared credit characteristics considered are: financial instrument type, type of customer, date of initial recognition and remaining term to maturity. The different segments also reflect differences in credit risk parameters. The appropriateness of groupings is monitored and reviewed on a periodic basis by Management.

Forward-looking information incorporated in the ECL models

The assessment of SICR and the calculation of ECLs both incorporate supportable forward-looking information. The Group identified certain key economic variables that correlate with developments in credit risk and ECLs.

31 Financial Risk Management (Continued)

Cash flow forecasts are provided by the Board of Directors and provide the best estimate of the expected macro-economic development over the next year. The Group has considered this information, and based on the fact that most of the financial assets are current, this did not have significant impact on the consolidated financial statements.

As with any economic forecast, the projections and likelihoods of occurrence are subject to a high degree of inherent uncertainty, and therefore the actual outcomes may be significantly different to those projected. The Group considers these forecasts to represent its best estimate of the possible outcomes. The Group regularly reviews its methodology and assumptions to reduce any difference between the estimates and the actual loss of credit.

(ii) Market risk

The Group takes on exposure to market risks. Market risks arise from open positions in (a) foreign currencies, (b) interest bearing assets and liabilities and (c) equity investments, all of which are exposed to general and specific market movements.

Currency risk. Due to continuous international expansion, Management acknowledges elevated exposure of the Group to foreign exchange risk arising from various currency exposures, primarily with respect to Czech Koruna, Polish Zloty, British Pound and Hungarian Forint. Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities denominated in currency that is not the entity's functional currency. Therefore, internal objectives, policies and processes for its management have been set. Management has set up a policy to require Group companies to manage their foreign exchange risk exposure with the Group treasury. To manage their foreign exchange risk arising from future commercial transactions and recognised assets and liabilities, entities in the Group use forward contracts, transacted with the help of Group treasury. As a result, the Group has invested into hedging instruments, mostly forwards, that are set up to minimize foreign exchange losses.

Had the foreign exchange rates been by one tenth lower than they have been throughout the year ended 31 December 2020 with all other variables constant, profit for the year would have been approximately EUR 38.2 million lower (2019: EUR 45.8 million lower). Equity, after allowing for the tax effects, would have been EUR 30.2 million lower (2019: EUR 36.2 million lower). Had the foreign exchange rates been by one tenth higher than they have been throughout the year ended 31 December 2020 with all other variables constant, profit for the year would have been EUR 38.2 million higher (2019: EUR 45.8 million higher). Equity, after allowing for the tax effects, would have been EUR 30.2 million higher (2019: EUR 36.2 million higher).

Interest rate risk. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The Group's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk which is partially offset by cash held at variable rates. The table below summarises the Group's exposure to interest rate risks. The table presents the aggregated amounts of the Group's financial assets and liabilities at carrying amounts, categorised by the earlier of contractual interest repricing or maturity dates.

<i>In millions of EUR</i>	Less than 12 months	Over 12 months	Total
31 December 2020			
Total monetary financial assets	256.4	0.8	257.2
Total monetary financial liabilities	(405.0)	(1,040.1)	(1,445.1)
Net interest sensitivity gap at 31 December 2020	(148.6)	(1,039.3)	(1,187.9)
31 December 2019			
Total monetary financial assets	206.8	0.9	207.7
Total monetary financial liabilities	(303.5)	(822.9)	(1,156.4)
Net interest sensitivity gap at 31 December 2019	(96.7)	(822.0)	(948.7)

Had the interest rates on the Group's variable interest rate loans (generally the third-party borrowings) been by one tenth lower than they have been throughout the year ended 31 December 2020 with all other variables constant, profit before tax for the year would have been higher by approximately EUR 1.0 million (2019: EUR 1.1 million higher). Equity, after allowing for the tax effects, would have been higher by approximately EUR 0.8 million higher (2019: higher by EUR 0.8 million).

31 Financial Risk Management (Continued)

Had the interest rates on the Group's variable interest rate loans (generally the third-party borrowings) been by one tenth higher than they have been throughout the year ended 31 December 2020 with all other variables constant, profit before tax for the year would have been lower by approximately EUR 1.0 million (2019: EUR 1.1 million lower). Equity, after allowing for the tax effects, would have been lower by approximately EUR 0.8 million (2019: lower by EUR 0.8 million).

In addition to certain borrowings with fixed interest rate, the Group's policy is to actively manage the interest rate on its variable interest borrowings in selected cases. To manage this, the Group enters into various hedging instruments such as interest rate swaps or interest rate caps in relation to the relevant borrowings.

These provisions are taken into consideration by the Group's management when pursuing its interest rate hedging policy. Trade and other receivables and Trade and other payables are interest free and with a term of less than one year, so it is assumed that there is no interest rate risk associated with these financial assets and liabilities.

The Group's interest rate risk is monitored by the Group's management on a monthly basis. The interest rate risk policy is approved quarterly by the Board of Directors. Management analyses the Group's interest rate exposure on a dynamic basis. Various scenarios are simulated, taking into consideration refinancing, renewal of existing positions and alternative financing sources. Based on these scenarios, the Group calculates the impact on profit and loss of a defined interest rate shift. The scenarios are run only for liabilities that represent the major interest-bearing positions. The simulation is done on a monthly basis to verify that the maximum potential loss is within the limits set by management.

Trade receivables and payables (other than tenant deposits) are interest-free and have settlement dates within one year.

(iii) Liquidity risk

Liquidity risk is defined as the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

The table below shows liabilities at 31 December 2020 by their remaining contractual maturity. The amounts disclosed in the maturity table are the contractual undiscounted cash flows. Such undiscounted cash flows differ from the amount included in the consolidated balance sheet because the carrying amount is based on discounted cash flows.

When the amount payable is not fixed, the amount disclosed is determined by reference to the conditions existing at the end of the respective reporting period. Foreign currency payments are translated using the spot exchange rate at the balance sheet date.

The maturity analysis of financial liabilities as at 31 December 2020 is as follows:

<i>In millions of EUR</i>	Demand and less than 12 months	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total
Liabilities					
Borrowings (principal repayments)	260.0	271.7	386.4	314.7	1,232.8
Borrowings (future interest payments)	34.5	25.5	48.0	23.5	131.5
Financial payables - current (Note 21)	89.8	-	-	-	89.8
Future lease payments (Note 9)	42.0	10.7	20.3	56.3	129.3
Derivatives and other financial instruments (Note 21)	6.3	-	-	-	6.3
Total future payments, including future principal and interest payments	432.6	307.9	454.7	394.5	1,589.7

31 Financial Risk Management (Continued)

The maturity analysis of financial liabilities as at 31 December 2019 is as follows:

<i>In millions of EUR</i>	Demand and less than 12 months	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total
Liabilities					
Borrowings (principal repayments)	187.0	107.2	325.4	301.4	921.0
Borrowings (future interest payments)	28.2	24.8	50.1	27.5	130.6
Financial payables - current (Note 21)	102.4	-	-	-	102.4
Lease liabilities – principal (Note 9)	7.5	7.6	47.9	69.0	132.1
Lease liabilities – future interest payments	1.8	1.6	3.8	50.7	57.9
Derivatives and other financial instruments (Note 21)	1.2	-	-	-	1.2
Total future payments, including future principal and interest payments	328.1	141.2	427.2	448.6	1,345.2

On an ongoing basis the Board of Directors reviews a rolling cash flow forecast prepared on a consolidated basis. As of the date of preparation of these financial statements and based on our funding capacity the Board has considered cash flow scenarios, including a stress case, and concluded that it is appropriate to use the going concern assumption in preparation of the financial statements (see also Note 2).

32 Management of Capital

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with other companies in the industry, the Group monitors capital on the Net Asset Value (adjusted) basis. The Group calculates the Net Asset Value (adjusted) on the following basis:

<i>In millions of EUR</i>	Note	31 December 2020	31 December 2019
Equity attributable to the owners of HB Reavis Holding S.A.		1,386.0	1,593.3
Adjusted for			
Add: Deferred income tax net (including joint ventures)	15, 28	127.8	145.3
Net Asset Value (adjusted) as monitored by management		1,513.8	1,738.6

The Group also manages the net debt leverage ratio. This ratio is defined as a ratio between interest bearing liabilities from third parties less Cash and Group total assets. During 2020, the Group's strategy was to steer the net debt leverage ratio up to 40% (2019: up to 35%). As is shown in the table below, the Group's ratio was below the targeted level as at 31 December 2020 and at the end of 2019. The Group management believe that this position places the Group conservatively in their pursuit of new development opportunities.

<i>In millions of EUR</i>	31 December 2020	31 December 2019
Bank borrowings and finance leases* less cash including those classified as held for sale	1,184.1	984.2
Total assets	3,097.1	3,040.3
Net debt leverage ratio	38.23%	32.37%

* Of the total lease liability recognised as at 31 December 2020, EUR 30.8 million represents finance lease liabilities as defined by IAS 17 (31 December 2019: EUR 33.2 million).

33 Fair Value Estimation

IFRS 13 requires the use of valuation techniques for which sufficient data is available, maximising the use of observable inputs and minimising the use of unobservable inputs. The degree of detail of the disclosure depends on the observability of the inputs used.

For this purpose, IFRS 13 establishes a fair value hierarchy that classifies the inputs into three levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

i) Investment properties

The following table presents the Group's investment properties that are measured at fair value:

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Investment property – valuations obtained at 31 December 2020 (Note 10)	-	-	2,729.9	2,729.9
Investment property – valuations obtained at 31 December 2019 (Note 10)	-	-	2,693.6	2,693.6

Level 3 investment properties are fair valued using discounted cash flow method, yield method, residual method, comparative method and fair value at acquisition/divestment (cost) for assets which were either acquired/held for sale close to the balance sheet date or where reliable comparable information is unavailable and management used its judgement and experience to assess the fair value. The valuation techniques for level 3 are further described in Note 3.

33 Fair Value Estimation (Continued)

Quantitative information about fair value measurements using unobservable inputs:

Asset Management and Investment Management

Segment	Valuation technique	Fair value 31 Dec 2020 (in millions of EUR)	Fair value 31 Dec 2019 (in millions of EUR)	Input	Range 31 Dec 2020	Range 31 Dec 2019
Slovakia						
Office	Discounted cash flow	112.4	118.8	Average annual rent in EUR per sqm	185-193	189-200
				Discount rate p.a.	7.85%	6.85%
				Capitalisation rate for terminal value	7.85%	6.85%
Office	Direct capitalisation method	102.6	79.0	Average annual rent in EUR per sqm	212	185
				Capitalisation rate for terminal value	5.63%	5.40%
Office	Residual method	26.1	16.0	Capitalised net revenues less cost to completion	58.02	30.16
				Capitalisation rate	5.75%	5.75%
Total		241.1	213.8			
Poland						
Office	Discounted cash flow	-	88.5	Average annual rent in EUR per sqm	-	192.3
				Discount rate p.a.	-	7.3%
				Capitalisation rate for terminal value	-	7.3%
Office	Direct capitalization method	404.2	-	Average annual in EUR per sqm	245-289	-
				Capitalization rate	4.44% – 4.65%	-
Office	At cost	0.1	0.2	-	-	-
Total		404.3	88.7			
Hungary						
Office	Direct capitalisation method	9.4	9.7	Average annual rent in EUR per sqm	93.0	82.0
				Capitalisation rate	9.5%	7.0%
Total		9.4	9.7			

33 Fair Value Estimation (Continued)

Segment	Valuation technique	Fair value 31 Dec 2020 (in millions of EUR)	Fair value 31 Dec 2019 (in millions of EUR)	Input	Range 31 Dec 2020	Range 31 Dec 2019
Asset Management and Investment Management (Continued)						
United Kingdom						
Office	Residual value	17.6	337.3	Capitalised net revenues less cost to completion Capitalisation rate	31.4 4.5%	879.45 4.75%
Office	Direct capitalisation method	-	146.3	Average annual rent in EUR per sqm Capitalisation rate	- -	133.5 4.5%
Office	At cost	-	9.7	-		
Total		17.6	493.3			
Total for segment		672.4	805.5			
Development in realisation and in preparation						
Slovakia						
Office, Office/Retail	Residual Method	115.8	229.1	Capitalised net revenues less cost to completion Capitalisation rate	388.1 5.75% - 6.25%	304.4 5.45% - 6.5%
Retail	Residual Method	269.8	219.7	Capitalised net revenues less cost to completion Capitalisation rate	2.2 6.32%	47.6 5.8%
Office	At cost	0.2	-	-		
Total		385.8	448.8			

The average annual rent provided includes the Estimated Market Rental Value (EMRV) i.e. the open market rent of each space (not necessarily equal to the current passing rent) of the property, including rental income from office and retail space but including ancillary income from storage, parking, signage, technology and other income divided by square meters of lettable office, retail and storage space.

33 Fair Value Estimation (Continued)

Segment	Valuation Technique	Fair value 31 Dec 2020 (in millions of EUR)	Fair value 31 Dec 2019 (in millions of EUR)	Input	Range 31 Dec 2020	Range 31 Dec 2019
Development in realisation and in preparation (Continued)						
Czech Republic						
Office	Residual method	60.1	57.4	Capitalised net revenues less cost to completion	112.2	146.6
Office	At cost	1.0	1.0	Capitalisation rate	4.3% - 6.25%	4.25% - 6.25%
Total		61.1	58.4			
Poland						
Office	Residual Method	395.9	326.6	Capitalised net revenues less cost to Completion	157.1	160.4
Office	Direct capitalisation method	-	389.3	Capitalisation rate	4.79% - 5.65%	4.5% - 5.5%
Office	Comparative method	12.4	14.0	Average annual rent in EUR per sqm	-	274.8
Office	At cost	1.0	1.0	Capitalisation rate	-	4.26% - 4.3%
				Price in EUR per sqm of land	828.0 - 1,025.0	959.0 - 1,096.0
Total		409.3	730.9			
United Kingdom						
Office	Residual method	583.6	151.0	Capitalised net revenues less cost to Completion	1,210.7	59.3
				Capitalisation rate	4.35% - 4.5%	4.5%
Total		583.6	151.0			

33 Fair Value Estimation (Continued)

Segment	Valuation Technique	Fair value 31 Dec 2020 (in millions of EUR)	Fair value 31 Dec 2019 (in millions of EUR)	Input	Range 31 Dec 2020	Range 31 Dec 2019
Development in realisation and in preparation (Continued)						
Hungary						
Office	Residual method	53.2	54.2	Capitalised net revenues less cost to completion	34.0	61.4
				Capitalisation rate	5.75%	5.25%
Office	Discounted cash flow	265.5	216.4	Average annual rent in EUR per sqm	216.0	226.1
				Discount rate p.a.	6.0%	6.0%
				Capitalisation rate for terminal value	5.57%	5.25%
Total		318.7	270.6			
Germany						
Office	At cost	0.2	4.8	-		-
Office	Residual method	246.2	167.5	Capitalised net revenues less cost to completion	121.0	114.2
				Capitalisation rate	3.45% - 4.25%	3.5%
Total		246.4	172.3			
Total for segment		2,004.9	1,832.0			
None - core						
Logistics	Comparative method	36.8	33.1	Price in EUR per sqm	2,673.0	4.7 – 2,847.2
Retail	At cost	1.4	7.4	-		-
HubHub	At cost	14.4	15.6	-		-
Total for segment		52.6	56.1			

33 Fair Value Estimation (Continued)

Sensitivity of measurement to variance of significant unobservable inputs

A decrease in the estimated annual rent will decrease the fair value. An increase in the discount rates and the capitalisation rates (used for terminal value of DCF and for the direct capitalisation method) will decrease the fair value.

There are interrelationships between these rates as they are partially determined by market rate conditions. Please refer to Note 3 for the quantitative sensitivity analysis.

Valuation process

The valuations of the properties are performed twice a year on the basis of valuation reports prepared by independent and qualified valuers.

These reports are based on both:

- information provided by the company such as current rents, terms and conditions of lease agreements, service charges, capital expenditure, etc. This information is derived from the company's financial and property management systems and is subject to the company's overall control environment.
- assumptions and valuation models used by the valuers – the assumptions are typically market related, such as yields and discount rates. These are based on their professional judgment and market observation. Generally, for income producing assets a DCF and direct capitalisation methods are used, for assets under construction residual method is used and comparative methodology is used for non-core and land bank assets.

The information provided to the valuers - and the assumptions and the valuation models used by the valuers - are reviewed by the controlling department and the Group Chief Financial Officer ('CFO'). This includes a review of fair value movements over the period.

ii) Financial Instruments

Fair value of a financial instrument is the price that would be received to sell the financial instrument in an orderly transaction between market participants at the measurement date and is best evidenced by the transaction price or an active quoted market price. The estimated fair values of financial instruments have been determined by the Group using available market information, where it exists, and appropriate valuation methodologies as described below. However, judgement is necessarily required to interpret market data to determine the estimated fair value.

Financial assets carried at amortised cost. The fair value of floating rate instruments is normally their carrying amount. The estimated fair value of fixed interest rate instruments is based on estimated future cash flows expected to be received discounted at current interest rates for new instruments with similar credit risk and remaining maturity. Discount rates used depend on credit risk of the counterparty.

Liabilities carried at amortised cost. Considering that most borrowings have variable rate of interest and that own credit risk of the Group did not materially change, the amortised cost carrying value approximates fair value. The fair value of liabilities repayable on demand or after a notice period ("demandable liabilities") is estimated as the amount payable on demand, discounted from the first date that the amount could be required to be paid. The discount rate was 3.19% p.a. (2019: 2.37% p.a.). Refer to Note 20 for the estimated fair values of borrowings (for current borrowings Level 2 inputs are used, for non-current borrowings Level 3 inputs are used). Carrying amounts of trade and other payables approximate fair values.

Financial derivatives. The fair values of derivatives are based on counterparty bank quotes and are considered level 2 valuations. The fair value was estimated using the discounted cash flows technique.

34 Reconciliation of Classes of Financial Instruments with Measurement Categories

For the purposes of measurement, IFRS 9 "*Financial Instruments*" classifies financial assets into the following categories: (a) financial assets at FVTPL; (b) debt instruments at FVOCI, (c) equity instruments at FVOCI and (c) financial assets at AC. Financial assets at FVTPL have two sub-categories: (i) assets mandatorily measured at FVTPL, and (ii) assets designated as such upon initial recognition or subsequently. In addition, finance lease receivables form a separate category.

All of the Group's financial assets belong to the category financial assets at amortised cost except for financial derivatives that are classified as financial assets at FVTPL. All of the Group's financial liabilities are carried at amortised cost except for financial derivatives that are classified as financial liabilities at FVTPL (Note 20).

35 Consolidated Structured Entities

The Group issued 2 tranches of bonds through HB Reavis Finance PL 2 Sp. z o.o., 1 tranche of bonds through HB Reavis Finance PL 2 Sp. z o.o. both incorporated in Poland, 4 tranches of bonds through HB REAVIS Finance SK III s. r. o., 1 tranche of bonds through HB REAVIS Finance SK IV s. r. o., 3 tranches of bonds through HB REAVIS Finance SK V s. r. o., 1 tranche of bonds through HB REAVIS Finance SK VI s. r. o., 2 tranches of bonds through HB REAVIS Finance SK VII s. r. o. all seven incorporated in Slovakia and 1 tranche of bonds through HB Reavis Finance CZ, s.r.o., incorporated in Czech Republic. These entities were consolidated as they are wholly owned by the Group, they were specifically set up for the purposes of the Group, and the Group has exposure to substantially all risks and rewards through ownership and outstanding guarantees of the entities' obligations. The Group guarantees all obligations of these entities represented by the bonds issued amounting to PLN 405 million, EUR 243 million and CZK 1.250 billion (Note 20).

36 Events after the End of the Reporting Period

In March 2021, the Group completed the sale of shares in TANGERACO INVESTMENTS LIMITED classified as an investment in joint venture as of 31 December 2020. Carrying value of the investment in joint venture was EUR 2.3 million as of 31 December 2020.

After 31 December 2020 and up to date of authorization of these consolidated financial statements, the Group repaid the loans of EUR 2 million and drawn EUR 70.2 million of new loans. The Group also issued new tranches of bonds in the amount of EUR 77 million and repaid the bonds of EUR 47.8 million.

On 16 April 2021 the Group disposed of 100% shares in Phibell s.r.o. for a consideration of EUR 33.5m.

There were no other material events, which occurred after the end of the reporting period which have a bearing on the understanding of these consolidated financial statements.