AB "Civinity"

CONSOLIDATED UNAUDITED FINANCIAL STATEMENTS
PREPARED ACCORDING TO INTERNATIONAL FINANCIAL REPORTING STANDARDS AS ADOPTED BY THE EUROPEAN UNION FOR SIX MONTH PERIOD ENDED 30 JUNE 2023

CONTENTS

INFORMATION ABOUT THE PARENT COMPANY

Name of the Group	AB „Civinity“
Legal form	Public limited liability company
Company code	302247881
Registered office address	Naugarduko st. 98, LT-03160 Vilnius
Date of registration	13 November 2008
Registrar	State enterprise Centre of Registers
Profile of activities	Business and other management consultations
Group’s financial year	Calendar year
Chief Executive Officer	Virgeda Jackaitė

REPORT OF THE GROUP FOR THE PERIOD ENDED 30 JUNE 2023

1. Objective overview of the Group's financial position, performance and development, description of its exposure to key risks and contingencies

AB "Civinity" ("the Company") is a public limited liability company registered in the Republic of Lithuania on 13 November 2008. The address of its registered office is as follows: Naugarduko g. 98, LT-03160, Vilnius, Lithuania. With effect from 13 March 2017, a private limited liability company Civinity was reorganised to a public limited liability company. The Company's name after the reorganisation is AB "Civinity".

The Group companies controlled by AB "Civinity" (further name as "the Group") provide facility management, administration, engineering system maintenance and repair services, participate in renovation projects, carry out indoor, outdoor area maintenance and cleaning, provide household administrative services. Currently the Group companies operate in Lithuania, Latvia and United Kingdom. In 2021 group co-owned company Civinity Engineering UAB started heating, ventilation and automatic project in United Kingdom through direct subsidiary Civinity Engineering UK. The Group's areas of activity are relatively stable and include: commercial and residential property administration, cleaning services and engineering systems installation, maintenance and repair services.
At 16 of December 2021, AB "Civinity" signed the shareholders agreement with company Sail Invest UAB and agree to merge residential companies Civinity namai UAB, Civinity namai Vilnius UAB, Servico UAB and part of Pastatų meistrai UAB under ownership of SPV-31 UAB, which already controls company Civinity Solutions UAB. The merger of the mentioned companies finished at 28 February 2022 and now company SPV-31 UAB controls 100% shares of above mentioned companies which mainly operates in Vilnius district.
As a part of this merger and reorganisation, the new group company Civinity Meistrai UAB was established and will cover technical, cleaning and other services outside the Vilnius district.
At 28 of December 2021 SPV-31 UAB signed shares purchase agreement with company AB "Invalda INVL" and UAB įmonių grupė "Inservis" (Lithuania) to acquire 100 % of shares of Priemiestis UAB, Jurita UAB , Inservis UAB and Inservis SIA. The last company operates in Latvia. The transaction and take over was completed at 18 May 2022. The major part of the transaction was financed by Luminor Bank granted EUR 4.900 thousands loan for a 5 years period.
At January 2023 AB "Civinity" finalized the procedures of the acquisition of Valandinis UAB majority stake of shares (51 %) from UAB "Partly".
On 26 January 2023 AB "Civinity" sold 100 percent stake of shares of Pilsetas Lifti SIA to Lithuania based company UAB "Profi Invest". This transaction is further clarification of group business model and business segments.

The most important buildings segments, administrated by the Civinity group are: residential apartment buildings, commercial buildings and public services buildings (health care and administration).

The Group revenues in the first 6 months of the year 2023 amounted EUR 44.971 thousand and gross profit EUR 8.797 thousand, both more then during the same period of the year of 2022 when group amounted EUR 33.823 thousand revenues and EUR 7.216 thousand gross profit. During the reported period Civinity group continued working on growth strategy in residential facilities management business and commercial sector and was further looking for efficiency in operations and receivables management.

The Group assesses general risks relating to economical, political and social factors such as Russia war with Ukraine, raising inflation, energy markets up and downs and forecasted economical recession and therefore it is careful in choosing markets for investments and expansion. Such factors as consumer price index growth, rising remunerations, improving consumer sentiments, demographical changes and economic growth are considered as the most important ones for the Group's operations both in Lithuanian and Latvian markets.

Parent company AB "Civinity" manages the Group companies and provides management, investments' planning and financial services to the Group companies.

2.Analysis of the financial and non-financial performance, information on environmental and personnel-related issues

In the first 6 months of 2023 the Group's consolidated revenues increased by EUR 11.148 thousand and amounted to EUR 44.971 thousand (2022 1 HY: EUR 33.823 thousand). The key factors for the revenue sharp increase in 2023 1 HY was revenues from the acquisition of Servico UAB and Inservis Group by co-owned SPV-31 group and operations Valandinis UAB, company, merged to the Group since 1 January 2023.

The gross profit for reporting period amounted EUR 8.797 thousand (2022 1 HY: EUR 7.216 thousand) 22% or EUR 1.581 thousand more then during the first half year of 2023. The gross profit margin counted 20% (2022 1 HY: 21%) and decrease in margin was reasoned by increase of prices for materials, energy and fuel labor costs and slowed down activity in the UK (engineering sector).

The administrative expenses for reporting period amounted EUR 6.023 thousand or EUR 144 thousand more then during 2022 (2022 1 HY: EUR 5.879 thousand). However the Group's EBITDA for the first 6 months of 2023 increased and amounted to EUR 3.407 thousand (2022 1 HY: EUR 2.162 thousand). EBITDA margin was equal to 8% for 2023 1 HY and 6% for 2022 1 HY.

The Group's consolidated EBT or profit before tax for the first half of 2023 has increased and amounted to EUR 2.337 thousand (2022 1 HY: EUR 802 thousand). EBT or profit before tax margin was equal to 5% in 2023 1 HY (2022 1 HY EBT margin: 2%). The main factors for the Group consolidated EBT level in 2023 1 HY were as follow: increase in revenues for EUR 11.148 thousand, decrease in administration expenses margin because of the synergy of the new acquisitions (administration expenses margin decreased by 2.2 bps., from, 17% in 2022 1HY to 13% in 2023 1HY).

The Group's net profit for 2023 1 HY amounted to EUR 1.972 thousand (2022 1 HY: EUR 779 thousand). Net profit margin was equal to 4% in 2023 1 HY (2022 1 HY net profit margin was 2%). Group Equity to Assets ratio increased up to 19.5% or by 2.3 bps., compared to ratio as at 31 December 2022 , when ratio was 17.2%.

As at 30 June 2023, the Group had 1.457 employees (31 December 2022: 1.711 employees).

3. The Group's key management personnel

As at 30 June 2023, the Group's key management personnel included the following persons:

- Deividas Jacka, Chairman of the Board (since 22 January 2021) and chief business development officer (since 29 May 2023),

Deividas Jacka is the Chairman of the Board of AB "Civinity" (since 2020). He holds a Master's degree in business administration and executive MBA diploma.

- Virgeda Jackaitė, Member of the Board and chief executive officer (since 29 May 2023),

Virgeda Jackaitė is the Member of the Board of AB "Civinity". She holds a degree in accounting and finance from University of Birmingham. She is a CEO of the group companies Civinity LT UAB and Civinity Engineering UK and board member of the companies SPV 31 UAB, Civinity engineering UAB.

- Lina Banytė-Surplienė, independent Member of the Board (since 29 May 2023),

Lina Banytė-Surplienė is the Member of the Board of AB "Civinity". She holds a master's degree in international business and law.

4. Number and nominal value of the shares of the Company acquired and held by the Company or the Group companies and the percentage of authorised share capital they represent

During first six months of year 2023 the Company and the Group companies neither acquired nor disposed any shares of the Company and on 30 June 2023 the Company and the Group companies held no shares of the Company. The Company does not have any other classes of shares than ordinary shares mentioned below, there are no any restrictions of share rights or special control rights for the shareholders settled in the Articles of Association of the Company. No convertible securities, exchangeable securities or securities with warrants are outstanding; likewise, there are no outstanding acquisition rights or undertakings to increase share capital.

5. Information on branches and representative offices of the entity

The Company has neither branches nor representative offices.

6. Significant events subsequent to the end of the current financial year

For the significant events after the reporting financial year please refer to a note 25.

7. The Group's operation plans and prospects

In 2023, the Group plans further development of its business activities in main business segments mixing organic growth and acquisitions strategy. The main focus will stay on the growth in facilities management services in residential, commercial property management and engineering operations.

Civinity and the Group keep the main focus on the multiapartment modernization (renovation) projects including availability to install and service solar plants and provide green energy solutions to our customers. Company also researching and investigating solutions to invest into EV charging solutions applicable to multiapartment house usage.

In 2022 the Company started developing its ESG [Environment - Social - Governance] strategy. As part of the strategy creation process the Company conducted a thorough materiality analysis and identified key sustainability topics that represent the Company's largest impacts and are the most important to all stakeholder groups. As a result, the Company identified 12 sustainability focus areas: Efficient energy use, Carbon footprint, Good working conditions & well-being, Training & development opportunities, Health & safety, Fair remuneration, Involving and empowering employees, Employee retention & recruitment, Service efficiency, Competitive advantage, Compliance & anti-corruption, Data protection. The Company will continue to identify goals, KPI's, and an action plan for management of each material topic, and will announce the ESG strategy with its related policies during the year 2023.

8. Information about the Group's research and development activities

The group plans significant investments and development actions into various processes automatization, including the client support services, where Sales Force intelligence system implemented as part of solutions, group owned facilities management system (FMS) are developed for group companies and will be launcehed in Latvia operations too. All IT solutions, systems and algorithms are developed and supported in group subsidiary Smart Technologies UAB.

In 2023, the Group continued the upgrade of the "in house" invoicing system developed by the company BlueBrige Solutions UAB for the Group residential facilities management companies in Lithuania. For Latvia subsidiaries operations accounting, invoicing and debt management Group installing new Horizon ERP (developer Visma) system, which replaced various accounting, HR management and invoicing, debt management systems and will lead to cost and reports efficiency.

9. Financial risks of the Group

The Group's issued 8 million EUR bonds bear fixed interest rate. The rest of Group borrowings mostly comprise borrowings and finance lease liabilities bearing a variable interest rate linked with EURIBOR that expose the Group to the interest rate risk, but it is considerred not significant one. As at 30 June 2023 and as at 31 December 2022, there were no financial instruments designated to control the risk of interest rate fluctuations.

The Group is meeting its short term debt obligations and has the ability to pay off its short-term liabilities and is in control of liquidity risk, refer to note 2.1.

The Group focuses strongly on improving internal credit management processes in order to minimize trade receivable impairments and debt write off's.

Virgeda Jackaitė
Chief Executive Officer
20 September 2023

(All amounts are in thousands of euros unless otherwise stated)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Note	30 June 2023	30 June 2022
Revenue from contracts with customers	5	44,971	33,823
Cost of sales	6	(36,174)	(26,607)
Gross profit		**8,797**	**7,216**
Distribution expenses	7	(224)	(169)
Administrative expenses	7	(6,023)	(5,879)
Impairment of financial assets		-	(42)
Other income		13	114
Other gains (losses) – net		88	31
Results from operating activities		**2,651**	**1,271**
Interest income		116	15
Interest expenses		(430)	(484)
Profit before income tax		**2,337**	**802**
Income tax expense	8	(365)	(23)
Profit for the period		**1,972**	**779**
Other comprehensive loss		-	-
Total comprehensive income for the period – net of tax		**1,972**	**779**
Profit for the period and total comprehensive income attributable to:			
Parent's shareholders		1,324	223
Non-controlling interest		647	556
		1,972	779

The accompanying notes on pages from 10 to 37 form an integral part of these financial statements.

Chief Executive Officer	Virgeda Jackaitė	20 September 2023
Chief Accountant	Vilma Marciukaitė	20 September 2023

(All amounts are in thousands of euros unless otherwise stated)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	At 30 June 2023	At 31 December 2022
ASSETS			
Non-current assets			
Goodwill	9	12,766	12,759
Other intangible assets	9	8,399	8,412
Property, Plant, and Equipment	10	1,271	1,261
Right-of-use assets	11	1,666	1,953
Other investments		75	47
Deferred income tax assets	8	534	281
Loans granted	13	1,452	1,625
Other amounts receivable		392	565
Total non-current assets		26,555	26,903
Current assets			
Inventories	14	670	588
Contract assets	16	473	623
Trade receivables	16	16,310	15,016
Other amounts receivable	16	3,427	2,675
Other current assets	17	1,528	1,420
Cash and cash equivalents	18	6,848	6,212
Total current assets		29,257	26,535
TOTAL ASSETS		55,812	53,438
EQUITY AND LIABILITIES			
Equity			
Share capital	19	100	100
Retained earnings		4,429	3,105
Equity attributable to shareholders of the Parent		4,529	3,205
Non-controlling interest		6,348	5,970
Total equity		10,878	9,175
Liabilities			
Non-current liabilities			
Borrowings	20	4,016	4,287
Lease liabilities	11	1,034	1,320
Other payables		122	122
Deferred income tax liability	8	59	36
Provisions	21	236	196
Other non-current liabilities	22	316	156
Total non-current liabilities		5,783	6,117
Current liabilities			
Borrowings	20	9,058	8,939
Lease liabilities	11	632	625
Trade payables		13,411	12,977
Contract liabilities	21	8,603	8,552
Advances received	21	-	-
Income tax liability		535	385
Provisions		-	-
Other current liabilities	22	6,913	6,668
Total current liabilities		39,152	38,146
Total liabilities		44,934	44,263
TOTAL EQUITY AND LIABILITIES		55,812	53,438

The accompanying notes on pages from 10 to 37 form an integral part of these financial statements.

Chief Executive Officer	Virgeda Jackaitė	20 September 2023
Chief Accountant	Vilma Marciukaitė	20 September 2023

(All amounts are in thousands of euros unless otherwise stated)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Note	Share capital	Retained earnings	Equity attributable to shareholders of the Parent	Non-controlling interest	Total equity
Equity as at 1 January 2022		100	3,572	3,672	1,023	4,696
Profit (loss) for the period			(119)	(119)	897	779
Total comprehensive income for the period			(119)	(119)	897	779
Transfer to minority interest			(348)	(348)	348	0
Acquisition of minority interest			-	-	3,701	3,701
Total transactions between equity holders			(348)	(348)	4,050	3,701
Equity as at 31 December 2022		100	3,105	3,205	5,970	9,175
Profit (loss) for the period			1,324	1,324	647	1,972
Total comprehensive income for the period			1,324	1,324	647	1,972
Dividends paid to non-controlling interests in subsidiaries			-	-	(270)	(270)
Equity as at 30 June 2023		100	4,429	4,529	6,347	10,878

The accompanying notes on pages from 10 to 37 form an integral part of these financial statements.

Chief Executive Officer	Virgeda Jackaitė	20 September 2023
Chief Accountant	Vilma Marciukaitė	20 September 2023

(All amounts are in thousands of euros unless otherwise stated)

CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	2023 1HY	2022 1 HY
Cash flows from operating activities			
Profit before tax		2,337	802
Adjustments for non-cash expenses (income):			
Depreciation and amortisation	6.7	1,111	891
Loss allowances (reversal)	7	-	42
Interest expenses	11, 20	430	484
Interest income		(116)	(15)
(Gain) loss on disposal of Property, Plant and Equipment		-	(31)
Provisions		39	23
Deffered tax change		(219)	
Other gain (loss) - net		(114)	-
Changes in working capital			
(Increase) decrease in inventories		(136)	161
Decrease in trade receivables		(1,032)	(184)
Decrease in prepayments		(108)	(472)
Decrease in contract assets		150	(37)
(Increase) decrease in other amounts receivable		(303)	(315)
Increase in trade payables		229	1,531
Increase (decrease) in contract liabilities		51	859
(Decrease) in other amounts payable		558	750
Income tax paid		(224)	(1)
Net cash flows generated from operating activities		2,652	4,488
Cash flows from investing activities			
Purchase of intangible assets	9	(168)	(397)
Purchase of Property, Plant and Equipment	10	(209)	(352)
Disposal of non-current assets	9, 10	-	90
Loans granted	13	(368)	(301)
Sale of subsidiary, net of cash disposed	13	(55)	-
Purchase of other investment		(50)	-
Interest received		-	15
Acquisition of subsidiaries, net of cash acquired	12	101	(6,396)
Net cash flows used in investing activities		(749)	(7,341)
Cash flows from financing activities			
Interest paid	20	(332)	(449)
Proceeds from borrowings	20	110	5,083
Repayments of borrowings	20	(563)	(82)
Lease payments	11	(389)	(397)
Dividends paid		(93)	-
Net cash flows generated from (used in) financing activities		(1,268)	4,155
Net increase (decrease) in cash flows		635	1,302
Cash and cash equivalents at the beginning of the period		6,212	4,131
Cash and cash equivalents at end of the period	18	6,848	5,432

Non-cash transactions, related to business combinations, are disclosed in note 12.
The accompanying notes on pages from 10 to 37 form an integral part of these financial statements.

Chief Executive Officer	Virgeda Jackaitė	20 September 2023
Chief Accountant	Vilma Marciukaitė	20 September 2023

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1.GENERAL INFORMATION

1.1.Information about the Company

AB "Civinity" ("the Company", company code 302247881) is a public limited liability company registered in the Republic of Lithuania. It was established on 13 November 2008. The Company's registered office and head office address is Naugarduko g. 98, LT-03160, Vilnius, Lithuania. The Company's core line of business is management of subsidiaries and consulting services.

From 30 March 2020 the sole shareholder and ultimate shareholder of the Company is SIA "NORD FIN ASSET" (registration number 44103136863, address: Dubultu prospekts 3, Jūrmala, Latvia). The sole ultimate beneficiary holding a 100% ownership interest of SIA "NORD FIN ASSET" is Deividas Jacka.
The group management board consist of:

- Deividas Jacka, Board Member (from 10 August 2018 until 10 April 2020 and since 23 December 2020), Chairman of Board (since 22 January 2021);
- Virgeda Jackaitė, Board Member and Chief Executive Officer (since 29 May 2023);
- Lina Surplytė-Banienė, Board Member (since 29 May 2023).

Virgeda Jackaitė was elected as Chief Executive Officer starting from 29 May 2023 and took over this position from Deividas Jacka, who was Chief executive officer starting from 23 of December 2020.

As at 30 June 2023 and 31 December 2022, the Company's authorised share capital consisted of 100 ordinary registered shares with par value of EUR 1 thousand each. All the shares of the Company have been fully paid up. The subsidiaries do not hold the Company's shares. The Company's shares are not publicly traded.

1.2.Information about the Group

The Civinity Group is a rapidly expanding international Group of companies providing a wide range of high quality services in the areas of property estate management, maintenance and operations. The main services related to commercial and residential estate objects provided by the Group companies are as follow:
- Administration and technical maintenance of commercial property and residential, multi apartments buildings;
- Cleaning of indoor premises and outdoor areas;
- Design, installation and maintenance of heat, water, air conditioning engineering systems;
- Heating, automatic, low voltage and ventilation systems maintenance;
- General construction and repair works, management of modernization (renovation) projects in buildings;
- Liquidation of accidents;
- Other.

The Group was formed through the privatisation of local municipalities owned facility management companies in Lithuania and from 2014 expanded to Latvian market. In 2005, the first facility management company Civinity Namai Klaipėda UAB (former title Vitės Valdos UAB) (Klaipėda town, Lithuania) was privatised. In 2006 companies Civinity Namai Palanga UAB (former title Palangos Butų Ūkis UAB) and Debreceno Valda UAB were acquired from municipalities of Palanga and Klaipėda (both in Lithuania). In 2008 investment management and consulting services company Facilities Management UAB was established, which became a holding company that took over shares of the mentioned facilities management companies, their management and laid foundations for the formation of the Group. In 2010, the Group completed the privatisation of municipality companies Civinity namai UAB (former title Senamiesčio Ūkis UAB) (Vilnius, Lithuania) and Kretingos būstas UAB (Kretinga, Lithuania) and in 2012 municipal company Civinity Namai Kaunas UAB (former title Būsto Valda UAB) was privatised in Kaunas (Lithuania). In 2014, have won the auction on the privatisation of Latvian company Civinity Mājas Jūrmala SIA (former title Jūrmala Namsaimnieks SIA), the Group started its business expansion to Latvian market. The Group's expansion to Latvian market took the following steps: in 2016 Civinity Mājas AS (former title Hausmaster AS), Home master SIA and Civinity Solutions SIA (former title CS Komercserviss SIA) were acquired, year later in 2017 Labo Namu Aģentūra SIA was acquired and in 2018 SIA "VBS Serviss" and SIA ALG Cleaning were acquired. In 2015 Facilities Management UAB was renamed to Civinty UAB and Group companies started using the new trademarks of Civinity and Civinity Solutions in addition to their company names. In 2016 Civinity UAB shareholder took decision to increase share capital of the Company and in 2017 Company's legal form was transformed from private limited liability company to public limited liability company AB "Civinity".

In 2018, the Group via the companies SPV-31 UAB and SPV-32 UAB with the Sail Invest UAB (former title – Partnerystės projektai P UAB) acquired two companies in Lithuania - Statinių priežiūra UAB (renamed to Civinity Solutions UAB) and Dizaja UAB (renamed to Civinity Engineering UAB). These companies provide commercial property technical administration and engineering systems installation and maintenance services.

In 2020 the Group subsidiary Civinity Engineering UAB established company Civinity Engineering UK in United Kingdom and started design, installation and maintenance of heat, water, air conditioning engineering systems under the contract by Vastint.

In 2021 Civinity established new company City billing sulutions LT UAB to perform specific accounting, billing and debt collection services for the facilities managment companies. The company in Latvia SIA Birznieka projekti was renamed to City billing sollutions SIA to provide the simillar services for Latvia residential companies. New company Civinity MD UAB was established in 2021 as well.

At 16 December 2021 AB "Civinity" signed the shareholders agreement with company Sail Invest UAB to merge residential companies Civinity namai UAB, Civinity namai Vilnius UAB, Servico UAB and part of Pastatų meistrai UAB under ownership of SPV-31 UAB and at 18 May 2022 SPV-31 UAB signed shares purchase agreement to acquire 100 % of shares UAB Priemiestis, UAB Jurita, UAB Inservis and SIA Inservis from AB Invalda and UAB įmonių grupė Inservis.

At February 2023 group companies UAB Civinity Solutions started negotiations with customers for three parties agreements (Inservis UAB, Civinity Solutions UAB and customer) for transferring contract liabilities and services rendered from Civinity Solutions UAB to Inservis UAB. The aim is to concentrate services for public areas and indoor premises cleaning in to UAB Civinity Solutions and transfer premises technical maintenance, supervision agreements to UAB Inservis. According management estimation and plans the split and transfer of agreements, including obligations should be finished in July 2023.

At January 2023 AB "Civinity" finalized the procedures of the acquisition of Valandinis UAB majority stake of shares from UAB "Partly". The transaction details were initially stated in Information Document for the offering of bonds of AB "Civinity" from 30 September 2021 and public announcement in Nasdaq system from 04 October 2022.

Valandinis merge into Civinity group will give synergy for both sides: Valandinis platform will be open for Civinity employees and Valandinis all the time will assured with substantial quantity of qualified constructors, plumbers, electricians and other specialists."

At 26 January 2023 AB "Civinity" sold 100 percent stake of shares of Pilsetas Lifti SIA to Lithuania based company UAB "Profi Invest". This transaction is further clarification of group business model and business segments.

(All amounts are in thousands of euros unless otherwise stated)

As at 30 June 2023 and 31 December 2022, the Group consisted of the Company and the following subsidiaries and associates:

Title of the subsidiary or associate	Country	Type of Ownership, direct owner	Profile of activities	Ownership interest held at	
				30 June 2023	31 December 2022
UAB Civinity namai Kaunas	Chemijos 15, Kaunas, Lithuania	direct	Facility management services	100%	100%
UAB Civinity namai Vilnius [1]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Facility management services	51%	51%
UAB Civinity namai Vakarai	Danės 5-41, Klaipėda, Lithuania	direct	Facility management services	81.72%	81.72%
UAB Civinity namai [1]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Facility management services	51%	51%
UAB Pastatų meistrai [1]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Construction and repair services	51%	51%
UAB Civinity meistrai [2]	Naugarduko 98 Vilnius, Lithuania	direct	Construction and repair services	100%	100%
UAB Debreceno NT	Taikos pr. 101D, Klaipėda, Lithuania	direct	Real estate administration	95.44%	95.44%
UAB Civinity renovacija	Naugarduko 98 Vilnius, Lithuania	direct	Construction and repair services	100%	100%
UAB Civinity namai Palanga	Virbališkės 3F-1, Palanga, Lithuania	direct	Facility management services	99.44%	99.44%
UAB Smart technologies	Naugarduko 98 Vilnius, Lithuania	direct	IT services	100%	100%
UAB Civinity MD	Naugarduko 98 Vilnius, Lithuania	direct	Projects management	100%	100%
UAB Civinity LT	Naugarduko 98 Vilnius, Lithuania	direct	Services center	100%	100%
UAB City Billing Solutions	Naugarduko 98 Vilnius, Lithuania	direct	Accounting services	100%	100%
UAB Servico [3]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Facility management services	51%	51%
UAB Inservis [4]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Facility management services	51%	51%
UAB Jurita [4]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Facility management services	51%	51%
UAB Priemiestis [4]	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Facility management services	51%	51%
SIA Inservis [4]	Smilšu iela, Rīga, Latvia	indirect, UAB SPV31	Facility management services	51%	51%
UAB Valandinis [6]	Naugarduko 98 Vilnius, Lithuania	direct	Platform for freelancer construction professionals	51%	---
SIA Pilsetas Lifti [7]	Dēļu iela 5, Rīga, Latvia	direct	Construction and repair services	---	100%
SIA Civinity Engineering [5]	Dēļu iela 5, Rīga, Latvia	direct	Construction and repair services	100%	100%
SIA Civinity solutions	Dēļu iela 5, Rīga, Latvia	direct	Facility management services	100%	100%
SIA Civinity LV	Dēļu iela 5, Rīga, Latvia	direct	Services center	100%	100%
SIA City billing solutions	Dēļu iela 5, Rīga, Latvia	direct	Accounting services	100%	100%
AS Civinity majas	Dēļu iela 5, Rīga, Latvia	direct	Facility management services	100%	100%
Civinity Group Latvija PS	Dēļu iela 5, Rīga, Latvia	indirect, SIA Civinity Solutions, SIA Civinity Engineering	Commercial sector facility management services	100%	100%
UAB SPV 32	A. Goštauto 40B, Vilnius, Lithuania	direct	Holding company	51%	51%
UAB SPV 31	Šv. Stepono 7, Vilnius, Lithuania	direct	Holding company	51%	51%
UAB Civinity namai Klaipėda	Danės 5-41, Klaipėda, Lithuania	direct since 1 August 2022, until then indirect, UAB Būsto administravimas	Facility management services	100%	100%
SIA Civinity majas Jurmala	Dubultu prospekts 3, Jūrmala, Latvia	indirect, UAB Civinity namai Kaunas	Facility management services	100%	100%
SIA CS Renovacija	Dubultu prospekts 3, Jūrmala, Latvia	indirect, SIA Civinity Majas Jūrmala	Construction and repair services	100%	100%
UAB Civinity Solutions	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV31	Commercial sector facility management services	51%	51%
UAB Civinity Engineering	Naugarduko 98 Vilnius, Lithuania	indirect, UAB SPV32	Commercial sector facility management services	51% 51%	51% 51%
LTD Civinity Engineering UK	United Kingdom	indirect, UAB Civinity Engineering	Commercial sector facility management services	51% 51%	51% 51%

[1] Civinity Namai UAB, Civinity Namai Vilnius UAB, Pastatų meistrai UAB in Februrary 2022 sold to SPV-31 UAB as statutory capital contribution.
[2] Civinity Meistrai UAB in February 2022 separated company from Pastatų meistrai UAB.
[3] Servico UAB in March 2022 bought company by SPV-31 UAB.
[4] Inservis UAB, Priemiestis UAB, Jurita UAB, Inservis SIA (all together named as Inservis Group) in May 2022 bought companies by SPV-31 UAB.

[5] in December 2022 SIA CS Apkope changed its title into SIA Civinity Engineering.
[6] Valandinis UAB 51% bought in January 2023
[7] Pilsetas lifti SIA 100% shares sold in January 2023

As at 30 June 2023, the Group had 1.457 employees (31 December 2022: 1.711 employees).
The Group's management approved these consolidated financial statements on 20 September 2023

1.3. Changes at the Group as at 30 June 2023 and 31 December 2022

Changes in 2022

The authorized capital of the SPV31 UAB was increased to EUR 6.533 thousand on 18 March 2022, AB "Civinity" contribution to the authorised capital increase of SPV-31 UAB was EUR 3.330 thousand EUR.
At 16 December 2021 AB "Civinity" signed the shareholders agreement with company Sail Invest UAB and agreed on the merge of residential companies Civinity namai UAB, Civinity namai Vilnius UAB, Servico UAB and Pastatų meistrai UAB Vilnius department. These companies acquisition was implemented by Civinity subsidiary SPV-31 UAB. The merger of the mentioned companies was carried out at 01 March 2022 and now SPV-31 UAB controls 100% shares of Civinity Namai, Civinity Namai Vilnius, Pastatų meistrai and Servico. Since 31 July 2018 SPV-31 UAB controls 100% shares of the company Civinity Solutions UAB.
Also as a part of this reorganisation, the new group company Civinity Meistrai, UAB was established in Februrary 2022 which cover technical, cleaning and other services outside the Vilnius district.
At 24 December 2021 SPV-31 UAB signed shares purchase agreement with company AB Invalda and UAB Inservis (Lithuania) to acquire 100 % of shares UAB Priemiestis, UAB Jurita, UAB Inservis and SIA Inservis. The last company operates in Latvia. The transaction and take over was completed at 18 May 2022.

Changes in 2023 1 half year

In February 2023 group companies UAB Civinity Solutions started negotiations with customers for three parties agreements (Inservis UAB, Civinity Solutions UAB and customer) for transferring contract liabilities and services rendered from Civinity Solutions UAB to Inservis UAB. The aim is to concentrate services for public areas and indoor premises cleaning in to UAB Civinity Solutions and transfer premises technical maintenance, supervision agreements to UAB Inservis. As at 30 June 2023 this transfer is still in the process, according management estimation transfer of agreements, including obligations should be finished by the end of 2023.
In January 2023 AB "Civinity" finalized the procedures of the acquisition of Valandinis UAB majority stake of shares from UAB "Partly". The transaction details were initially stated in Information Document for the offering of bonds of AB "Civinity" from 30 September 2021 and public announcement in Nasdaq system from 04 October 2022. Valandinis merge into Civinity group will give synergy for both sides: Valandinis platform will be open for Civinity employees and Valandinis all the time will assured with substantial quantity of qualified constructors, plumbers, electricians and other specialists.
On 26 January 2023 AB "Civinity" sold 100 percent stake of shares of Pilsetas Lifti SIA to Lithuania based company UAB "Profi Invest". This transaction is further clarification of group business model and business segments.

From the 29 May 2023 Virgeda Jackaitė took CEO position at Civinity group. Deividas Jacka, former CEO, continues to serve on the Group's Board. The main task for the new leader is to assure active and sustainable further growth. V.Jackaitė has been leader in Civinity group company in London.

1.4. War in Ukraine impact on the Group's activities

24 February 2022 started Russia federation started war In Ukraine did not have a significant impact on the Company's operations and results in reporting period. But the Company management assessing the potential impact of key war factors on the Company strategic goals, cash flows, financial results and continuously monitoring the quality of trade receivables, growth of energy resources prices and inflation growth.

2.BASIS OF PREPARATION AND SUMMARY OF PRINCIPAL ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of the consolidated financial statements of Civinity Group are set out below. These policies have been consistently applied to all periods presented unless otherwise stated.

2.1.Basis of preparation

These financial statements include the Group's consolidated unaudited financial statements for the 6 months period ended 30 June 2023. The financial statements have been prepared on a going concern basis.

The Group's liquidity ratio (total current assets / total current liabilities) was approximately equal to 0,74 as at 30 June 2023 (31 December 2022: 0,70). Liquidity ratio below 1 is related with payable Bonds which mature in October 2023. The company intends to refinance this bond emission with the new 8 million bond emission. On 14 September, 2023 the Company has signed the agreemet with AB Šiaulių bankas, which will be distributing the new bond emission.
In accordance with IFRS requirements, the Group classifies all prepayments received from households as short term liabilities, as the Group does not have an unconditional right to defer settlement of these liabilities for at least 12 months after the reporting period. Based on the historical experience and practice, the Group observes that accumulated funds from households for future construction, repair and current maintenance works can reduce year-over-year during 12-month period by only up to 10-30% (which in the view of Management represents best estimate of current liabilities based on the plans approved by the owners of the buildings to carry out specific works in the current year less new funds to be accumulated during the same period). The remaining 70-90% of the company's liability for accumulated funds paid by residents are expected to be carried forward and settled by delivering services after more than one year. Based on managment estimations all contract liabilities are current considering the operating cycle of the Group, however for cash flow purposes because of the liabilities being used after 12 months period the liquidity ratio is 0,93 (note 4.1).

The financial statements have been prepared under the historical cost convention.
The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union.
All amounts in the financial statements, including amounts disclosed in notes to the financial statements, are presented in the euros (EUR) unless otherwise stated.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to make assumptions in the process of applying the Group's accounting policies. The areas involving important assumptions, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3 'Critical accounting estimates'.

2.2. New and amended standards and their interpretations adopted by the Group

The new standards or their amendments aplicable from 1 January 2023 had no significant impact on the Group's financial statements.

2.3. Consolidation

The consolidated financial statements include the financial statements of AB "Civinity" and its subsidiaries. The financial statements of the subsidiaries have been prepared for the same reporting period as the financial statements of the parent company using the uniform accounting principles.
Subsidiaries are entities (including structured entities) controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date on which control ceases.

The acquisition method of accounting is used to account for business combinations by the Group (refer to note 2.6).
Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.
Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position respectively.

2.4.Changes in ownership interest in a subsidiary that do not result in changes in control

Transactions with non-controlling interests that do not result in a loss of control are presented within equity, i.e. as transactions with equity owners. The difference between the fair value of the consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded within equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

2.5.Non-controlling interest

Non-controlling interest is the portion of the subsidiary's net results of operations and net assets, including fair value adjustments, not attributable, directly or indirectly, to the Group. Non-controlling interest represents a separate item of the Group's equity.

2.6.Business combinations

The acquisition method of accounting is used to account for all business combinations, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of a subsidiary comprises the:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Group;
- fair value of any asset or liability resulting from a contingent consideration arrangement, and
- fair value of any pre-existing equity interest in the subsidiary.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquired entity on an acquisition-by-acquisition basis either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.
Acquisition-related costs are expensed as incurred. The excess of the:

- consideration transferred;
- amount of any non-controlling interest in the acquired entity, and
- acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised directly in profit or loss as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss.
If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquire is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in profit or loss.

(All amounts are in thousands of euros unless otherwise stated)

2.7.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 amounts in these consolidated financial statements are presented in the euros, which is the functional and presentation currency of AB "Civinity" and its subsidiaries.

2.8.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 the statement of comprehensive income.

Foreign exchange gains and losses that relate to borrowings are presented in the statement of comprehensive income, within finance costs. All other foreign exchange gains and losses are presented in the statement of comprehensive income on a net basis within other income or other expenses.
The results and financial position of foreign operations (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 presented are translated at the closing rate at the date of that balance sheet;
- income and expenses for each statement of profit or loss and statement of comprehensive income are translated at average exchange rates (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions), and
- all resulting exchange differences are recognised in other comprehensive income.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the closing rate.

2.9.Intangible assets

Goodwill

Goodwill is measured as described in note 9.

Goodwill on acquisitions of subsidiaries is included in intangible assets. Goodwill is not amortized but it is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired and is carried at cost less accumulated impairment losses. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The units or groups of units are identified at the lowest level at which goodwill is monitored for internal management purposes, being separate companies. An impairment loss is recognised 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 of disposal and value in use.

Other intangible assets

Intangible assets, if they are acquired separately from the business (including computer software) are stated at cost, less subsequent accumulated amortisation and impairment losses. Cost includes the purchase price of intangible assets from a third party as well as costs for the development of intangible assets, if such assets are being developed.
Customer base acquired in a business combination value is calculated based on the future cash flow value calculation. Amortisation is calculated using the straight-line method to allocate the cost of assets over their useful life's established as follows (in years):

- Patents, licenses and computer software	3 years
- Trademark	10 years
- Customer base*	5 (commecial clients); 16 (residential sector clients) years

*Since the 1 January 2022 the group is using 16 years life time period for the residential sector Clients' base (6.25% attrition rate).

Subsequent expenditure is recognised in profit or loss when incurred.

Intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired.

The useful life, residual values and amortisation method are reviewed annually to ensure that they are consistent with the expected pattern of economic benefits from intangible assets.

2.10.Property, plant, and equipment

Property, plant and equipment are stated at cost, less subsequent accumulated depreciation and impairment losses.

Cost includes all expenditure that is directly attributable to the acquisition of assets. Subsequent costs are included in the asset's carrying amount or recognised 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 any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

When components of property, plant and equipment have different useful lives, they are accounted for as separate items (main components) of property, plant and equipment.

The depreciation of property, plant and equipment is started from the date on which they are ready for their intended use.

Land is not depreciated. Depreciation of other assets is calculated using the straight-line method over useful life established as follows (in years):

- Buildings and structures	25 years
- Plant and machinery	5 years
- Motor vehicles	5 years
- Other equipment	5 years
- Other assets	5 years

Depreciation methods, useful life and residual values are reviewed each reporting period and adjusted, if it is required due to the nature of use of non-current assets.

Property, plant and equipment are derecognised on disposal or when no future economic benefits are expected from their use or disposal. Any gain or loss arising on the derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year in which the asset is derecognised.

Construction in progress is stated at cost. Construction in progress comprises the cost of buildings, structures and facilities and other directly attributable costs, capitalised interest. Construction in progress is not depreciated for as long as the construction works have not been completed and assets have not been brought into use.

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

2.11.Financial assets and liabilities

Under IFRS 9, Financial Instruments, the Group classifies its financial assets into the following 3 categories: financial asset at amortised cost, financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss.

Subsequent to initial recognition, financial assets are classified into the afore-mentioned categories based on the business model the Group applies when managing its financial assets. The business model applied to the group of financial assets is determined at a level that reflects how all groups of financial assets are managed together to achieve a particular business objective of the Group. The intentions of the Group's management regarding individual items of instruments have no effect on the adopted business model. The Group may adopt more than one business model to manage its financial assets.
The business model for managing of financial assets is based not merely on an assertion, but also on facts that are observable in the activities that the Group undertakes in order to achieve the objectives of the business model. In determining the business model applicable for managing financial assets, the Group makes its decision in view of not individual factors or activity, but in view of all evidence that is available in the course of the assessment.
The Group recognises a financial asset in its statement of financial position only when the Group becomes a party to the contractual provisions of the instrument. The purchase or sale of financial assets is recognised and derecognised, as applicable, using trade date accounting.
At initial recognition, the Group measures financial assets at fair value, except for trade receivables that do not have a significant financing component. Transaction costs comprise all charges and commission that the Group would not have paid if it had not entered into an agreement on the financial instrument.
If the fair value of the financial asset at initial recognition differs from the transaction price, the difference is recognised in profit or loss.

In view of the business model applied for managing the group of financial assets, the accounting for financial assets is as follows:

Financial assets measured at amortised cost

Loans granted by the Group and amounts receivable are accounted for under the business model the purpose of which is to hold financial assets in order to collect contractual cash flows that can contain cash flows related to the payment of the principal amount and interest inflows.
Loans and amounts receivable are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the end of the date of the statement of financial position. These are classified as non-current assets.
Loans and receivables are initially recognised at cost (the fair value of consideration receivable) and subsequently carried at amortised cost using the effective interest rate method. Gains and losses are recognised in the statement of profit or loss and other comprehensive income when these assets are derecognised, impaired or amortised.

Financial assets at fair value through profit or loss

The Group measures financial assets, which are stated at fair value in subsequent periods, through profit or loss, using the business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
The Group does not have any financial assets held for trading and acquired for the purpose of selling in the near term and attributes to this category only financial assets arising from the disposal of business or investments classified as non-equity contingent consideration.

Effective interest method

The effective interest method is used in the calculation of the amortised cost of a financial asset and in the allocation of the interest revenue in profit or loss over the relevant period.
The effective interest rate is the rate that exactly discounts estimated future cash inflows through the expected life of the financial asset to the gross carrying amount of the financial asset that shows the amortised cost of the financial asset, before adjusting for any loss allowance. When calculating the effective interest rate, the Group estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs, and all other premiums or discounts. There is an assumption that the cash flows and the expected life of a group of similar financial instruments can be estimated reliably. However, when it is not possible to reliably estimate the cash flows or the expected life of a financial instrument (or group of financial instruments), the Group uses the contractual cash flows over the full contractual term of the financial instrument (or group of financial instruments).

Expected credit losses

Credit losses incurred by the Group are calculated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate. The Group estimates cash flows by considering all contractual terms of the financial instrument through the expected life of that financial instrument, including cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Expected credit losses show the weighted average of credit losses with the respective risks (probability) of a default occurring as the weights.
Lifetime expected credit losses are the expected credit losses that result from all possible default events over the period from the date of initial recognition of a financial asset to the subsequent date of settlement of the financial asset or ultimate write-off of the financial asset.
The Group seeks for lifetime expected credit losses to be recognised before a financial instrument becomes past due. Typically, credit risk increases significantly before a financial instrument becomes past due or other lagging borrower-specific factors (for example, a modification or restructuring) are observed. Consequently when reasonable and supportable information that is more forward-looking than past due information is available without undue cost or effort, it must be used to assess changes in credit risk.
Expected credit losses are recognised by taking into consideration individually or collectively assessed credit risk of loans granted and trade receivables. Credit risk is assessed based on all reasonable and verifiable information including future oriented information.
The lifetime expected credit losses of trade receivables are assessed based on both the collective and individual assessment basis. The Group's management decides on the performance of the assessment on an individual basis reflecting the possibility of obtaining information on the credit history of a particular borrower, its financial position as at the date of assessment, including forward-looking information that would allow to timely determine whether there has been a significant increase in the credit risk of that particular borrower, thus enabling making judgment on the recognition of lifetime expected credit losses in respect of that particular borrower. In the absence of reliable sources of information on the credit history of a particular borrower, its financial position as at the date of assessment, including forward-looking information, the Group assesses the debt on a collective basis.
The lifetime expected credit losses of trade receivables are recognised at the recognition of amounts receivable.
When granting the loan the Group assesses and recognises 12-month expected credit losses. In subsequent reporting periods, in case there is no significant increase in credit risk related to the lender, the Group adjusts the balance of 12-month expected credit losses in view of the outstanding balance of the loan at the assessment date. Having determined that the financial position of the lender has deteriorated significantly compared to the financial position that existed upon the issue of the loan, the Group records all lifetime expected credit losses of the loan. The latest point at which the Group recognises all lifetime expected credit losses of the loan granted is identified when the borrower is late to pay a periodic amount or the total debt for more than 30 days. In case of other evidence available, the Group accounts for all lifetime expected credit losses of the loan granted regardless of the more than 30 days past due assumption.
Loans for which lifetime expected credit losses were calculated are considered credit-impaired financial assets.

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired include observable data about the following events:

a) significant financial difficulty of the borrower;
b) a breach of contract, such as a default or event that is past due for more than 90 days;
c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation;
e) the disappearance of an active market for that financial asset because of financial difficulties;
f) the purchase or origination of a financial asset at a deep discount that reflects the incurred credit losses.

The combined effect of several events that may occur simultaneously or subsequently throughout the term of validity of the agreement on the financial assets may have caused financial assets to become credit-impaired.
The lifetime expected credit losses of loans receivable and trade receivables are recognised in profit or loss through the contra account of doubtful receivables.
The Group writes off the loans receivable and trade receivables when it loses the right to receive contractual cash flows from financial assets.

Derecognition of financial assets
The Group derecognises financial assets in case of the following:

- the rights to receive cash flows from the asset have expired;
- the Group has retained the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a “pass through” arrangement; or
- the Group has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset:

•if the Group has not retained control, it shall derecognise the financial asset and recognise separately as assets or liabilities any rights and obligations created or retained in the transfer;
•if the Group has retained control, it shall continue to recognise the financial asset to the extent of its continuing involvement in the financial asset.

Whether the Group has retained control of the transferred asset depends on the transferee's ability to sell the asset. If the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer, the Group has not retained control. In all other cases, the Group has retained control.

Financial liabilities

Liabilities are classified as financial liabilities at fair value through profit or loss, or other financial liabilities. The Group does not have any financial liabilities at fair value through profit or loss.

Other financial liabilities

Other financial liabilities, including borrowings, are recognised at fair value, less transaction costs.
In subsequent periods, other financial liabilities are measured at amortised cost using the effective interest rate method. Interest expenses are recognised using the effective interest rate method.
Financial liabilities 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 reporting date.
If a financing agreement concluded before the balance sheet date proves that the liability was non-current by its nature as of the date of the balance sheet, that financial liability is classified as non-current.

Derecognition of financial liabilities
A financial liability is derecognised when the obligation under the liability is settled, cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and the recognition of a new liability. The difference between the respective carrying amounts is recognised in the statement of comprehensive income.

2.12.Cash and cash equivalents

Cash and cash equivalents comprise cash at bank, cash on hand and short-term deposits with an original maturity of three months or less.

2.13.Non-financial assets

Non-financial assets are assessed for impairment when events and circumstances indicate that the value of assets may not be recoverable. If any such indication exists, the recoverable amount of the asset is estimated. The recoverable amount is the higher of an asset’s fair value less costs of disposal and value in use.
Where the carrying amount of an asset exceeds its recoverable amount, impairment loss is accounted for in profit or loss. The previously recognised impairment loss is reversed when there are indications that recognised loss on impairment of an asset no longer exists or has reduced significantly. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Reversal is accounted for in profit or loss under the same item as impairment loss.

2.14.Inventories

Inventories are initially recorded at acquisition cost. Costs of purchased inventory are determined after deducting rebates and discounts. Subsequently inventories are recognised at the lower of cost or net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the costs of completion, marketing and distribution. The cost of inventories is determined using the first-in, first-out (FIFO) method. Inventories that are no longer expected to be realised are written off.

2.15.Provisions

Provisions are recognised when the Group has a legal obligation or constructive obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. At each date of the preparation of the statement of financial position the Group assesses the existing provisions and adjusts them in order to best reflect current estimates. If the effect of the time value of money is material, the amount of provision is discounted using the effective pre-tax discount rate set based on the interest rates for the period and taking into account specific risks associated with the provision as appropriate. Where discounting is used, the increase in the provision due to the passage of time is recognised as finance costs.

2.16.Share capital

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.
The Group has issued only ordinary shares.
The Group is obliged to keep its shareholders' equity ratio not less than 50% of its authorised share capital, as imposed by the Law on Companies of Republic of Lithuania. No other external capital requirements have been imposed on the Group.

2.17.Leases

The Group recognises a right-of-use asset and a corresponding lease liability at the lease commencement date, i.e. at the date at which the leased assets are available for use by the Group. The right-of-use asset is initially measured at cost, and subsequently at cost less any accumulated depreciation and impairment losses, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the outstanding lease payments at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate. To determine the incremental borrowing rate, the Group uses recent financing received under other contracts of financial liabilities.

Lease liabilities are subsequently measured using the effective interest rate method. The lease term is a non-cancellable period of lease; periods covered by options to extend and terminate the lease (if such options exist) are only included in the lease term if it is reasonably certain that the lease will be extended or not terminated.

The Group is a sub-lessor of the right-of-use assets. A lease is classified as a finance lease if it transfers substantially all the risks and rewards from the right-of-use asset, otherwise, it is classified as an operating lease. The Group's subleases classified as operating leases. The lease income from operating leases is recognised on a straight-line basis over the lease term.

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payment made. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, a change in the estimate of the amount expected to be payable under a residual value guarantee (no residual value guarantees as at 30 June 2023 and as at 31 December 2022), or as appropriate, changes in the assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not to be exercised (no extension options were accounted for the leases due to uncertainties as at 30 June 2023 and as at 31 December 2022).

Right-of-use assets are measured at cost comprising the amount of the initial measurement of lease liability. No lease incentives, initial direct costs, restoration costs or other costs were recognised for the leased assets by the Group as at 30 June 2023 and as at 31 December 2022.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. The straight-line basis was applied for depreciation of the right-of-use assets leased by the Group as at 30 June 2023 and as at 31 December 2022.

Payments associated with short-term leases of equipment and all leases of low-value assets are recognised on a straight-line basis as an expense in the statements of comprehensive income.

2.18.Revenue recognition

Revenue from contracts with customers is recognised when control of the services are transferred to the clients. It is the principal in its revenue arrangements (also including subcontracting services), because it typically controls the goods or services before transferring them to the customer. More over the Group facilities management companies also are responsible for the quality of rendered services and are the owners of pricing. In Latvia the Group nets inflows and outflows of administered utilities turnovers (gas, electricity, water, heating), associated with residential houses administration activity as the Group's companies act as agent in respect of utilities provision for its clients.

Reserve funds, accumulated from residential clients for future repairs works are not reported as the Group's revenue but as the contract liabilities.

Revenue from contracts with customers is recognized when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Group's activities as described below. The Group bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Revenue from administration, maintenance, cleaning, waste removal, utility and other services

Revenue from administration, maintenance, cleaning, waste removal, utility and other services, including commission fee is recognised in the reporting period during which the services were rendered. Sales revenue for these services are invoiced and accounted on a monthly basis and it relates to one agreed performance obligation. Revenue from contracts with customers is recognised when these services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those services.

The Group companies, rendering services both for residential and commercial sector customers, transfer control of administration of apartment buildings and commercial facility management services, maintenance, cleaning, waste removal, utility and other services over-time, because the customer simultaneously receives and consumes the benefits provided by the Group's performance. Sales revenue for these services are invoiced and accounted on a monthly basis and it relates to both parties agreement.

Construction, repair works and renovation

Revenue from construction, repair works is recognised applying the percentage-of-completion method, i.e. in the period when services are rendered. The Group enters into fixed price contracts. The stage of completion is measured by reference to the construction contract costs actually incurred to the reporting date as a percentage of the total estimated costs for each construction or repair contract. The total estimated costs are remeasured in case of changes in circumstances, and any increase or decrease in recognised revenue is accounted for in the period, when the Group becomes aware of the changes in circumstances. When it is probable that the total estimated contract costs will exceed the total contract revenue, the expected loss is recognised as an expense immediately. Construction contract costs are recognised as expenses in the period, when they are incurred.
The Group concluded that it transfers control over these services over-time, because the customer simultaneously receives and consumes the benefits provided by the Group's performance. Also, the Group's performance does not create an asset with alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. When the Group can reasonably measure its progress towards complete satisfaction of the performance obligation, the Group recognizes revenue and expenses in relation to each repair or construction contract over time, based on the progress of performance. The progress of performance is assessed based on the proportion of the costs incurred in fulfilling the contract up to date over to the total estimated costs of the contract. In such cases, Group has one agreed performance obligation.

Contract assets and contract liabilities

A contract asset is the right to consideration in exchange for goods or services transferred to the customer when that right is conditioned on something other than the passage of time. If the Group fulfils the performance obligation by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

A contract liability is the obligation to transfer goods or services to a customer, for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group fulfils the performance obligation under the contract.

Based on the contracts for construction and repair works, the amount of revenue recognised in respect of each contract is compared against the amount invoiced as at the end of the reporting period. In case the recognised amount of revenue is higher than the invoiced amount, the difference is accounted for as contract assets. When the invoiced amount is higher than the recognised amount of revenue, the difference is recognised as contract liabilities.

The Group receives the payments from services participants under administration and maintenance contracts which are accounted for as contract liabilities. When the administration and maintenance service is provided, but the sale invoice has not been issued yet, the amount of revenue is accounted for as contract assets.

Interest income

Interest income is recognised using the effective interest rate method.

2.19.Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed in the period in which they are incurred.

2.20.Income tax and deferred income tax

Income tax expenses comprise current income tax and deferred income tax.
Current income tax and deferred income tax are charged or credited to profit or loss, except when they relate to items included directly to other comprehensive income or equity, in which case the deferred income tax is also accounted for in other comprehensive income or equity.
Current year income tax is calculated in accordance with tax legislation that has been enacted or substantially enacted at the end of the reporting period in the countries in which the Group and its subsidiaries operate and earn taxable profit. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

The standard income tax rate applied to companies in the Republic of Lithuania was 15% in 2023 1st HY and 2022. In the Republic of Latvia starting 2018 profits are not taxed until distribution, 20% rate applied for the distributed profit. From 2010 in Lithuania tax losses may be transferred at no consideration or for an agreed consideration between the Group companies, if the set terms are fulfilled.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is not accounted for if it arises from the initial recognition of goodwill; from the initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax assets and liabilities are determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Tax losses of the companies operating in Lithuania and Latvia can be carried forward for indefinite period of time, except for losses arising from the disposal of securities and/or derivative financial instruments. In Lithuania such carrying forward of tax losses is discontinued if the Group ceases the activities that gave rise to these losses, except when the Group ceases the activities for reasons that are beyond its control. In Latvia such carrying forward of tax losses is discontinued if the Group’s controlling entity change, except for the cases when the Group continues its previous activities for five upcoming years. In Lithuania losses from disposal of securities and/or derivative financial instruments can be carried forward for 5 consecutive years and can only be used to reduce the taxable income earned from the transactions of the same nature. With effect from 1 January 2014, in Lithuania tax losses of the previous years can be used to reduce taxable profit of the current tax year by maximum 70%.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current year income tax assets against current year income tax liabilities, and when deferred income tax assets and liabilities relate to income taxes that are applied by the same fiscal authority on the same taxable entity or on different taxable entities, when there is intention to set off balances on a net basis.

In Latvia (with effect from 1 January 2018), the object of taxation is dividends rather than profit, and accordingly, there are no differences between the carrying amounts and the tax base of assets and liabilities that might result in deferred income tax assets or liabilities. Income tax on dividends is recognised as income tax expenses in the same period when the payment of dividends is declared.

2.21.Employee benefits

Social security contributions

The Group pays social security contributions to the social security fund (“the Fund”) on behalf of its employees based on the defined contribution plan in accordance with the local legal requirements. A defined contribution plan is a plan under which the Group pays fixed contributions into the Fund and will have no legal or other obligations to pay further contributions if the Fund does not hold sufficient assets to pay all employees benefits relating to employee service in the current and prior period. Social security contributions are recognised as expenses on an accrual basis and included in payroll expenses.

Bonus plans

The Group recognises a liability and an expense for bonuses based on a formula that takes into consideration various financial and individual targets, where contractually obliged or where there is a current or past practice that has created a constructive obligation.

Termination benefits

Termination benefits are payable when employment is terminated by the Group or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognizes termination benefits when it is demonstrably committed to either: terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal; or providing termination benefits as a result of an offer made to encourage voluntary redundancy.

2.22.Fair value estimation

The different levels of methods used to measure the fair value of the financial instruments (which are carried at fair value in the statement of financial position) have been defined as follow:

In determining the fair value of assets and liabilities the Company uses as much as possible inputs that are observable in the market. A fair value hierarchy categorises into three levels the inputs to valuation techniques used to measure fair value:

- 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 (as prices) or indirectly (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).

The inputs used to measure the fair value of an asset or a liability might be categorised within different levels of the fair value hierarchy. In those cases, the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

3.CRITICAL ACCOUNTING ESTIMATES

The preparation of the financial statements requires the Group management to exercise its judgement and use estimates that affect reported amounts of income and expenses, assets and liabilities, disclosure of contingent liabilities at the date of the preparation of the financial statements. Uncertainties relating to these assumptions and estimates may cause important adjustments to the carrying amounts of the related assets and liabilities in the next financial year.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Impairment of goodwill

The carrying amount of the Group's goodwill is tested for impairment at the end of reporting year in accordance with accounting policies presented in Note 9. When testing the value of goodwill for impairment assets are grouped into the smallest group of assets that generates cash inflows through the asset's continuous use and is independent from cash flows generated by other assets or the groups of assets ("the cash generating unit" or "CGU").
The recoverable amount of the cash-generating unit is determined based on value-in-use calculations. The asset's value in use is calculated by discounting future cash flows to their present value using a pre-tax discount rate reflecting actual market assumptions regarding the time value of money and the risks specific to the asset concerned. Where the carrying amount of an asset or cash-generating unit relating to such asset exceeds its recoverable amount, impairment loss is recognised.

The carrying amount of goodwill and assumptions for impairment tests are disclosed in Note 9.

Provision for impairment of accounts receivable

The Group recognises loss allowances for expected credit losses (ECL) on financial assets measured at amortised cost: trade receivable, loans, other receivable, and accrued revenue.
Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECL, all other financial assets with no significant increase in credit risk are measured as 12-month ECL, with significant increase in credit risk – lifetime ECL:
- Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument,
- 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.
When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.
For further detail assessment principals refer to Note 16.

Income recognised under the percentage-of-completion method

The Group uses the percentage-of-completion method for the recognition of revenue on construction and repair contracts. The use of the percentage-of-completion method requires the Group to estimate the construction services performed by the date of the financial statement as a proportion of the total construction services to be performed. A different estimation of the percentage-of-completion with respect to main construction and repair contracts could have an effect on the financial statements.

(All amounts are in thousands of euros unless otherwise stated)

4.FINANCIAL RISK MANAGEMENT

4.1.Financial risk factors

The Group's management is responsible for the development and monitoring of the Group's risk management system. The objective of the risk management policy at the Group is to incorporate risk management function in the Group's normal business operations and management. Risk management is the process involving the identification, assessment and control of business risks which can prevent or impede the achievement of the Group's business objectives.

The Group's risk management policy focuses on financial, operational and legal risks. Strategic risk management decisions are taken by the Board at the Group level. Operational risk management is conducted by directors of each company. 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.

The Group's main financial liabilities comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to raise finance for the Group's operations. The Group holds various financial assets: trade receivables, loans granted and other amounts receivable. The Group has not used any derivative financial instruments, because, in view of management, there is no such need.

The main risks arising from financial instruments are market risk (including foreign exchange risk, cash flow and fair value interest rate risk, price risk), liquidity risk and credit risk. The risks are identified and described below.

Market risk

Cash flow and fair value interest rate risk

The Group is exposed to risk of changes in market interest rates mainly from liabilities which are subject to variable interest rates.

As at 30 June 2023 and 31 December 2022, financial liabilities and loans granted subject to deferred payment schedule exposing the Group to interest rate risk were as follow:

Financial instruments subject to interest rate:

	At 30 June 2023	At 31 December 2022
Loans granted (variable interest rate)	1,568	1,625
Bonds (fixed interest rate)	8,024	7,958
Borrowings (variable interest rate)	5,051	5,268
Lease liabilities (variable interest rate)	1,666	1,945
Total	**13,172**	**13,545**

As at 30 June 2023 and 31 December 2022, there were no interest-free borrowings.

At 15 October 2021 the Company issued public bonds emission for the value of EUR 8.000 thousand and repaid the remaining previous hold bonds. The nominal value of each bond is EUR 1 thousand, the bonds to be redeemed upon two years with semi-annual interest payment schedule and fixed rate calculated as margin of 5%. In 1st half year 2023 the Group made one semi-annual interests payment in amount of EUR 200 thousand.

The Company is planning to refinance bonds emission by issuing new EUR 8.000 thousand bonds emission with Šiaulių bankas AB.

In May 2022 Civinity Group owned Group of companies SPV-31 UAB signed loan agreement with Luminor bank for EUR 4.900 thousand loan to finance Inservis Group acquisition. The full loan repayment is scheduled until 10 May 2027. The loan is issued with variable rate calculated as 3-month EURIBOR plus a margin of 3.65%. The loan is secured with the pledge of SPV-31 UAB and its subsidiaries shares, assets (excluding assets of acquired Inservis group companies) and warranties issued by AB "Civinity" and Sail Invest UAB. Warranties from shareholders are valid until all obligations by SPV-31 UAB will be fully completed or financial covenants for the SPV- 31 UAB will be met on 2022 consolidated financial statements. Financial covenants are the following: SPV-31 controlled entities consolidated DEBT/EBITDA ratio shall not be above 3.5, Equity to Assets ratio shall not be lower 0,3, DSCR ratio not lower then 1.2 and current liquidity shall be above 1.1. As at 30 June 2023 it was applied Equity to Assets ratio (0.37) and adjusted current liquidity ratio (1.14), both ratios were met.

The table below presents the sensitivity analysis of the Group's profit before tax to reasonably possible changes in variable interest rates (EURIBOR) with all other variables held constant (by assessing impact on borrowings with a variable interest rate).

There is no impact on the Group's equity, except for impact on the current year profit.

2023 1st half year	Increase / decrease, pp	Impact on profit for 2023 1st half year before income tax
in EUR	1%	(26)
in EUR	-1%	26

2022 1st half year	Increase / decrease, pp	Impact on profit for 2022 1st half before income tax
in EUR	1%	(28)
in EUR	-1%	28

Foreign exchange risk

The Group's financial assets and liabilities as at 30 June 2023 and 31 December 2022 are denominated in the euros, therefore the Group is not exposed to foreign exchange risk. Group subsidiary Civinity Engineering UK which executing construction project MU2 in London (United Kingdom), according the tender and agreement conditions with Vastint UK B.V. nominated the contract in EUR with option to convert part of payments into GBP.

Liquidity risk

The Group's policy is to maintain sufficient cash and cash equivalents or have available funding through an adequate amount of committed credit facilities to meet its commitments at a given date in accordance with its strategic plans.

Liquidity risk of the Group's operations in Lithuania and Latvia is controlled at the Group level. The Group's objective is to maintain balance between the continuity and flexibility of funding using bank borrowings. Liquidity risk management consists of non-current and current liquidity risk management.

The objective of the current liquidity risk management is to meet a daily need for funds. The Group's and the Company's current liquidity is controlled by conducting monthly assessments of the liquidity condition and the need for funds.

The liquidity risk is controlled by analysing forecasts of future cash flows taking into consideration possible funding sources. Possibilities to attract necessary funds are assessed before the approval of the Group's new investment project.

The Group's liquidity ratio (total current assets / total current liabilities) was approximately equal to 0.75 as at 30 June 2023 and slightly increased from the previous reporting period (31 December 2022: 0.70).

(All amounts are in thousands of euros unless otherwise stated)

Also, in accordance with IFRS requirements, the Group classifies all prepayments received from households as short term liabilities, as the Group does not have an unconditional right to defer settlement of these liabilities for at least 12 months after the reporting period. Based on the historical experience and practice, the Group observes that accumulated funds from households for future construction, repair and current maintenance works can reduce year-over-year during 12-month period by only up to 10-30 % (which in the view of Management represents best estimate of current liabilities based on the plans approved by the owners of the buildings to carry out specific works in the current year less new funds to be accumulated during the same period). The remaining 70-90% of the company's liability for accumulated funds paid by residents are expected to be carried forward and settled by delivering services after more than one year.

Considering this estimate base on business specific and management experience, the adjusted Group's liquidity ratio would be equal to 0.93 as at 30 June 2023 (31 December 2022 was 0.80).

The table below summarises the contractual maturity profile of financial liabilities as at 30 June 2023 and 31 December 2022.

At 30 June 2023

Non-derivative financial liabilities	Carrying amount	Total contractual cash flows	3 months or less	3-12 months	1-5 years	More than 5 years
Lease liabilities	1,666	1,994	216	569	1,209	-
Loans from banks	3,950	4,468	325	965	3,178	-
Other borrowings	1,100	1,496	20	59	1,417	-
Bonds	8,024	8,200	-	8,200	-	-
Non-current trade payables subject to deferred payment schedule	122	252	3	8	39	202
Trade payables	13,533	13,904	12,182	1,091	313	318
Total	**28,395**	**30,315**	**12,746**	**10,892**	**6,156**	**521**

At 31 December 2022

Non-derivative financial liabilities	Carrying amount	Total contractual cash flows	3 months or less	3-12 months	1-5 years	More than 5 years
Lease liabilities	1,945	2,048	175	517	1,356	-
Loans from banks	4,328	4,835	300	882	3,653	-
Other borrowings	1,006	1,219	2	4	1,213	-
Bonds	7,891	8,400	-	8,400	-	-
Non-current trade payables subject to deferred payment schedule	122	379	3	8	53	316
Trade payables	12,977	12,977	11,419	1,363	195	-
Total	**28,270**	**29,858**	**11,899**	**11,173**	**6,470**	**316**

Cash flows included in the maturity analysis are not expected to arise significantly earlier or be equal to a significantly different amount.

Credit risk

Credit risk arises from cash and cash equivalents, outstanding trade receivables, contract assets, other amounts receivable and outstanding loans granted.

Before deciding on investing their own funds for the fulfilment of additional works, the building administration companies owned by the Group assess the creditworthiness and currently outstanding debts to the administrator of the owners of premises in the building for which the services or additional works will be provided and decides on the fulfilment of works at the expense of the Group and subsequent recovery of funds from clients during the established term. In the event of insufficient creditworthiness of the building, the Group companies may decide to postpone the fulfilment of works until receipt of advance payments for the services or scheduled works. This is not applicable to ordinary services provided by the administrator – administration and technical maintenance – because the provision of these services does not depend on creditworthiness of the owner of a certain house or multi-apartment building. The services are provided for common property, i.e. a building, and therefore, they cannot be suspended due to creditworthiness of clients. In rendering administration services, credit risk is managed by restricting the provision of additional works for multi-apartment buildings with low creditworthiness and demanding advance payments for future works, as well as ensuring approval of such future works from the majority of owners of the building.

The Group's aging and expected credit loss calculation procedures are disclosed in Note 16.

The outstanding debts of clients are grouped by the number of overdue days (ageing). Depending on the number of overdue days, the debtors were administered in the following order:

- reminders and requests to cover the outstanding debts are sent to the clients who are overdue up to 30 days. Such reminders to clients are sent together with an invoice for the services rendered during the current month,
- clients who are overdue up to 60 days are suggested to agree on individual schedules for the repayment of debts,
- the cases of clients who are overdue 90 days and more are referred to the court for recognition of the debt. As soon as the court's decision is obtained, recovery of the debt is assigned to a bailiff in view of tl territory of residence of the client.

Pursuant to the Lithuanian legal acts, the Group administration company is not entitled to terminate the provision of services to the owners of the entire multi-apartment building even though it has obtained a formal confirmation of the outstanding debt in respect of one owner of that building. Lithuanian and Latvian administration companies follow similar credit management principles. In order to minimize the legal costs for recognition of debt through court proceedings the debt collection companies are approached both in Lithuania and Latvia before the debt is considered for a court procedure. In individual cases, when the administration company resells water supply and heating services, such company is entitled to initiate a temporary suspension of provision of services in response to occurrence of debts of individual owners of the building with a prior written notice to the rest of the owners of that building.

Maximum exposure to credit risk is as follows:

	At 30 June 2023	At 31 December 2022
Contract assets	473	623
Trade receivables	16,310	15,016
Other amounts receivable	3,427	2,675
Loans granted	1,568	1,625
Cash and cash equivalents	6,848	6,212
Total	**28,626**	**26,152**

The credit quality of cash and cash equivalents can be assessed by reference to the external credit ratings of banks.

(All amounts are in thousands of euros unless otherwise stated)

The ratings of the rating agencies:

Moody	At 30 June 2023	At 31 December 2022
Aa3	3,862	2,892
Baa1	1,334	-
Baa2	1,554	2,822
Not rated	68	498
Cash on hand	-	-
Cash in transit	29	-
Total	6,848	6,212

Although economic circumstances may impact the recoverability of contract assets, in view of management, the Group is not exposed to significant risk of incurring losses that would exceed already recognised amount of impairment.

Trade receivables impairment recognised 30 June 2023 amounted EUR 2.001 thousand (note 16), 31 December 2022 recognized impairment was EUR 2.004 thousand.

At the end of 2023 Group's management schedules the testing of the loans granted for impairment and estimation of the carrying amount may not be recoverable. No impairment was recognized as at 30 June 2023 and as at 31 December 2022.

Group granted loans mostly are to related parties and the risk for the repayment failure is considered to be low. 61% of loans are issued to parent company SIA NORD FIN ASSETS and will be settled with dividends in the future. Therefore the expected credit loss is immaterial and is not recognized (note 13).

Cash and cash equivalents include cash and cash balances in bank accounts, therefore credit risk arising from them is minimal.

Cyber security risks

The group companies managing the records with customer data used for invoicing and internal financial information. Therefore the group prepared control and security procedures, which are continuously reviewed internally and in cooperation with government institutions. To decrease the risks, manage cyber security solutions and prevent other vulnerabilities the group hired external cyber security company, which continuously reviewing data security policies, risk management policies, executing penetration test on external and internal IT infrastructure of Civinity group companies.

4.2.Capital management

The primary objective of the Group's capital management is to ensure that the Group complies with externally imposed capital requirements, keeps respective capital ratios in order to strengthen its business and maximise return to shareholders, avoids damaging trust of investors, creditors and the market, and maintains business expansion in future.

The Group defines its capital as the authorised share capital and retained earnings.

The Company is obliged to keep its shareholders' equity ratio not less than 50% of its authorised share capital, as imposed by the Law on Companies of Republic of Lithuania. At the 30 June 2023 the ratio was breached at the stand alone level by the several companies: Civinity AB, Smart Technologies UAB, City billing solutions SIA, Civinity namai UAB, Civinity renovacija UAB, Civinity namai Vilnius UAB, Civinity Engineering SIA, Civinity Solutions SIA, Civinity renovacija SIA, Civinity Engineering UK Ltd.

The management of the Group and the companies, which temporarily are not meeting the requirements, prepared and are implementing the plan for recovery of equity. The Group manages its capital structure and makes the adjustments to it in the light of changes in economic conditions and the risk characteristics of its activities. To maintain or adjust the capital structure, the Group may adjust the policy of dividend payment to shareholders, return capital to the shareholders or issue new shares.

The Group is obliged to keep financials and business related covenants in accordance the term of EUR 8.000 thousand bonds emission issued at 14 October 2021. The group consolidated DEBT/EBITDA ratio shall not be above 4 (30 June 2023: ratio 1.47 and 31 December 2022: ratio 2.15) and Equity to Assets ratio shall not be lower 0.1. (30 June 2023: ratio 0.20 and 31 December 2022: ratio 0.17). The requirement of the covenant was maintained at the date of reporting period.

According the bond conditions AB "Civinity" as Issuer also limits newly provided loans, guarantees and sureties to other entities, which are not direct or indirect Group companies up to EUR 500 thousand. On 30 June 2023 Civinity Group consolidated newly provided loans, guarantees and sureties to other entities, which are not direct or indirect Group companies. The covenant of max EUR 500 thousand loans to not direct Group companies was not breached on 30 June 2023 (31 December 2022 the covenant of max EUR 500 thousand loans to not directl Group companies was breached, (EUR 552 thousand loan to UAB Pentaframe Capital, but there is no significant impact as at 1 January 2023 loan to Pentaframe Capital was offset with Civinity Group payables for the newly acquired shares in the company Valandinis UAB (note 25).

The Company shall not, and shall ensure that Group Companies shall, carry out any merger or any other business combination or corporate reorganization involving a consolidation of the assets and obligations of the Company or any other Group company with any other companies or entities, if such transaction is expected to lead to non-compliance with the Financial covenant mentioned above.

The Group subsidiary SPV-31 UAB received loan from Luminor bank for Inservis group companies acquisition is guaranteed by it shareholders AB "Civinity" and Sail Invest, UAB. AB "Civinity" secured amount is EUR 2.499 thousand. Security is valid until all obligations by SPV-31, UAB will be fully completed. Financial covenants are: SPV-31 controlled entities consolidated DEBT/EBITDA ratio shall not be above 3.5, Equity to Assets ratio shall not be lower 0,3, DSCR ratio not lower then 1.2 and current liquidity shall be above 1.1. Financial covenants for the Group SPV-31 firstlywas applicable for the period ending 30 June 2023:Equity to Assets ratio was 0,37 (met) and adjusted current liquidity ratio was 1,14 (met).

The Group is monitoring consolidated Net Debt to EBITDA and Equity to Assets ratio continuously on semi annual basis and yearly basis.

4.3.Fair value estimation

The following methods and assumptions are used to determine the fair value of each class of financial assets and liabilities:

- The carrying amount of current trade and other receivable, trade and other payables and borrowings approximates their fair value.
- The fair value of the remaining financial instruments is determined using discounted cash flow analysis. The Company also has long term bonds (Note 4.1 Liquidity risk).

(All amounts are in thousands of euros unless otherwise stated)

5. REVENUES

Revenue from contracts with customers	2023 1HY	2022 1HY
Administration and maintenance services	20,565	12,697
Waste removal and utilities	2,011	1,243
Renovation, construction and repair works	22,395	19,883
	44,971	33,823

Revenue from contracts with customers by the type of buildings, 2023 1HY	Commercial	Residential	Total
Administration and maintenance services	7,859	12,706	20,565
Waste removal and utilities	161	1,849	2,011
Renovation, construction and repair works	17,329	5,066	22,395
	25,350	19,621	44,971

Revenue from contracts with customers by the type of buildings, 2022 1HY	Commercial	Residential	Total
Administration and maintenance services	3,651	9,046	12,697
Waste removal and utilities	50	1,193	1,243
Renovation, construction and repair works	15,147	4,736	19,883
	18,848	14,975	33,823

Revenue from contracts with customers by the regional breakdown, 2023 1HY	Lithuania	Latvia	UK	Total
Administration and maintenance services	12,521	8,043	-	20,565
Waste removal and utilities	1,914	97	-	2,011
Renovation, construction and repair works	18,123	1,521	2,751	22,395
	32,558	9,661	2,751	44,971

Revenue from contracts with customers by the regional breakdown, 2022 1HY	Lithuania	Latvia	UK	Total
Administration and maintenance services	5,725	6,972	-	12,697
Waste removal and utilities	1,155	89	-	1,243
Renovation, construction and repair works	12,506	1,662	5,715	19,883
	19,385	8,723	5,715	33,823

(All amounts are in thousands of euros unless otherwise stated)

6. COST OF SALES

Costs of Sales	2023 1HY	2022 1HY
Wages, salaries and social security contributions	11,917	9,369
Subcontracting	11,379	7,517
Utilities	1,905	1,091
Materials, inventories and consumables used	9,964	8,385
Other costs	1,009	244
	36,174	26,607

Costs of Sales by the type of buildings, 2023 1HY	Commercial	Residential	Total
Wages, salaries and social security contributions	6,152	5,765	11,917
Subcontracting	6,027	5,352	11,379
Utilities	266	1,639	1,905
Materials, inventories and consumables used	8,517	1,447	9,964
Other costs	918	91	1,009
	21,880	14,294	36,174

Costs of Sales by the type of buildings, 2022 1HY	Commercial	Residential	Total
Wages, salaries and social security contributions	4,959	4,411	9,370
Subcontracting	3,560	3,956	7,517
Utilities	47	1,044	1,091
Materials, inventories and consumables used	7,516	869	8,385
Other costs	189	55	244
	16,271	10,336	26,607

Costs of Sales by the regional breakdown, 2023 1 HY	Lithuania	Latvia	UK	Total
Wages, salaries and social security contributions	8,132	3,392	393	11,917
Subcontracting	7,926	2,267	1,185	11,379
Utilities	1,835	70	-	1,905
Materials, inventories and consumables used	7,973	1,214	777	9,964
Other costs	419	415	175	1,009
	26,284	7,359	2,531	36,174

Costs of Sales by the regional breakdown, 2022 1 HY	Lithuania	Latvia	UK	Total
Wages, salaries and social security contributions	4,998	3,963	408	9,369
Subcontracting	4,975	1,869	673	7,517
Utilities	1,081	10	-	1,091
Materials, inventories and consumables used	4,939	735	2,711	8,385
Other costs	187	15	42	244
	16,179	6,592	3,835	26,607

(All amounts are in thousands of euros unless otherwise stated)

7. DISTRIBUTION AND ADMINISTRATIVE EXPENSES

Expenses	2023 1HY	2022 1HY
Distribution expenses		
Marketing and selling expenses	224	169
Administrative expenses		
Employee benefits	3,419	3,443
Depreciation and amortisation	910	750
Professional services	1,073	1,024
Allowance for bad debts	23	42
Transport expenses	-	153
Premises administration and maintenance	319	180
Other expenses	280	330
Total administrative expenses	**6,023**	**5,921**
	6,247	**6,090**

Distribution and administrative expenses by the regional breakdown, 2023 1HY	Lithuania	Latvia	UK	Lithuania (management)	Total
Distribution expenses					
Marketing and selling expenses	121	50	0	52	224
Administrative expenses					
Employee benefits	1,956	952	51	460	3,419
Depreciation and amortisation	296	452	-	161	910
Professional services	318	205	58	492	1,073
Allowance for bad debts	22	1	-	-	23
Transport expenses	-	-	-	-	-
Premises administration and maintenance	76	124	-	119	319
Other expenses	183	54	6	36	280
Total administrative expenses	**2,852**	**1,788**	**116**	**1,268**	**6,023**
	2,973	**1,838**	**116**	**1,320**	**6,247**

Distribution and administrative expenses by the regional breakdown, 2022 1HY	Lithuania	Latvia	UK	Lithuania (management)	Total
Distribution expenses					
Marketing and selling expenses	63	57	-	49	169
Administrative expenses					
Employee benefits	1,493	1,177	60	713	3,443
Depreciation and amortisation	120	285	-	345	750
Professional services	359	297	26	342	1,024
Allowance for bad debts	42	-	-	-	42
Transport expenses	57	44	-	52	153
Premises administration and maintenance	22	57	-	100	180
Other expenses	97	81	-	152	330
Total administrative expenses	**2,189**	**1,941**	**86**	**1,705**	**5,921**
	2,252	**1,998**	**86**	**1,754**	**6,090**

(All amounts are in thousands of euros unless otherwise stated)

8. INCOME TAX

Income tax expenses and income, and the components of assets and liabilities:

Components of income tax (expenses) income	2023 1HY	2022 1HY
Current year income tax expenses	(462)	(160)
Correction of prior year income tax	(121)	137
Deferred income tax (expenses) income	218	-
Income tax (expenses) income recognised in profit or loss	**(365)**	**(23)**

There are no income tax expenses (income) recognised in other comprehensive income or directly in equity. Deferred income tax assets are recognised to the extent that is probable that these assets will be realised in future periods. Deferred income tax assets were calculated using a tax rate of 15 per cent.

The movement in deferred income tax assets and liabilities of the Group during 6 months ended 30 June 2023 is as follows:

	Balance at 31 December 2022	DTA acquired during business combination	Recognised in profit or loss during the year	Balance at 30 June 2023
Deferred income tax assets				
Accruals	201	3	122	326
Bad debts	26	9	-	35
Tax losses	-	-	119	119
Other various temporary differences	54	-	-	54
Recognised deferred income tax assets	**281**	**12**	**241**	**534**
Deferred income tax liabilities				
Other various temporary differences	(36)	-	(23)	(59)
Recognised deferred income tax liabilities	**(36)**	**-**	**(23)**	**(59)**

The movement in deferred income tax assets and liabilities of the Group during 2022 is as follows:

	Balance at 31 December 2021	DTA acquired during business combination	Recognised in profit or loss during the year	Balance at 31 December 2022
Deferred income tax assets				
Accruals	163	41	(3)	201
Bad debts	26	-	-	26
Other various temporary differences	54	-	-	54
Recognised deferred income tax assets	**243**	**41**	**(3)**	**281**
Deferred income tax liabilities				
Other various temporary differences	(36)	-	-	(36)
Recognised deferred income tax liabilities	**(36)**	**-**	**-**	**(36)**

The total amount of income tax expenses can be reconciled to the theoretical amount of income tax using the Group’s income tax rates as follows:

	2023 1HY	2022 1HY
Profit (loss) before income tax	**2,337**	**802**
Income tax expenses calculated using a tax rate of 15%	(351)	(120)
Expenses not deductible for tax purposes	(186)	(142)
Correction of prior year income tax	(121)	136
Deferred income tax (expenses) income	218	-
Different tax rate in Latvia	74	103
Income tax expenses recognised in the statement of comprehensive income	**(365)**	**(23)**

(All amounts are in thousands of euros unless otherwise stated)

9. INTANGIBLE ASSETS

	Goodwill	Other intangible assets			Total
		Trademark	Computer software, licences	Customer base	
At 1 January 2022					
Cost	8,377	360	1,094	5,653	15,485
Accumulated amortisation and impairment	(341)	(36)	(792)	(1,612)	(2,782)
Net book amount	**8,036**	**324**	**302**	**4,041**	**12,703**
Year ended 31 December 2022					
Opening net book amount	8,036	324	302	4,041	12,703
Additions from the business combination (note 12)	4,723	-	-	3,919	8,641
Additions	-	-	564	-	564
Disposals	-	-	(1)	-	(1)
Amortisation charge	-	(36)	(196)	(504)	(736)
Closing net book amount	12,759	288	667	7,456	21,170
At 31 December 2022					
Cost	13,100	360	1,658	9,572	24,691
Accumulated amortisation and impairment	(341)	(72)	(990)	(2,116)	(3,520)
Net book amount	**12,759**	**288**	**667**	**7,456**	**21,170**
Period ended 30 June 2023					
Opening net book amount	12,759	288	667	7,456	21,170
Additions from the business combination (note 12)	7	-	132	189	328
Additions	-	-	168	-	168
Disposals	-	-		-	-
Amortisation charge	-	(18)	(74)	(410)	(502)
Closing net book amount	12,766	270	893	7,235	21,165
At 30 June 2023					
Cost	13,107	360	1,958	9,761	25,186
Accumulated amortisation and impairment	(341)	(90)	(1,065)	(2,526)	(4,023)
Net book amount	**12,766**	**270**	**893**	**7,235**	**21,164**

Customer base intangible assets comprise the following assets:

	Client base	Acquisition date	Acquisition value, EUR	Net book amount, EUR	Remaining useful lives, years
Civinity Mājas Jūrmala SIA	Residential sector	2014.12.19	1,151	710	8
Civinity Mājas AS	Residential sector	2016.07.28	3,617	2,362	10
Civinity Solutions SIA	Residential sector	2016.09.21	376	262	10
Civinity Solutions SIA	Commercial clients	2016.09.21	238	-	-
SIA Labo Namu Agentūra [1]	Residential sector	2017.04.30	844	-	-
SIA Labo Namu Agentūra [1]	Commercial clients	2017.04.30	243	-	-
SIA ALG cleaning [2]	Commercial clients	2018.02.13	87	-	-
SIA VBS Serviss [1]	Residential sector	2018.03.01	309	-	-
SIA VBS Serviss [1]	Commercial clients	2018.03.01	22	-	-
Civinity Solutions UAB	Commercial clients	2018.07.31	185	-	-
UAB Servico	Residential sector	2022.02.28	1,552	1,504	15
Inservis Group	Residential sector	2022.05.18	1,423	1,378	15
Inservis Group	Commercial clients	2022.05.18	944	850	4
Valandinis	Commercial clients	2023.01.01	189	170	5
Total			**9,761**	**7,235**	

[1] since 1 August 2022 after reorganization completed Labo Namu Agentūra SIA and VBS Serviss SIA merged to Civinity Majas AS
[2] ALG Cleaning SIA liquidation completed at 21 September 2022.

Amortisation charge of the Group's intangible assets is included in administrative expenses (note 7).
In 2022 the Group's management tested residential Clients attrition rates and approved average Clients base life period 16 years, therefor for the year 2023 it is used 6.25% clients attrition rate.

(All amounts are in thousands of euros unless otherwise stated)

Goodwill recognised at the Group arose from the acquisition of the companies indicated in the table below. Goodwill is attributable to the potential synergies and increased market share.

Goodwill as at	30 June 2023	31 December 2022
Civinity Namai Klaipėda UAB [1]	38	38
Civinity Namai Palanga UAB	464	464
Debreceno Valda UAB [1]	311	311
Civinity Namai UAB	666	666
Civinity Namai Kaunas UAB	422	422
Civinity Namai Vakarai UAB	451	451
Civinity Mājas Jūrmala SIA [2]	283	283
Civinity Namai Vilnius UAB	69	69
Civinity Mājas AS [3]	1,850	1,850
Home Master SIA [2]	38	38
Civinity Solutions SIA	1,158	1,158
VBS Serviss SIA [3]	919	919
Civinity Solutions UAB	720	720
Civinity Engineering UAB	647	647
Servico UAB	965	965
Inservis group	3,758	3,758
Valandinis UAB	7	-
Total goodwill	12,766	12,759

[1] since 1 August 2022 after reorganization completed Debreceno valda UAB merged to Civinity Namai Klaipėda UAB

[2] since 2 August 2022 after reorganization completed Home Master SIA merged to Civinity Majas Jūrmala SIA

[3] since 1 August 2022 after reorganization completed Labo Namu Agentūra SIA and VBS Serviss SIA merged to Civinity Majas AS

Goodwill is attributed to cash-generating units of the Civinity Group. Each entity in the table above is a separate cash generating unit to which the goodwill is allocated.

Impairment test 2023 1HY

The assets' value in use based on the financial forecasts for 2024–2028 prepared by the management will be updated in the annual year 2023 consolidated report.

Impairment test 2022

The assets' value in use was determined using cash flow projections based on the financial forecasts for 2023–2027 prepared by the management. The assets' value in use was determined by discounting future cash flows and using the following main assumptions:

	Revenue in 2023	Revenue in 2027	Gross profit margin in 2023, (%)	Gross profit margin in 2027, (%)
Civinity Namai Klaipėda UAB [1]	3,741	3,893	16.59%	16.59%
Debreceno Valda UAB [1]	-	-		
Civinity Namai Palanga UAB	668	704	16.38%	16.38%
Civinity Namai UAB	4,013	4,217	15.43%	15.43%
Civinity Namai Kaunas UAB	6,058	6,304	20.03%	20.03%
Civinity Namai Vakarai UAB	2,047	2,130	13.62%	13.62%
Civinity Mājas Jūrmala SIA [2]	5,521	6,035	37.58%	37.58%
Civinity Namai Vilnius UAB	1,148	1,195	13.61%	13.61%
Civinity Mājas AS [3]	8,062	8,812	22.36%	22.36%
Home Master SIA [2]	-	-		
Civinity Solutions SIA	4,051	4,428	16.43%	16.43%
Labo Namu Agentūra SIA [3]	-	-		
VBS serviss SIA [3]	-	-		
Civinity Solutions UAB	4,001	4,863	18.12%	18.12%
Civinity Engineering UAB	24,213	25,197	9.33%	9.33%
Servico UAB	5,396	5,615	11.56%	11.56%
Inservis group	13,047	13,576	19.75%	19.75%
	81,967	86,970	17.45%	17.66%

[1] since 1 August 2022 after reorganization completed Debreceno valda UAB merged to Civinity Namai Klaipėda UAB

[2] since 2 August 2022 after reorganization completed Home Master SIA merged to Civinity Majas Jūrmala SIA

[3] since 1 August 2022 after reorganization completed Labo Namu Agentūra SIA and VBS Serviss SIA merged to Civinity Majas AS

Discount rate (WACC) 5.5% was applied

(All amounts are in thousands of euros unless otherwise stated)

10. PROPERTY, PLANT AND EQUIPMENT

	Land	Buildings and structures	Plant and machinery	Motor vehicles	Other equipment	Construction in progress	Other assets	Investment property	Total
At 1 January 2022									
Cost or fair value	8	316	354	151	560	-	338	-	1,726
Accumulated depreciation	-	(22)	(335)	(147)	(187)	-	(274)	-	(965)
Net book amount	**8**	**294**	**19**	**4**	**373**	**-**	**64**	**-**	**761**
Year ended 31 December 2022									
Opening net book amount	8	294	19	4	372	-	64	-	761
Acquisitions of assets during business combination	-	-	8	141	53	-	-	-	202
Additions	-	114	38	13	267	-	50	-	480
Disposals	-	-	(20)	-	(8)	-	(37)	-	(65)
Depreciation charge	-	(1)	(10)	(8)	(69)	-	(29)	-	(117)
Reclassification of PPE	-	(262)	-	-	262	-	-	-	
Closing net book amount	8	144	34	149	877	-	48	-	1,261
At 31 December 2022									
Cost or fair value	8	167	379	304	1,134	-	351	-	2,343
Accumulated depreciation	-	(23)	(346)	(155)	(256)	-	(302)	-	(1,082)
Net book amount	**8**	**144**	**34**	**149**	**877**	**-**	**48**	**-**	**1,261**
Period ended 30 June 2023									
Opening net book amount	8	144	34	149	877	-	48	-	1,261
Acquisitions of assets during business combination	-	-	-	5	3	-	-	-	8
Additions	-		8	103	63		35		209
Disposals	-	-	-	-	-	-	-		-
Depreciation charge	-	(14)	(5)	(15)	(166)		(6)		(207)
Reclassification of PPE	-								-
Closing net book amount	8	130	37	242	777	-	77	-	1,271
At 30 June 2023									
Cost or fair value	8	167	387	413	1,200	-	386	-	2,560
Accumulated depreciation	-	(37)	(351)	(170)	(422)	-	(309)	-	(1,289)
Net book amount	**8**	**130**	**37**	**242**	**778**	**-**	**77**	**-**	**1,271**

Depreciation is included in administrative and cost of sales expenses.

Group's property, plant and equipment with the acquisition cost of EUR 420 thousand as at 30 June 2023 (31 December 2022: EUR 476 thousand) were fully depreciated but still in use.

11. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (LEASES)

The balance sheet shows the following amounts relating to leases:

	30 June 2023	31 December 2022
Right-of-use assets		
Buildings	937	1,154
Vehicles	729	799
	1,666	**1,953**
Lease liabilities		
Current	632	625
Non-current	1,034	1,320
	1,666	**1,945**

Additions to the right-of-use assets till 30 June 2023 amounted to EUR 50 thousand (In year 2022- EUR 1.410 thousand).

Amounts recognised in the statement of profit or loss

The statement of profit or loss shows the following amounts relating to leases:	2023 1HY	2022 1HY
Depreciation charge of right-of-use assets		
Buildings	196	125
Vehicles	142	174
	337	299
Interest expense (included in finance cost)	59	37
	59	37

The total cash outflow for leases on 30 June 2023 was EUR 389 thousand (on 30 of June 2022 was EUR 397 thousand).

(All amounts are in thousands of euros unless otherwise stated)

12. BUSINESS COMBINATIONS

Business combinations during 1HY 2023

At January 2023 AB "Civinity" finalized the procedures of the acquisition of Valandinis UAB majority stake of shares from UAB "Partly". The transaction details were initially stated in Information Document for the offering of bonds of AB "Civinity" from 30 September 2021 and public announcement in Nasdaq system from 04 October 2022.

	Valandinis UAB
Transaction value, in thousand of EUR	543
Ownership interest acquired, %	51%
Acquisition date	1/1/2023

Valandinis created platform is an intermediary between construction contractors and freelance builders. Most construction companies are suffering from irregular orders and have difficulty maintaining staff. On contrast, Valandinis platform brings together the best builders in the market, and contractors hire them as needed. This is at least 30% more efficient than the traditional model, which means that Valandinis platform specialists earn more.
Valandinis merge into Civinity group will give synergy for both sides: Valandinis platform will be open for Civinity employees and Valandinis all the time will assured with substantial quantity of qualified constructors, plumbers, electricians and other specialists.
The assets and liabilities of the newly acquired company recognised from the 1 January 2023 and are as follow:

	Valandinis UAB
Intangible assets	132
Intangible assets (client base)	189
Property, plant and equipment	8
Right of used assets	-
Loans granted	-
Deffered tax assets	12
Raw materials and prepayments	7
Amounts receivable	361
Other current assets	0
Accrued revenues and future expenses	-
Cash and cash equivalents	101
Non-current borrowings	-
Current borrowings	75
Lease liabilities	-0
Trade payables	152
Advance amounts received	1
Deferred income tax	9
Other amounts payable	38
Net identifiable assets acquired	**536**
Purchase consideration	543
Goodwill	**7**

Taking into consideration that on 31 December 2022 AB Civinioty issued loan and accumulated interests to the company UAB "Pentaframe Capital" amounted to EUR 634 thousand and that company UAB Partly (UAB Valandinis shareholder until 31 December 2022), credit liabilities to the company UAB "Pentaframe Capital" amounted to EUR 541k, on 31 December 2022 it was signed three parties agreement on credit liabilities tansfer and acceptance. UAB Valandins 51% acquisition price EUR 541.762,79 as payable sto UAB Partly was ofset as non monetary contribution with AB Civinity loan issued to the company UAB "Pentaframe capital", note 13 "Loans granted".

At 26 January 2023 AB "Civinity" sold 100 percent stake of shares of Pilsetas Lifti SIA to Lithuania based company UAB "Profi Invest". This transaction is further clarification of group bussines model and bussines segments.

	Pilsetas Lifti SIA
Raw materials and prepayments	61
Amounts receivable	99
Cash and cash equivalents	55
Current borrowings	53
Trade payables	123
Other amounts payable	16
Net identifiable assets sold	**23**
Sale consideration	137
Profit from the sale of the subsidiary	**114**

(All amounts are in thousands of euros unless otherwise stated)

Business combinations in 2022

At 16 December 2021 AB "Civinity" signed the shareholders agreement with company Sail Invest UAB and agree to combine residential companies Civinity namai, Civinity namai Vilnius, Servico and part of Pastatų meistrai under the ownership of SPV-31 UAB. The merger of the companies finished at 2022.03.01 (date of obtaining control). Separated part from Pastatų meistrai, the group company Civinity Meistrai UAB was established and will cover technical, cleaning and other services outside the Vilnius district.
The primary reasons for the business combination is the Group's expansion in Lithuania facilities management market.
Servico UAB transaction value EUR 3.200 thousands was reported on 20 December 2021.
Transaction is structured and consideration is coverred as Civinity Group transferred 49% net assets value of the Group companies Civinity namai UAB, Civinity namai Vilnius UAB and reorganized Pastatų meistrai UAB (Vilnius region) in excahnge to obtaining 51% of the Company Servico UAB shares.
The goodwill is attributable to the market share and the potential in profitability of the acquired businesses. It will not be deductible for tax purposes.

On 28 December 2021 SPV-31 UAB signed shares purchase agreement with company AB Invalda and UAB įmonių grupė Inservis (Lithuania) to acquire 100 % of shares of 4 (four) facilities management group companies: UAB Inservis, UAB Priemestis, UAB Jurita and SIA Inservis (Latvia). The Competition Council permit for this transaction received at 28 February 2022. The total sale price for the shares is EUR 7 million. The transaction partly was financed by bank Luminor EUR 4.900 thousand credit issued to SPV-31 UAB and take over of the companies is arranged at May of 2022. In December 2021 group made advanced payment for amount of EUR 701 thousand. The transaction was completed at 18 May 2022.

	Servico UAB	Inservis Group	TOTAL
Transaction value, in thousand of EUR	3,200	7,004	10,204
Ownership interest acquired, %	51%	51%	51%
Acquisition date	3/1/2022	5/18/2022	

Inservis Group - 100% of the shares in Inservis UAB, Priemiestis UAB, Jurita UAB (Lithuania) and Inservis SIA (Latvia).

The primary reasons for the business combination was the Group's expansion in Lithuanian market. The goodwill is attributable to the market share and the potential in profitability of the acquired businesses. It will not be deductible for tax purposes.
The assets and liabilities of the newly acquired company recognised from the 1 March 2022 (Servico UAB) and 1 June 2022 (Inservis Group) are as follow:

	Servico UAB	Inservis Group	TOTAL
Intangible assets	-	1	1
Intangible assets (client base)	1,552	2,367	3,919
Property, plant and equipment	15	187	202
Right of used assets	78	78	157
Loans granted	535	-	535
Deffered tax assets	-	41	41
Raw materials and prepayments	5	361	366
Amounts receivable*	838	1,470	2,308
Other current assets	0	669	669
Accrued revenues and future expenses	0	-	-
Cash and cash equivalents	737	1,319	2,056
Non-current borrowings	-	201	201
Current borrowings	-	-	0
Lease liabilities	67	70	137
Trade payables	637	581	1,218
Advance amounts received	576	1,367	1,943
Other amounts payable	244	1,026	1,271
Net identifiable assets acquired	2,235	3,246	5,481
Purchase consideration	3,200	7,004	10,204
Goodwill	965	3,758	4,723

* Amounts receivable. The fair value of acquired trade receivables is EUR 2.308 thousand. The gross contractual amount for trade receivables due is EUR 1.009 thousand, with a loss allowance of EUR 262 thousand recognised on acquisition.
The total value of intangible assets includes the fair value of client base acquired for amount of 3.919 thousand EUR. For the non-controlling interests in Servico and Inservis business combinations, the Group elected to recognise the non-controlling interests at its proportionate share of the acquired net identifiable assets.

The acquired business contributed the following revenue and net profit to the Group for the period from respective acquisition dates to 31 December 2022:

	Servico UAB (2022.03.01-2022.12.31)	Inservis group (2022.06.01-2022.12.31)	TOTAL
Revenues	3,892	7,054	10,946
Net profit	199	479	678

If the acquisition of all businesses had occurred on 1 January 2022, consolidated revenue and profit for the period ended 31 December 2022 would have been EUR 14.721 thousands and EUR 543 thousand respectively. These amounts have been calculated using the subsidiary's results.

Acquisitions in 2022 were financed by subsidiaries shares sales as share capital contribution into SPV-31 UAB share capital, noncontrolling party (Sail Investment UAB loan and Servico UAB shares transfer as share capital of SPV-31 UAB), by cash, and proceeds from Luminor Bank EUR 4.900 thousand EUR loan. Details are presented in the table below.

	Servico UAB	Inservis Group	TOTAL
AB "Civinity" subsidiaries sale (non cash contribution)*	3,200	-	3,200
Bank borrowing	-	4,900	4,900
SPV-31 UAB subsidiaries loans**	-	964	964
Sail Investment UAB loan	-	558	558
AB "Civinity" loan	-	583	583
Direct owner of shares	SPV 31 UAB	SPV 31 UAB	SPV 31 UAB
Total consideration	3,200	7,004	10,204
Non-cash consideration	3,200		3,200
Cash consideration		7,004	7,004
Cash acquired	(737)	(1,319)	(2,056)
Prepayments in 2021		(701)	(701)
Acquisition of subsidiaries, net of cash acquired	(737)	4,984	4,247

(All amounts are in thousands of euros unless otherwise stated)

* Transaction is structured and consideration is coverred as Civinity Group transferred 49% net assets value of the Group companies Civinity namai UAB, Civinity namai Vilnius UAB and reorganized Pastatų meistrai UAB (Vilnius region) in excahnge to obtaining 51% of the Company Servico UAB shares.
** Servico UAB EUR 321.3 thousand, Civinity Namai UAB EUR 242.7 thousand, Civinity Solutions UAB EUR 100 thousand, Pastatų meistrai UAB EUR 300 thousands.
EUR 701 thousand advance payment for the transaction was fulfilled in December 2021.

13. LOANS GRANTED

The breakdown of loans granted to third parties after one year:

Debtor	Repayment date	Interests rate	At 30 June 2023	At 31 December 2022
SIA Nord fin asset	2025.12.31	5%	1,246	1,023
UAB Pentaframe Capital	2025.12.31	5%	271	552
SIA Partly	2025.12.31	5%	20	20
OU Civinity	2025.12.31	7%	16	16
Public hub LT, UAB	2025.12.31	5%	14	14
Total loans granted after one year			**1,568**	**1,625**
Expected credit loss			-	-
Total loans granted after one year			**1,568**	**1,625**
Non current			1,452	1,625
Current			116	-
Total loans granted			**1,568**	**1,625**

The fair value of loans granted approximates their carrying amount. The interest rates of loans are reviewed at the end of each financial year and are adjusted in line with actual interest rate applicable for the company from financial institutions. Thus majority of the loans are with 5% interest rate and met rates for 2021 October AB "Civinity" bonds emission. Significant part of loans are granted to parent company SIA NORD FIN ASSETS and will be settled with dividends in the future.
Loans granted are issued with a fixed margin + 6 month EURIBOR.

Loans granted movement till 30 June 2023 and 31 December 2022 is disclosed in the table below:

	2023 1HY	2022
Beginning of the year	**1,625**	**1,229**
Proceeds from loans granted	-	
Loan offset by acquisition of subsidiary as non monetary transaction	(542)	
Interest charged	116	
Interest received		
Loans repayment	-	(117)
Loans granted	368	513
Non monetary loan repayment (offset of payables for UAB Valandinis 51% shares)		
Expected credit losses reversal	-	-
Write off's	-	-
End of the period	**1,568**	**1,625**

14. INVENTORIES

	At 30 June 2023	At 31 December 2022
Inventories		
Raw materials	652	546
Consumables held for resale	18	42
Total inventories	**670**	**588**

15. FINANCIAL INSTRUMENTS BY CATEGORY

	At 30 June 2023	At 31 December 2022
Financial assets at amortised cost		
Loans granted and other amounts receivable after one year	1,844	2,190
Trade receivables, other receivables and contract assets	20,210	18,315
Cash and cash equivalents	6,848	6,212
Total	**28,902**	**26,717**

Financial liabilities at amortised cost	At 30 June 2023	At 31 December 2022
Borrowings	13,074	13,226
Lease liabilities	1,666	1,945
Trade payables	13,533	13,584
Other current liabilities, except for taxes, prepayments and employee benefits	1,752	1,263
Total	**30,024**	**30,018**

(All amounts are in thousands of euros unless otherwise stated)

16. TRADE RECEIVABLES, CONTRACT ASSETS AND OTHER AMOUNTS RECEIVABLE

	At 30 June 2023	At 31 December 2022
Trade receivables		
Trade receivables from commercial	9,380	7,776
Amounts receivable from residential	8,930	9,243
Expected credit losses	(2,001)	(2,004)
Trade receivables, net	**16,310**	**15,016**
Contract assets	**473**	**623**
Receivables from administered utilities contracts - not invoiced	1,411	1,172
Receivables from administered services with delayed payment schedule*	1,725	1,191
Other amounts receivable	291	313
Other amounts receivable, net	**3,427**	**2,676**
Total	**20,210**	**18,315**

Movement in impairment during the financial year for amounts receivable under contracts with clients:

	2023 1 HY	2022
In the beginning of the reporting period	(2,004)	(2,178)
Writeoffs	26	268
Reversal (increase) of provisions	(23)	(94)
At the end of the reporting period	(2,001)	(2,004)

* Receivables from administered services with delayed payment schedule - these receivables have no longer than 3-6 months agreed delayed payment schedules.

Expected credit loss

Measurement of ECL - trade receivables from residential and commercial clients, contract assets and receivables from administered utilities contracts - not invoiced.

The Group applies the simplified approach for calculation of lifetime expected credit losses using the provision matrix for all trade receivables and receivables from administered utilities contracts - not invoiced except for receivables from commercial, based on Group's management decision. To measure the expected credit losses using provision matrix, trade receivables are split into separate pools, based on shared credit risk characteristics. Receivables in each pool are grouped according to payment delay days and loss rates are applied to each delay group. The loss rates are calculated using statistical recovery information from the last 5 years and adjusted if considered necessary taking into account forward looking information. The table below shows expected credit loss information calculated for the Group according to each delay group. As trade receivables usually do not include any collateral or other credit enhancements, expected loss rate equals probability of default.

Trade receivables

30 June 2023

Residential Lithuania	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	2.43%	8.35%	11.09%	13.44%	15.43%	19.14%	31.59%	
Gross carrying amount	3,329	150	125	115	184	152	2,433	**6,489**
Loss allowance provision	(81)	(13)	(14)	(15)	(28)	(29)	(769)	**(949)**

30 June 2023

Residential Latvia	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	2.25%	8.35%	8.28%	13.44%	15.43%	19.14%	31.48%	
Gross carrying amount	745	87	102	92	170	310	934	**2,442**
Loss allowance provision	(17)	(7)	(8)	(12)	(26)	(59)	(294)	**(425)**

30 June 2023

Commercial Lithuania	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	2.00%	5.00%	5.00%	13.00%	13.00%	23.00%	50.00%	
Gross carrying amount	7,283	101	265	63	65	86	582	**8,445**
Loss allowance provision	(146)	(5)	(13)	(8)	(8)	(20)	(291)	**(492)**

30 June 2023

Commercial Latvia	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	1.00%	3.50%	5.00%	13.00%	13.00%	23.00%	50.85%	
Gross carrying amount	543	26	17	20	53	80	195	**935**
Loss allowance provision	(5)	(1)	(1)	(3)	(7)	(18)	(99)	**(135)**

(All amounts are in thousands of euros unless otherwise stated)

31 December 2022

Residential Lithuania	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	1.96%	8.35%	11.09%	13.44%	15.43%	19.18%	31.41%	
Gross carrying amount	2,805	184	136	80	185	391	2,042	**5,822**
Loss allowance provision	(55)	(15)	(15)	(11)	(29)	(75)	(641)	**(841)**

31 December 2022

Residential Latvia	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	2.25%	8.35%	8.28%	13.44%	15.43%	19.14%	31.48%	
Gross carrying amount	441	511	829	386	82	94	1,077	**3,421**
Loss allowance provision	(10)	(43)	(69)	(52)	(13)	(18)	(339)	**(543)**

31 December 2022

Commercial Lithuania	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	0.00%	0.17%	0.26%	0.68%	0.99%	37.96%	56.85%	
Gross carrying amount	5,260	461	221	69	69	186	771	**7,038**
Loss allowance provision	0	(1)	(1)	(0)	(1)	(70)	(439)	**(512)**

31 December 2022

Commercial Latvia	Not past due and past due up to 30 days	31-60 days past due	61-90 days past due	91-120 days past due	121-180 days past due	180-360 days past due	More than 361 days	Total
Expected loss rate	1.00%	3.50%	8.10%	13.00%	23.00%	37.96%	56.85%	
Gross carrying amount	251	155	12	175	14	13	119	**738**
Loss allowance provision	(3)	(5)	(1)	(23)	(3)	(5)	(67)	**(108)**

The Group uses provision matrix and individual assessment model for determining ECL for trade receivables from commercial. By applying the provision matrix, the loss rates are calculated using statistical recovery information from the last 3 years (when available) and adjusted if considered necessary taking into account forward looking information.
Trade receivables from commercial using individual assessment is based on combination of indicators: the debt aging, information from courts, bailiffs, bankruptcy administrators and other urgent information. If information from courts, bailiffs, bankruptcy administrators, communication with the client and other urgent information is received, the individual assessment model is started to be applied.

Expected changes in macroeconomic situation is incorporated as part of the internal rating model. The Group's management reviews key macroeconomic indicators for the markets where Group's debtors are operating and determines if there are expected significant changes that would effect ECL.

Receivables from administered utilities contracts - not invoiced and contract assets

The receivables from administered utilities contracts - not invoiced relate to reinvoiced receivables for utilities and contract assets have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the receivables from administered utilities contracts - not invoiced and contract assets. However the Group did not recognise a loss allowance for receivables from administered utilities contracts - not invoiced and contract assets because an amount of expected credit loss was immaterial (classified as "Not past due).

17. OTHER CURRENT ASSETS

Prepayments	At 30 June 2023	At 31 December 2022
Prepayments to subcontractors and suppliers	917	1,020
Prepayments for the taxes	249	-
Deferred expenses	376	412
Expected credit losses for prepayments	(13)	(13)
Total prepayments	**1,528**	**1,420**

18. CASH AND CASH EQUIVALENTS

	At 30 June 2023	At 31 December 2022	At 30 June 2022
Cash on hand	-	-	-
Cash in transit	29	154	73
Cash at bank	6,819	6,059	5,359
Cash and cash equivalents	**6,848**	**6,212**	**5,432**

As at 31 December 2022 and at 30 June 2023 there was no pledge on the Group cash and cash equivalents.

19. SHARE CAPITAL AND LEGAL RESERVE

Share capital

As at 30 June 2023 and 31 December 2022, the Group's authorised share capital consisted of 100 ordinary registered shares with par value of EUR 1.000 each. All shares are fully paid-up.
The Company's Articles of Association do not provide for any restrictions of shareholders' rights to shares or any derivative control rights. The Company has not issued any convertible securities, exchangeable securities or guarantee securities. As at 30 June 2023 and 31 December 2022, there were no unfulfilled acquisition rights or commitments to increase authorised share capital.
Pursuant to the Lithuanian and Latvian Law on Companies the shareholders' equity should not be lower than 50 per cent of the company's share capital registered in the Articles of Association.

Legal reserve

A legal reserve is a compulsory reserve under the Lithuanian legislation. Annual transfers of 5 per cent of net profit are required until the reserve reaches 10 percent of the authorised share capital.

(All amounts are in thousands of euros unless otherwise stated)

20. BORROWINGS

	At 30 June 2023	At 31 December 2022
Non-current		
Loans from banks	2,916	3,348
Bonds	-	-
Other borrowings	1,100	938
	4,016	4,287
Current		
Loans from banks	1,034	980
Bonds	8,024	7,958
Other borrowings	(0)	1
	9,058	8,939
Total	13,074	13,226

Borrowings movement as at 30 June 2023 and 31 December 2022 is disclosed in the table below:

	2023 1 HY	2022
Loans from banks at the beginning of the year	4,328	-
Loans from the bank as monetary transactions	110	4,900
Borrowings repaid	(563)	(572)
Interest charged	132	122
Interest repaid	(132)	(122)
Loans from the bank from business combination	75	
Loans at the end of the period	3,950	4,328
Bonds at the beginning of the year	7,959	7,827
Depreciation of the capitalization of the costs, related with the bonds issue	65	132
Interest charged	200	400
Interest repaid	(200)	(400)
Bonds at the end of the period	8,024	7,958
Other borrowings at the beginning of the year	939	1,259
Borrowings from the NCI party (reclass from other payables)	122	183
Borrowings repaid	-	(445)
Borrowings offset	-	(69)
Interest charged	39	281
Interest repaid	-	(270)
Other borrowings at the end of the period	1,100	939
Total borrowing at the end of the period	13,074	13,226

The contractual maturity of borrowings as at 30 June 2023 and 31 December 2022:

	At 30 June 2023		At 31 December 2022	
	Fixed interest rate	Variable interest rate	Fixed interest rate	Variable interest rate
Within one year	8,024	1,034	7,958	980
One to five years	-	4,016	-	4,287
	8,024	5,050	7,958	5,267

Bonds

In 15 October 2021 the Group issued EUR 8.000 thousands bonds with the nominal value EUR 1 thousand of each bond. The bonds shall be redeemed in 2023 October with semi-annual interest payment schedule and 5% margin fixed annual interest rate. The bonds are listed at Nasdaq First North market with the ISIN code LT0000405748.

Due to capitalized bonds issue costs the effective interest rate is 5.2%

Bank Loans

In May 2022 Group subsidiary SPV-31 UAB signed 5 years loan agreement with Luminor bank for EUR 4.900 thousand loan to finance Inservis Group acquisition. The full loan repayment is scheduled until 10 May 2027. The loan is issued with variable rate calculated as 3-month EURIBOR plus a margin of 3.65%. The loan is secured with the pledge of SPV-31 UAB and its subsidiaries shares, assets (excluding assets of acquired Inservis group companies) and warranties issued by AB Civinity and UAB SAIL INVEST. Warranties from shareholders are valid until all obligations by SPV-31 UAB will be fully completed. Financial covenants are the following: SPV-31 controlled entities consolidated DEBT/EBITDA ratio shall not be above 3.5, Equity to Assets ratio shall not be lower 0,3, DSCR ratio not lower then 1.2 and current liquidity shall be above 1.1.

UAB Valandinis (note 12) signed loan contract with AS „Citadele banka“ Lithuanian branch for EUR 185k loan with 3,8% + 6 months EURIBOR with 1 April 2025 repayment term. The loan is secured with the pledge of Valandinis current and future receivables. On business combination date Valandinis outstanding loan amounted to EUR 75 thousand.

Other borrowings

Total loan EUR 1.038 thousand from the NCI party Sail invest UAB issued to SPV-31 UAB for the acquisition of the Inservis Group companies will be redeemed till 18 May 2027, with 5% interest rate.

21. CONTRACT LIABILITIES

	At 30 June 2023	At 31 December 2022
Advances received from service recipients (accumulated funds for construction and repair works)	7,192	6,499
Other advances received	1,118	1,405
Contract liabilities according to fixed price contracts	528	844
Total	8,838	8,748

(All amounts are in thousands of euros unless otherwise stated)

In accordance with IFRS requirements, the Group classifies all prepayments received from households as current liabilities, as the Group does not have an unconditional right to defer settlement of these liabilities for at least 12 months after the reporting period. Based on the historical experience and practice, the Group observes that accumulated funds from households for future construction, repair and current maintenance works can reduce year-over-year during 12-month period by only up to 10% (which in the view of Management represents best estimate of current liabilities based on the plans approved by the owners of the buildings to carry out specific works in the current year less new funds to be accumulated during the same period). The remaining 90% of the company's liability for accumulated funds paid by residents are expected to be carried forward and settled by delivering services after more than one year.

Till 30 June 2023 the amount of earned revenue that was included in the advances received from service recipients balance was EUR 2.541 thousand (as at 31 December 2022 - EUR 2.523 thousand).

Aggregate amount of the transaction price allocated to long-term fixed price contracts which performance obligations are partially unsatisfied as at the 30 June 2023 was EUR 19.227 thousand, at the end of 2022 year was EUR 16.846 thousand.

22. OTHER CURRENT AND NON-CURRENT LIABILITIES

Non-current	At 30 June 2023	At 31 December 2022
Employees related benefits and taxes	101	149
Payable VAT	-	-
Other payables	215	6
Total other current liabilities	**316**	**156**
Current		
Employees related benefits and taxes	4,583	4,333
Payable VAT	451	509
Accrued expenses	583	499
Other payables	1,295	1,327
Total other non-current liabilities	**6,913**	**6,668**
Total other liabilities	**7,229**	**6,824**

During the 2020 - 2022 years period Group received tax loans, repayment timetable was agreed with tax authorities, the latest payment amount is year 2025. Total remaining amount as at 30 June 2023 this amount is EUR 101 thousand in non-current part of tax loan (the whole amount is social security tax)) and current part of tax loan is EUR 628 thousand (of which social security tax is EUR 267 thousands, personal income tax is EUR 79 thousand, VAT EUR 237 thousand and income tax 45 thousand).
Total remaining amount as at 31 December 2022 this amount is EUR 156 thousand in non-current part of tax loan (of which social security tax is EUR 149 thousand and income tax is EUR 6 thousand) and current part of tax loan is EUR 1.255 thousand (of which social security tax is EUR 576 thousands, personal income tax is EUR 249 thousand, VAT EUR 353 thousand and income tax 77 thousand).

23. RELATED-PARTIES TRANSACTIONS

The parties are deemed to be related when one party has a power to exercise control over the other party or make significant influence on its financial and operation decisions.

During 2023 1HY and 2022, the Group's related parties are as follows:
- Ultimate Parent and Parent entity - Nord Fin Assets, SIA (registration number 44103136863, Latvia);
Other related parties:
- Pentaframe Capital, UAB
- Sail Invest UAB

Transactions with Group's management

Payments made to the Group's Directors and Board members and executive personnel:

	2023 1HY	2022 1HY
Wages and salaries, bonuses	132	364
Expenses of social security contributions	10	23
Car rent expenses	6	7
Total remuneration of key management personnel	**148**	**394**

No loans, guarantees or any other amounts were paid or calculated to the Group's management and no assets were transferred.

Other transactions with related parties

Presented below are the transactions with related parties reported in the Group's statement of comprehensive income and the statement of financial position:

Purchases of goods and services from related parties	2023 1HY	2022 1HY
Other related parties	59	-
	59	-

Trade receivables and other amounts receivable from related parties	At 30 June 2023	At 31 December 2022
Other related parties	61	10
Parent entity	43	98
	104	108

Borrowing and interest payables to related parties	At 30 June 2023	At 31 December 2022
Other related parties	1,080	938
	1,080	938

Loans granted and interest receivable from related parties	At 30 June 2023	At 31 December 2022
Other related parties	271	552
Parent entity	1,246	1,023
	1,517	1,575

24. OFF-BALANCE SHEET COMMITMENTS AND CONTINGENCIES

Litigations

As at 30 June 2023 and 31 December 2022, the Group had no material liabilities or assets that could arise from the involvement in legal proceedings initiated by a third party against the Group and by the Group against a third party.

25. EVENTS AFTER THE REPORTING PERIOD

In September, 2023 Companys' management has decided to issue new public bond emission in amount 8.000 thousand EUR, which will be used to refinance the previous bond emission expiring on 15 October, 2023.
On 14 September 2023 the Company has signed the agreement with AB Šiaulių bankas for distribution of this new bond emission.