



Mogo IFN SA

# Unaudited interim financial statements

prepared in accordance with IFRS, as adopted by  
the EU (Regulation (EC) No 1606/2002) and IAS34

for the period ended 30 September 2023

# Interim Financial Statements

## Statement of Profit and Loss and Other Comprehensive Income

| Continuing operations                                                              | Notes | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|------------------------------------------------------------------------------------|-------|----------------------------------|----------------------------------|
| Interest revenue                                                                   | 3     | 48 728 420                       | 45 027 417                       |
| Interest expense                                                                   | 4     | (15 962 294)                     | (10 526 021)                     |
| <b>Net interest income</b>                                                         |       | <b>32 766 126</b>                | <b>34 501 396</b>                |
| Fee and commission income related to finance lease activities                      | 5     | 566 195                          | 515 431                          |
| Impairment expense                                                                 | 6     | (14 172 330)                     | (9 708 318)                      |
| Net gain/(loss) from de-recognition of financial assets measured at amortized cost | 7     | 501 004                          | (602 332)                        |
| Expenses related to peer-to-peer platform services                                 | 8     | (614 945)                        | (684 182)                        |
| Revenue from car sales                                                             | 9     | 331 808                          | 717 135                          |
| Expenses from car sales                                                            | 9     | (299 274)                        | (691 305)                        |
| Selling expense                                                                    | 10    | (578 788)                        | (482 155)                        |
| Administrative expense                                                             | 11    | (14 782 464)                     | (13 764 312)                     |
| Other operating income                                                             | 12    | 36 521                           | 428 296                          |
| Other operating expense                                                            | 13    | (1 329 649)                      | (1 146 733)                      |
| Net foreign exchange result                                                        | 14    | (844 230)                        | (117 526)                        |
| <b>Profit before tax</b>                                                           |       | <b>1 579 974</b>                 | <b>8 965 395</b>                 |
| Corporate income tax                                                               | 15    | (726 903)                        | (2 391 989)                      |
| Deferred corporate income tax                                                      | 15    | (11 527)                         | 473 160                          |
| <b>Profit from continuing operations</b>                                           |       | <b>841 544</b>                   | <b>7 046 566</b>                 |

## Statement of Financial Position

### ASSETS

| NON-CURRENT ASSETS                                | Notes  | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|---------------------------------------------------|--------|--------------------|--------------------|
| <b>Intangible assets</b>                          |        |                    |                    |
| Other intangible assets                           |        | 119 328            | 92 811             |
| <b>Total intangible assets</b>                    | 16     | <b>119 328</b>     | <b>92 811</b>      |
| <b>Tangible assets</b>                            |        |                    |                    |
| Right-of-use assets                               |        | 1 231 764          | 1 572 148          |
| Property, plant and equipment                     |        | 146 755            | 131 118            |
| Leasehold improvements                            |        | 534 848            | 3 391              |
| <b>Total tangible assets</b>                      | 17     | <b>1 913 367</b>   | <b>1 706 657</b>   |
| <b>Non-current financial assets</b>               |        |                    |                    |
| Finance lease receivables                         | 18     | 2 081 135          | 10 229 409         |
| Loans and advances to customers                   | 19     | 108 078 135        | 90 427 044         |
| Loans to related parties                          | 20, 27 | -                  | 20 333 814         |
| Deferred tax asset                                |        | 369 065            | 579 936            |
| <b>Total non-current financial assets</b>         |        | <b>110 528 335</b> | <b>121 570 203</b> |
| <b>TOTAL NON-CURRENT ASSETS</b>                   |        | <b>112 561 030</b> | <b>123 369 671</b> |
| <b>CURRENT ASSETS</b>                             |        |                    |                    |
| <b>Inventories</b>                                |        |                    |                    |
| Finished goods and goods for resale               | 21     | 51 844             | 51 844             |
| <b>Total inventories</b>                          |        | <b>51 844</b>      | <b>51 844</b>      |
| <b>Receivables and other current assets</b>       |        |                    |                    |
| Finance lease receivables                         | 18     | 7 434 242          | 7 893 122          |
| Loans and advances to customers                   | 19     | 38 231 002         | 35 036 147         |
| Loans to related parties                          | 20, 27 | 19 368 605         | -                  |
| Prepaid expense                                   |        | 552 482            | 100 948            |
| Trade receivables                                 |        | 405 492            | 218 871            |
| Other receivables                                 | 22     | 1 313 725          | 2 497 373          |
| Cash and cash equivalents                         | 23     | 1 172 249          | 4 344 862          |
| <b>Total receivables and other current assets</b> |        | <b>68 477 797</b>  | <b>50 091 323</b>  |
| Assets held for sale                              | 24     | 54 650             | 38 421             |
| <b>Total assets held for sale</b>                 |        | <b>54 650</b>      | <b>38 421</b>      |
| <b>TOTAL CURRENT ASSETS</b>                       |        | <b>68 584 291</b>  | <b>50 181 588</b>  |
| <b>TOTAL ASSETS</b>                               |        | <b>181 145 321</b> | <b>173 551 259</b> |

## Statement of Financial Position

### EQUITY AND LIABILITIES

| EQUITY                                                 | Notes | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|--------------------------------------------------------|-------|--------------------|--------------------|
| Share capital                                          | 25    | 924 000            | 924 000            |
| Reserve                                                |       | 184 800            | 184 800            |
| Retained earnings/(losses)<br>brought forward          |       | 8 270 840          | 7 186 095          |
| for the period                                         |       | 7 429 294          | (217 398)          |
|                                                        |       | 841 546            | 7 403 493          |
| <b>TOTAL EQUITY</b>                                    |       | <b>9 379 640</b>   | <b>8 294 895</b>   |
| <b>LIABILITIES</b>                                     |       |                    |                    |
| <b>Non-current liabilities</b>                         |       |                    |                    |
| Borrowings                                             | 26    | 144 413 644        | 139 207 878        |
| <b>Total non-current liabilities</b>                   |       | <b>144 413 644</b> | <b>139 207 878</b> |
| <b>Current liabilities</b>                             |       |                    |                    |
| Borrowings                                             | 26    | 24 269 850         | 21 817 270         |
| Prepayments and other payments received from customers |       | 10 243             | 15 020             |
| Trade payable                                          |       | 764 320            | 189 439            |
| Corporate income tax payable                           |       | -                  | 1 919 824          |
| Taxes payable                                          |       | 507 094            | 504 608            |
| Other liabilities                                      |       | 40 864             | 31 909             |
| Accrued liabilities                                    |       | 1 759 666          | 1 570 416          |
| <b>Total current liabilities</b>                       |       | <b>27 352 037</b>  | <b>26 048 486</b>  |
| <b>TOTAL LIABILITIES</b>                               |       | <b>171 765 681</b> | <b>165 256 364</b> |
| <b>TOTAL EQUITY AND LIABILITIES</b>                    |       | <b>181 145 321</b> | <b>173 551 259</b> |

## Consolidated Statement of Changes in Equity

|                                      | Share capital<br>RON | Foreign<br>currency<br>translation<br>reserve<br>RON | Retained earnings/<br>(Accumulated loss)<br>RON | Reserve<br>the<br>RON | Total equity<br>attributable to<br>Equity holders of<br>the Parent Company<br>RON | Non controlling<br>interest<br>RON | Total<br>RON     |
|--------------------------------------|----------------------|------------------------------------------------------|-------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|------------------------------------|------------------|
| <b>Balance at 01.01.2022</b>         | <b>924 000</b>       | -                                                    | <b>7 186 095</b>                                | <b>184 800</b>        | -                                                                                 | -                                  | -                |
| Profit for the period                | -                    | -                                                    | 7 046 566                                       | -                     | 7 046 566                                                                         | -                                  | 7 046 566        |
| Reserve                              | <b>184 800</b>       | -                                                    | -                                               | -                     | 184 800                                                                           | -                                  | 184 800          |
| Dividends distribution               | -                    | -                                                    | <b>(506 551)</b>                                | -                     | (506 551)                                                                         | -                                  | (506 551)        |
| <b>Balance at 30.09.2022.</b>        | <b>1 108 800</b>     | -                                                    | <b>13 726 110</b>                               | <b>184 800</b>        | <b>6 724 815</b>                                                                  | -                                  | <b>6 724 815</b> |
| <b>Balance at 01.01.2023.</b>        | <b>924 000</b>       | -                                                    | <b>7 186 095</b>                                | <b>184 800</b>        | <b>8 294 895</b>                                                                  | -                                  | <b>8 294 895</b> |
| Profit for the reporting year        | -                    | -                                                    | 841 546                                         | -                     | 841 546                                                                           | -                                  | 841 546          |
| Share capital<br>increase/(decrease) | -                    | -                                                    | -                                               | -                     | -                                                                                 | -                                  | -                |
| Other changes                        | -                    | -                                                    | 243 199                                         | -                     | 243 199                                                                           | -                                  | 243 199          |
| Reserve                              | -                    | -                                                    | -                                               | -                     | -                                                                                 | -                                  | -                |
| Dividends distribution               | -                    | -                                                    | -                                               | -                     | -                                                                                 | -                                  | -                |
| <b>Balance at 30.09.2023.</b>        | <b>924 000</b>       | -                                                    | <b>8 027 641</b>                                | <b>184 800</b>        | <b>9 379 640</b>                                                                  | -                                  | <b>9 379 640</b> |

## Statement of Cash Flows

| Cash flows to/from operating activities                                                         | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022 - 30.09.2022.<br>RON |
|-------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------|
| Profit before tax                                                                               | 1 579 974                        | 8 965 395                       |
| Adjustments for:                                                                                |                                  |                                 |
| Amortization and depreciation                                                                   | 612 413                          | 578 787                         |
| Interest expense                                                                                | 15 962 294                       | 10 526 021                      |
| Interest income                                                                                 | (48 728 420)                     | (45 027 417)                    |
| Loss on disposal of property, plant and equipment                                               | 2 928                            | -                               |
| Impairment expense                                                                              | 13 671 326                       | 10 310 650                      |
| Loss from fluctuations of currency exchange rates                                               | 844 230                          | 117 526                         |
| <b>Operating profit before working capital changes</b>                                          | <b>(16 055 255)</b>              | <b>(14 529 038)</b>             |
| Decrease/(increase) in inventories                                                              | -                                | (1 006)                         |
| Increase in finance lease receivables, loans and advances to customers and other current assets | (29 615 800)                     | (31 562 637)                    |
| Increase in accrued liabilities                                                                 | 189 250                          | (1 923 343)                     |
| Increase/(decrease) in trade payable, taxes payable and other liabilities                       | 393 315                          | 111 789                         |
| <b>Cash generated to/from operations</b>                                                        | <b>(45 088 490)</b>              | <b>(47 904 234)</b>             |
| Interest received                                                                               | 53 075 520                       | 41 095 244                      |
| Interest paid                                                                                   | (14 743 696)                     | (4 162 306)                     |
| Corporate income tax paid                                                                       | (2 296 724)                      | (2 969 823)                     |
| <b>Net cash flows to/from operating activities</b>                                              | <b>(9 053 390)</b>               | <b>(13 941 120)</b>             |
| <b>Cash flows to/from investing activities</b>                                                  |                                  |                                 |
| Purchase of property, plant and equipment and intangible assets                                 | (1 181 826)                      | (934 248)                       |
| Loan repayments received                                                                        | 15 121 656                       | 24 767 725                      |
| Loans issued                                                                                    | (14 094 999)                     | (20 368 666)                    |
| <b>Net cash flows to/from investing activities</b>                                              | <b>(155 169)</b>                 | <b>3 464 811</b>                |
| <b>Cash flows to/from financing activities</b>                                                  |                                  |                                 |
| Proceeds from borrowings                                                                        | 79 887 732                       | 58 401 267                      |
| Repayments for borrowings                                                                       | (73 844 298)                     | (50 765 620)                    |
| <b>Net cash flows to/from financing activities</b>                                              | <b>6 043 434</b>                 | <b>7 635 647</b>                |
| Effect of exchange rates on cash and cash equivalents                                           | (7 488)                          | (44 567)                        |
| Change in cash                                                                                  | <b>(3 172 613)</b>               | <b>(2 885 230)</b>              |
| Cash at the beginning of the year                                                               | 4 344 862                        | 3 730 508                       |
| <b>Cash at the end of the year</b>                                                              | <b>1 172 249</b>                 | <b>845 279</b>                  |

## Notes to the Financial Statements

### 1. Corporate information

Mogo IFN SA SRL (hereinafter "the Company") is a company incorporated in Romania on April 06, 2016 as a limited liability company, subject to general company law.

### 2. Summary of significant accounting policies

#### Basis of preparation

The 9 months report of the Company is, to the best of the Directors' knowledge, prepared in accordance with the applicable set of accounting standards and gives a true and fair view of the assets, liabilities, financial position and profit or loss of the Company.

These interim financial statements for the period ended 30.09.2023. are prepared in accordance with IFRS, as adopted by EU (Regulation (EC) No 1606/2002) and IAS34. The Company's annual financial statements and its financial result are affected by accounting policies, assumptions, estimates and management judgement, which necessarily have to be made in the course of preparation of the financial statements.

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

The financial statements are prepared on a historical cost basis as modified by the recognition of financial instruments measured at fair value, except for inventory which is accounted in net realizable value and contingent consideration that has been measured at fair value.

Intercompany transactions, balances and unrealized gains on transactions between group companies are eliminated. Unrealized losses are also eliminated.

The Company's presentation currency is leu (RON). The financial statements cover the period from 1 January 2023 till 30 September 2023. Accounting policies and methods are consistent with those applied in the previous years.

### 3. Interest revenue

|                                                      | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|------------------------------------------------------|----------------------------------|----------------------------------|
| Interest income from finance lease receivables       | 5 585 385                        | 12 327 124                       |
| Interest income from loans and advances to customers | 43 124 911                       | 32 700 293                       |
| Other interest income                                | 18 124                           | -                                |
| <b>TOTAL:</b>                                        | <b>48 728 420</b>                | <b>45 027 417</b>                |

### 4. Interest expense

|                                                            | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|------------------------------------------------------------|----------------------------------|----------------------------------|
| Interest expenses for loans from P2P platform investors    | 7 842 717                        | 4 371 966                        |
| Interest expenses for bank liabilities and related parties | 8 073 129                        | 6 110 045                        |
| Interest expenses for lease liabilities                    | 46 448                           | 44 010                           |
| <b>TOTAL:</b>                                              | <b>15 962 294</b>                | <b>10 526 021</b>                |

### 5. Fee and commission income related to finance lease activities

|                                                                 | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|-----------------------------------------------------------------|----------------------------------|----------------------------------|
| Revenue from contracts with customers recognized point in time: |                                  |                                  |
| Income from penalties received                                  | 287 350                          | 273 691                          |
| Income from commissions                                         | 153 342                          | 184 037                          |
| <b>TOTAL:</b>                                                   | <b>440 692</b>                   | <b>457 728</b>                   |

|                                                                                                   | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|---------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| Revenue from contracts with customers recognized point in time where the Group acted as an agent: |                                  |                                  |
| Gross income from debt collection activities                                                      | 986 954                          | 1 077 142                        |
| Gross expenses from debt collection activities                                                    | (861 451)                        | (1 019 439)                      |
| <b>TOTAL:</b>                                                                                     | <b>125 503</b>                   | <b>57 703</b>                    |
| <b>Total fees and commissions income:</b>                                                         | <b>566 195</b>                   | <b>515 431</b>                   |

### 6. Impairment expense

|                      | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|----------------------|----------------------------------|----------------------------------|
| Change in impairment | 14 071 760                       | 9 649 508                        |
| Written off debts    | 100 570                          | 58 810                           |
| <b>TOTAL:</b>        | <b>14 172 330</b>                | <b>9 708 318</b>                 |

### 7. Net gain/(loss) from de-recognition of financial assets measured at amortized cost

|                                                                                   | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|-----------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| <b>Financial lease</b>                                                            |                                  |                                  |
| Income arising from cession of financial lease receivables to non related parties | 4 135 437                        | 2 597 880                        |
| Loss arising from cession of financial lease receivables to non related parties   | (3 634 433)                      | (3 200 212)                      |
| <b>TOTAL:</b>                                                                     | <b>501 004</b>                   | <b>(602 332)</b>                 |

### 8. Expenses related to peer-to-peer platform services

|                                    | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|------------------------------------|----------------------------------|----------------------------------|
| Service fee for using P2P platform | 614 945                          | 684 182                          |
| <b>TOTAL:</b>                      | <b>614 945</b>                   | <b>684 182</b>                   |

### 9. Revenue from car sales

|                                                                 | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|-----------------------------------------------------------------|----------------------------------|----------------------------------|
| Revenue from contracts with customers recognized point in time: |                                  |                                  |
| Income from sale of vehicles                                    | 331 808                          | 717 135                          |
| <b>TOTAL:</b>                                                   | <b>331 808</b>                   | <b>717 135</b>                   |

|                                                                  | 01.01.2023. - 30.09.2023.<br>RON | 01.01.2022. - 30.09.2022.<br>RON |
|------------------------------------------------------------------|----------------------------------|----------------------------------|
| Expenses from contracts with customers recognized point in time: |                                  |                                  |
| Expenses from sale of vehicles                                   | (299 274)                        | (691 305)                        |
| <b>TOTAL:</b>                                                    | <b>(299 274)</b>                 | <b>(691 305)</b>                 |

|                                                                                 |               |               |
|---------------------------------------------------------------------------------|---------------|---------------|
| <b>Total Net revenue from contracts with customers recognized point in time</b> | <b>32 534</b> | <b>25 830</b> |
|---------------------------------------------------------------------------------|---------------|---------------|

| 10. Selling expense       | 01.01.2023. - 30.09.2023. | 01.01.2022 - 30.09.2022. |
|---------------------------|---------------------------|--------------------------|
|                           | RON                       | RON                      |
| Online marketing expenses | 307 834                   | 257 206                  |
| Radio advertising         | -                         | 8 514                    |
| Other marketing expenses  | 200 515                   | 142 153                  |
| Total marketing expenses  | 508 349                   | 407 873                  |
| Other selling expenses    | 70 439                    | 74 282                   |
| <b>TOTAL:</b>             | <b>578 788</b>            | <b>482 155</b>           |

| 11. Administrative expense                | 01.01.2023. - 30.09.2023. | 01.01.2022 - 30.09.2022. |
|-------------------------------------------|---------------------------|--------------------------|
|                                           | RON                       | RON                      |
| Employees' salaries                       | 6 399 438                 | 5 584 108                |
| Management services                       | 5 156 609                 | 4 633 188                |
| Amortization and depreciation             | 612 413                   | 578 787                  |
| Professional services                     | 525 112                   | 777 986                  |
| IT services                               | 442 969                   | 174 649                  |
| Communication expenses                    | 328 759                   | 244 642                  |
| Office and branches' maintenance expenses | 308 412                   | 275 733                  |
| Bank commissions                          | 146 285                   | 175 640                  |
| Credit database expenses                  | 84 120                    | 66 454                   |
| Other personnel expenses                  | 81 390                    | 46 853                   |
| Business trip expenses                    | 72 169                    | 26 736                   |
| Transportation expenses                   | 57 625                    | 12 857                   |
| Employee recruitment expenses             | 22 144                    | 21 658                   |
| Low value equipment expenses              | 8 928                     | 18 923                   |
| Insurance expenses                        | 5 964                     | 3 079                    |
| Other administration expenses             | 530 127                   | 1 123 019                |
| <b>TOTAL:</b>                             | <b>14 782 464</b>         | <b>13 764 312</b>        |

| 12. Other operating income | 01.01.2023. - 30.09.2023. | 01.01.2022 - 30.09.2022. |
|----------------------------|---------------------------|--------------------------|
|                            | RON                       | RON                      |
| Other operating income     | 36 521                    | 428 296                  |
| <b>TOTAL:</b>              | <b>36 521</b>             | <b>428 296</b>           |

| 13. Other operating expense                 | 01.01.2023. - 30.09.2023. | 01.01.2022 - 30.09.2022. |
|---------------------------------------------|---------------------------|--------------------------|
|                                             | RON                       | RON                      |
| Non-deductible VAT from management services | 963 752                   | 850 156                  |
| Other operating expenses                    | 365 897                   | 296 577                  |
| <b>TOTAL:</b>                               | <b>1 329 649</b>          | <b>1 146 733</b>         |

| 14. Net foreign exchange result | 01.01.2023. - 30.09.2023. | 01.01.2022 - 30.09.2022. |
|---------------------------------|---------------------------|--------------------------|
|                                 | RON                       | RON                      |
| Currency exchange gain          | -                         | 134 350                  |
| Currency exchange loss          | 844 230                   | (16 824)                 |
| <b>TOTAL:</b>                   | <b>844 230</b>            | <b>117 526</b>           |

| 15. Corporate income tax                                              | 01.01.2023. - 30.09.2023. | 01.01.2022 - 30.09.2022. |
|-----------------------------------------------------------------------|---------------------------|--------------------------|
|                                                                       | RON                       | RON                      |
| Current corporate income tax charge for the reporting year            | 726 903                   | 2 391 989                |
| Deferred corporate income tax due to changes in temporary differences | 11 527                    | (473 160)                |
| <b>Corporate income tax charged to the income statement:</b>          | <b>738 430</b>            | <b>1 918 829</b>         |

| 16. Intangible assets          | Other intangible assets |  | TOTAL          |
|--------------------------------|-------------------------|--|----------------|
|                                |                         |  |                |
| Cost                           | 123 543                 |  | 123 543        |
| Accumulated amortization       | (50 135)                |  | (50 135)       |
| <b>As at 1 January 2022</b>    | <b>73 408</b>           |  | <b>73 408</b>  |
| <b>2022</b>                    |                         |  |                |
| Additions                      | 114 705                 |  | 114 705        |
| Disposals (cost)               | (101 269)               |  | (101 269)      |
| Amortization charge            | (30 091)                |  | (30 091)       |
| Disposals (amortization)       | 36 058                  |  | 36 058         |
| Cost                           | 136 979                 |  | 136 979        |
| Accumulated amortization       | (44 168)                |  | (44 168)       |
| <b>As at 31 December 2022</b>  | <b>92 811</b>           |  | <b>92 811</b>  |
| Cost                           | 136 979                 |  | 136 979        |
| Accumulated amortization       | (44 168)                |  | (44 168)       |
| <b>As at 1 January 2023</b>    | <b>92 811</b>           |  | <b>92 811</b>  |
| <b>9 months 2023</b>           |                         |  |                |
| Additions                      | 49 162                  |  | 49 162         |
| Disposals (cost)               | -                       |  | -              |
| Amortization charge            | (22 645)                |  | (22 645)       |
| Disposals (amortization)       | -                       |  | -              |
| Cost                           | 186 141                 |  | 186 141        |
| Accumulated amortization       | (66 813)                |  | (66 813)       |
| <b>As at 30 September 2023</b> | <b>119 328</b>          |  | <b>119 328</b> |



### 17. Property, plant and equipment and Right-of-use assets

|                                | Right-of-use premises | Right-of-use motor vehicles | Total Right-of-use assets | Rental fleet | Other property, plant and equipment | TOTAL              |
|--------------------------------|-----------------------|-----------------------------|---------------------------|--------------|-------------------------------------|--------------------|
| Cost                           | 1 590 439             | 967 291                     | 2 557 730                 | -            | 395 117                             | <b>2 952 847</b>   |
| Accumulated depreciation       | (468 772)             | (321 997)                   | (790 768)                 | -            | (239 005)                           | <b>(1 029 773)</b> |
| <b>As at 1 January 2022</b>    | <b>1 121 667</b>      | <b>645 294</b>              | <b>1 766 961</b>          | <b>-</b>     | <b>156 112</b>                      | <b>1 923 074</b>   |
| <b>2022</b>                    |                       |                             |                           |              |                                     |                    |
| Additions                      | 123 420               | 481 996                     | 605 416                   | -            | 84 112                              | <b>689 528</b>     |
| Disposals (cost)               | (159 407)             | (302 417)                   | (461 825)                 | -            | (154 933)                           | <b>(616 758)</b>   |
| Depreciation charge            | (561 025)             | (236 502)                   | (797 527)                 | -            | (94 029)                            | <b>(891 556)</b>   |
| Disposals (depreciation)       | 159 407               | 299 715                     | 459 123                   | -            | 143 246                             | <b>602 369</b>     |
| Impairment                     | -                     | -                           | -                         | -            | -                                   | <b>-</b>           |
| Cost                           | 1 554 452             | 1 146 869                   | 2 701 321                 | -            | 324 297                             | <b>3 025 617</b>   |
| Accumulated depreciation       | (870 389)             | (258 783)                   | (1 129 173)               | -            | (189 787)                           | <b>(1 318 960)</b> |
| <b>As at 31 December 2021</b>  | <b>684 062</b>        | <b>888 086</b>              | <b>1 572 148</b>          | <b>-</b>     | <b>134 509</b>                      | <b>1 706 657</b>   |
| Cost                           | 1 554 452             | 1 146 869                   | 2 701 321                 | -            | 324 297                             | <b>3 025 617</b>   |
| Accumulated depreciation       | (870 389)             | (258 783)                   | (1 129 173)               | -            | (189 787)                           | <b>(1 318 960)</b> |
| <b>As at 1 January 2023</b>    | <b>684 062</b>        | <b>888 086</b>              | <b>1 572 148</b>          | <b>-</b>     | <b>134 510</b>                      | <b>1 706 658</b>   |
| <b>9 months 2023</b>           |                       |                             |                           |              |                                     |                    |
| Additions                      | 226 762               | 59 469                      | 286 231                   | -            | 615 797                             | <b>902 028</b>     |
| Disposals (cost)               | -                     | (215 419)                   | (215 419)                 | -            | (7 479)                             | <b>(222 898)</b>   |
| Depreciation charge            | (330 754)             | (197 789)                   | (528 543)                 | -            | (61 225)                            | <b>(589 768)</b>   |
| Disposals (depreciation)       | -                     | 117 347                     | 117 347                   | -            | -                                   | <b>117 347</b>     |
| Impairment                     | -                     | -                           | -                         | -            | -                                   | <b>-</b>           |
| Cost                           | 1 781 214             | 990 919                     | 2 772 133                 | -            | 932 615                             | <b>3 704 747</b>   |
| Accumulated depreciation       | (1 201 143)           | (339 225)                   | (1 540 369)               | -            | (251 012)                           | <b>(1 791 381)</b> |
| <b>As at 30 September 2023</b> | <b>580 070</b>        | <b>651 694</b>              | <b>1 231 764</b>          | <b>-</b>     | <b>681 603</b>                      | <b>1 913 367</b>   |

### 18. Finance Lease Receivables

|                                                | Non-Current<br>30.09.2023.<br>RON | Current<br>30.09.2023.<br>RON | Non-Current<br>31.12.2022.<br>RON | Current<br>31.12.2022.<br>RON |
|------------------------------------------------|-----------------------------------|-------------------------------|-----------------------------------|-------------------------------|
| Finance lease receivables, net                 |                                   |                               |                                   |                               |
| Finance lease receivables                      | 2 340 641                         | 9 971 712                     | 10 950 764                        | 10 019 591                    |
| Accrued interest and handling fee              | -                                 | 1 279 195                     | -                                 | 1 739 519                     |
| Fees paid and received upon lease disbursement | (24 110)                          | (102 714)                     | (134 554)                         | (123 111)                     |
| Impairment allowance                           | (235 396)                         | (3 713 951)                   | (586 801)                         | (3 742 877)                   |
|                                                | <b>2 081 135</b>                  | <b>7 434 242</b>              | <b>10 229 409</b>                 | <b>7 893 122</b>              |

### 19. Loans and advances to customers

|                                               | Non-Current<br>30.09.2023.<br>RON | Current<br>30.09.2023.<br>RON | Non-Current<br>31.12.2022.<br>RON | Current<br>31.12.2022.<br>RON |
|-----------------------------------------------|-----------------------------------|-------------------------------|-----------------------------------|-------------------------------|
| Loans and advances to customers, net          |                                   |                               |                                   |                               |
| Loans and advances to customers               | 118 274 288                       | 38 593 390                    | 99 019 780                        | 32 353 565                    |
| Accrued interest                              | -                                 | 10 701 636                    | -                                 | 8 146 106                     |
| Fees paid and received upon loan disbursement | (1 007 397)                       | (328 716)                     | (934 799)                         | (305 436)                     |
| Impairment allowance                          | (9 188 756)                       | (10 735 308)                  | (7 657 937)                       | (5 158 088)                   |
|                                               | <b>108 078 135</b>                | <b>38 231 002</b>             | <b>90 427 044</b>                 | <b>35 036 147</b>             |

### 20. Loans to related parties

|                                                                                        | Interest rate<br>per annum (%) | Maturity | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|----------------------------------------------------------------------------------------|--------------------------------|----------|--------------------|--------------------|
| Non current<br>Loans to related parties                                                |                                |          |                    |                    |
| Loans to related parties                                                               |                                |          | -                  | 20 333 814         |
| <b>TOTAL:</b>                                                                          |                                |          | <b>-</b>           | <b>20 333 814</b>  |
| Current<br>Loans to related parties                                                    |                                |          |                    |                    |
| Loans to related parties (including loans as a result of sale of Longo Group entities) |                                |          | 19 368 605         | -                  |
| <b>TOTAL:</b>                                                                          |                                |          | <b>19 368 605</b>  | <b>-</b>           |

### 21. Finished goods and goods for resale

|                 | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|-----------------|--------------------|--------------------|
| Other inventory | 51 844             | 51 844             |
| <b>TOTAL:</b>   | <b>51 844</b>      | <b>51 844</b>      |

This non-financial asset is not impaired as of 30.09.2023. (31.12.2022.: 0 RON).

### 22. Other receivables

|                                                                                 | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|---------------------------------------------------------------------------------|--------------------|--------------------|
| CIT paid in advance                                                             | 92 542             | -                  |
| Receivables for payments received from customers through online payment systems | 340 217            | 208 017            |
| Advances to employees                                                           | 1 377              | 1 377              |
| Receivables from P2P platform for attracted funding                             | 381 200            | 1 759 074          |
| Other debtors                                                                   | 543 856            | 492 695            |
| Impairment allowance for 'Other debtors'                                        | (45 467)           | (44 802)           |
| <b>TOTAL:</b>                                                                   | <b>1 313 725</b>   | <b>2 497 373</b>   |

All receivables are expected to be paid within the following year.

### 23. Cash and cash equivalents

|               | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|---------------|--------------------|--------------------|
| Cash at bank  | 1 172 249          | 4 344 862          |
| <b>TOTAL:</b> | <b>1 172 249</b>   | <b>4 344 862</b>   |

The Company has not created an ECL allowances for cash and cash equivalents on the basis that placements with banks are of short term nature and the lifetime of these assets under IFRS 9 is so short that the low probability of default would result in immaterial ECL amounts (2022: RON 0).

### 24. Assets held for sale

|                                        | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|----------------------------------------|--------------------|--------------------|
| Other non-current assets held for sale |                    |                    |
| Repossessed collateral                 | 54 650             | 38 421             |
| <b>TOTAL:</b>                          | <b>54 650</b>      | <b>38 421</b>      |

Repossessed collaterals are vehicles taken over by the Company in case of default by the Company's clients on the related lease agreements. After the default of the client, the Company has the right to repossess the vehicle and sell it to third party. The Company does not have the right to repossess, sell or pledge the vehicle in the absence of default by Company's clients. The Company usually sells the repossessed vehicles within 90 days after repossession.

### 25. Share capital

Share capital of the Company is in amounts of RON 924 000.  
The movements on the Share capital caption during the year are as follows:

|                                                | RON            | Number of class A Shares | Number of class B Shares | Total number of Shares |
|------------------------------------------------|----------------|--------------------------|--------------------------|------------------------|
| <b>Opening balance as at 1 January 2022</b>    | <b>924 000</b> | -                        | -                        | -                      |
| Subscriptions                                  | -              | -                        | -                        | -                      |
| Redemptions                                    | -              | -                        | -                        | -                      |
| <b>Closing balance as at 31 December 2022</b>  | <b>924 000</b> | -                        | -                        | -                      |
| <b>Opening balance as at 1 January 2023</b>    | <b>924 000</b> | -                        | -                        | -                      |
| Subscriptions                                  | -              | -                        | -                        | -                      |
| Redemptions                                    | -              | -                        | -                        | -                      |
| <b>Closing balance as at 30 September 2023</b> | <b>924 000</b> | -                        | -                        | -                      |

### 26. Borrowings

#### Non-current

|                           | Interest rate per annum (%) | Maturity   | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|---------------------------|-----------------------------|------------|--------------------|--------------------|
| Subordinated loans        |                             |            |                    |                    |
| Loan from related parties | 12.50%                      | 31.12.2026 | 95 716 557         | 85 298 400         |
| <b>TOTAL:</b>             |                             |            | <b>95 716 557</b>  | <b>85 298 400</b>  |

Subordinated loan comprise of loans received by the Company from its shareholder. The loan are denominated in EUR with an interest rate of 12.5% and maturity till December 31, 2026.

|                                        | Interest rate per annum (%) | Maturity      | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|----------------------------------------|-----------------------------|---------------|--------------------|--------------------|
| Other borrowings                       |                             |               |                    |                    |
| Lease liabilities for rent of premises |                             | up to 5 years | 197 485            | 237 294            |
| Lease liabilities for rent of vehicles |                             | up to 3 years | 524 994            | 754 766            |
| Financing received from P2P investors  | 12%-16%                     | 01.09.2026    | 47 974 608         | 52 917 418         |
| <b>TOTAL:</b>                          |                             |               | <b>48 697 087</b>  | <b>53 909 478</b>  |
| <b>TOTAL NON CURRENT BORROWINGS:</b>   |                             |               | <b>144 413 644</b> | <b>139 207 878</b> |

#### Current

|                                                            | Interest rate per annum (%) | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|------------------------------------------------------------|-----------------------------|--------------------|--------------------|
| Other borrowings                                           |                             |                    |                    |
| Financing received from P2P investors                      | 12%-16%                     | 22 208 884         | 20 782 394         |
| Lease liabilities for rent of premises                     |                             | 354 339            | 344 341            |
| Lease liabilities for rent of vehicles                     |                             | 138 262            | 136 386            |
| Accrued interest for financing received from P2P investors |                             | 591 258            | 554 149            |
| Accrued interest for loans from related parties            |                             | 977 107            | -                  |
| <b>TOTAL:</b>                                              |                             | <b>24 269 850</b>  | <b>21 817 270</b>  |

### 27. Related party disclosures

The income and expense items with related parties for 2023 were as follows:

| Related party                                     | Shareholder controlled companies<br>RON | Other related parties<br>RON |
|---------------------------------------------------|-----------------------------------------|------------------------------|
| Interest expenses                                 | (8 073 129)                             | -                            |
| Management services received from related parties | (5 156 610)                             | -                            |

The income and expense items with related parties for Jan - Sept 2022 were as follows:

| Related party                                     | Shareholder controlled companies<br>RON | Other related parties<br>RON |
|---------------------------------------------------|-----------------------------------------|------------------------------|
| Interest income                                   | -                                       | 3 806 995                    |
| Interest expenses                                 | (6 110 045)                             | -                            |
| Management services received from related parties | (4 633 185)                             | -                            |

The receivables and liabilities with related parties as at 30.09.2023. and 31.12.2022. were as follows:

|                                                            | 30.09.2023.<br>RON | 31.12.2022.<br>RON |
|------------------------------------------------------------|--------------------|--------------------|
| <b>Amounts owed by related parties</b>                     |                    |                    |
| Loans to related parties                                   | 19 368 605         | 20 333 814         |
| Trade receivables                                          | 185 216            | 218 871            |
| <b>Amounts owed to related parties</b>                     |                    |                    |
| Subordinated loans from shareholders of the Parent Company | 95 716 557         | 85 298 400         |
| Payables to related parties                                | 2 251 533          | 645 731            |

**27. Related party disclosures (continued)**

| Movement in amounts owed by related parties              | Amounts owed by related parties |
|----------------------------------------------------------|---------------------------------|
| Amounts owed by related parties as of 01.01.2022         | 26 279 224                      |
| Receivables covered in period                            | (5 726 539)                     |
| <b>Amounts owed by related parties as of 31.12.2022.</b> | <b>20 552 685</b>               |
| Amounts owed by related parties as of 01.01.2023.        | 20 552 685                      |
| Receivables covered in period                            | (998 864)                       |
| <b>Amounts owed by related parties as of 30.09.2023.</b> | <b>19 553 821</b>               |
| Movement in amounts owed to related parties              | Amounts owed to related parties |
| Amounts owed to related parties as of 01.01.2022         | 64 584 482                      |
| Loans received in period                                 | 30 789 429                      |
| Loans repaid/settled in period                           | (2 157 079)                     |
| Interest calculated in period                            | 8 953 422                       |
| Interest repaid/settled in period                        | (15 960 068)                    |
| Management services received in period                   | 8 147 694                       |
| Management services paid in period                       | (8 413 749)                     |
| <b>Amounts owed to related parties as of 31.12.2022.</b> | <b>85 944 131</b>               |
| Amounts owed to related parties as of 01.01.2023.        | 85 944 131                      |
| Loans received in period                                 | 12 570 325                      |
| Loans repaid/settled in period                           | (2 152 169)                     |
| Interest calculated in period                            | 8 074 257                       |
| Interest repaid/settled in period                        | (7 097 151)                     |
| Management services received in period                   | 11 299 680                      |
| Management services paid in period                       | (10 670 985)                    |
| <b>Amounts owed to related parties as of 30.09.2023.</b> | <b>97 968 090</b>               |

**28. Events after balance sheet date**

As of 01 October 2023 the Comapy has signed 1 Agreement for Bad Debds sale in total amout of 7 991 146 RON at total price in amount of 2 357 388 RON.

As of the last day of the reporting period until the date of signing these interim financial statements there have been no other events requiring adjustment of or disclosure in the financial statements or Notes thereto.