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MOGO Universal Credit Organization LLC

# 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. AMD	01.01.2022 30.09.2022. AMD
Interest revenue	3	1,947,129,483	1,874,478,154
Interest expense	4	(226,541,436)	(331,728,485)
Net interest income		1,720,588,047	1,542,749,669
Fee and commission income related to finance lease activities	5	(59,363,468)	(126,526,882)
Impairment expense	6	46,187,375	54,445,273
Expenses related to peer-to-peer platform services	7	(5,821,253)	(7,210,277)
Selling expense	8	(49,781,665)	(50,036,450)
Administrative expense	9	(561,161,683)	(503,905,416)
Other operating income	10	1,659,603	2,062,501
Other operating expense	11	(360,699,004)	(385,578,078)
Net foreign exchange result	12	11,162,757	651,224,799
Profit before tax		742,770,709	1,177,225,139
Deferred corporate income tax	13	(172,597,860)	(194,555,568)
Profit from continuing operations		570,172,849	982,669,571

# Statement of Financial Position

# ASSETS

ASSETS			
NON-CURRENT ASSETS	Notes	30.09.2023. AMD	31.12.2022. AMD
		And	AND
Intangible assets			
Goodwill			
Internally generated intangible assets		37,366,144	1,934,876
Other intangible assets		4,395,613	963,318
Total intangible assets	14	41,761,757	2,898,194
Tangible assets			
Right-of-use assets		70,615,284	90,927,387
Property, plant and equipment		7,266,594	8,263,817
Total tangible assets	15	77,881,878	99,191,204
Non-current financial assets			
Loans and advances to customers	16	3,922,178,628	3,726,357,629
Deferred tax asset		161,245,672	333,843,532
Total non-current financial assets		4,083,424,300	4,060,201,161
TOTAL NON-CURRENT ASSETS		4,203,067,935	4,162,290,559
CURRENT ASSETS			
Receivables and other current assets			
Loans and advances to customers	16	1,418,744,916	1,575,847,533
Prepaid expense		24,296,615	9,898,491
Trade receivables		1,619,500	-
Other receivables	17	79,819,630	55,610,614
Cash and cash equivalents	18	99,911,040	51,329,204
Total receivables and other current assets		1,624,391,701	1,692,685,842
Assets held for sale	19	60,905,916	28,024,163
Total assets held for sale		60,905,916	28,024,163
TOTAL CURRENT ASSETS		1,685,297,617	1,720,710,005
TOTAL ASSETS		5,888,365,552	5,883,000,564

# Statement of Financial Position

EQUITY AND LIABILITIES			
EQUITY	Notes	30.09.2023. AMD	31.12.2022. AMD
Share capital	0	2,670,000,000	2,250,000,000
Retained earnings/(losses) brought forward		1,031,343,861	461,171,012 (681,930,080)
for the period		461,171,012 570,172,849	1,143,101,092
TOTAL EQUITY		3,701,343,861	2,711,171,012
		-,,,	
LIABILITIES			
Non-current liabilities			
Borrowings	20	1,350,925,124	1,608,560,522
Total non-current liabilities		1,350,925,124	1,608,560,522
Current liabilities			
Borrowings	20	644,267,168	1,380,360,169
Prepayments and other payments received from customers		6,185,996	6,185,996
Trade payable		23,224,997	6,998,577
Payables to related parties		-	254,183
Taxes payable Other liabilities		22,886,246 706,072	20,994,337 24,808,450
Accrued liabilities		138,826,088	123,667,318
Total current liabilities		836,096,567	1,563,269,030
TOTAL LIABILITIES		2,187,021,691	3,171,829,552
TOTAL EQUITY AND LIABILITIES		5,888,365,552	5,883,000,564

# Consolidated Statement of Changes in Equity

	Share capital AMD	Foreign currency translation reserve AMD	Retained earnings/ (Accumulated loss) AMD	Total equity attributable to Equity holders of Reserve the Parent Company AMD AMD AMD	Non controlling interest AMD	Total AMD
Balance at 01.01.2022.	2,250,000,000	-	461,171,012	- 2,711,171,012	-	2,711,171,012
Profit for the period	-	-	982,669,571	- 982,669,571	-	982,669,571
Reserve	-	-	-		-	-
Dividends distribution	-	-	-		-	-
Balance at 30.09.2022.	2,250,000,000	-	1,443,840,583	- 3,693,840,583	-	3,693,840,583
Balance at 01.01.2023.	2,250,000,000	-	461,171,012	- 2,711,171,012	-	2,711,171,012
Profit for the reporting year	-	-	570,172,849	- 570,172,849	-	570,172,849
Share capital increase/(decrease)	420,000,000	-		- 420,000,000	-	420,000,000
Reserve	-	-	-		-	-
Dividends distribution	-	-	-			-
Balance at 30.09.2023.	2,670,000,000	-	1,031,343,861	- 3,701,343,861	-	3,701,343,861

# Statement of Cash Flows

Cash flows to/from operating activities	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
Profit before tax	AMD 742,770,709	AMD
	/42,//0,/09	1,177,225,140
Adjustments for: Amortization and depreciation	26 207 150	25 225 076
	26,297,159	35,335,976
Interest expense Interest income	226,541,436 (1,947,129,483)	331,728,485 (1,874,478,154)
Loss on disposal of property, plant and equipment	(1,947,129,483)	(1,874,478,154) (570,876)
	-	(570,876) (54,445,273)
Impairment expense	(46,187,375) (11,162,757)	(54,445,273) (651,224,799)
Loss from fluctuations of currency exchange rates		
Operating profit before working capital changes	(1,008,870,311)	(1,036,429,501)
Decrease/(increase) in inventories		
Increase in finance lease receivables, loans and advances to customers	(64,691,445)	319,538,565
and other current assets	45 200 200	(20.050.042)
Increase in accrued liabilities	15,209,309	(20,950,043)
Increase/(decrease) in trade payable, taxes payable and other liabilities	10,021,496	392,019,368
Cash generated to/from operations	(1,048,330,952)	(345,821,611)
Interest received	1,947,129,483	1,874,478,154
Interest paid	(168,308,806)	(281,320,961)
Corporate income tax paid	-	-
Net cash flows to/from operating activities	730,489,725	1,247,335,582
Cash flows to/from investing activities		
Purchase of property, plant and equipment and intangible assets	(4,215,590)	(6,803,462)
Purchase of rental fleet	(39,635,806)	(286,300)
Loan repayments received		-
Loans issued		-
Net cash flows to/from investing activities	(43,851,396)	(7,089,762)
Cash flows to/from financing activities		
Proceeds from borrowings	1,358,121,885	1,579,705,785
Repayments for borrowings	(2,398,284,999)	(2,781,335,865)
Payments made for loan acquisition costs	(4,113,764)	(70,243)
Dividends paid		
Paid in share capital	420,000,000	-
Net cash flows to/from financing activities	(624,276,878)	(1,201,700,323)
Effect of exchange rates on cash and cash equivalents	(13,779,615)	7,086,017
Change in cash	48,581,836	45,631,513
Cash at the beginning of the year	51,329,204	70,660,740
Cash at the end of the year	99.911.040	116,292,253
Cash at the end of the year	55,511,040	110/292/233

# Notes to the Financial Statements

1. Corporate information

MOGO Universal Credit Organization LLC (hereinafter "the Company") is an Armenian limited liability company. The company is governed by the civil legislation of the Republic of Armenia, RA laws "On Credit organizations" and "On Limited Liability Companies", is registered with the Central Bank of The Republic of Armenia under unified registration number 266 on 23.06.2017.

#### 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 Armenia drams (AMD). 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.	01.01.2022 30.09.2022.
		AMD	AMD
Interest income from loans and advances to customers		1,947,129,483	1,874,471,622
Other interest income		-	6,532
	TOTAL:	1,947,129,483	1,874,478,154

4. Interest expense			
		01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
		AMD	AMD
Interest expenses for loans from P2P platform investors		50,148,811	44,029,112
Interest expenses for bank liabilities and related parties		166,643,592	281,150,876
Interest expenses for lease liabilities		9,749,033	6,548,497
	TOTAL:	226,541,436	331,728,485

5. Fee and commission income related to finance lease activities

Revenue from contracts with customers recognized point in time:	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
	AMD	AMD
Income from penalties received	45,164,396	50,866,048
Income from commissions	-	-
TOTAL:	45,164,396	50,866,048
Revenue from contracts with customers recognized point in time where the Group acted	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
as an agent:	AMD	AMD
Gross income from debt collection activities	19,704,816	9,331,818
Gross expenses from debt collection activities	(124,232,680)	(186,724,748)
TOTAL:	(104,527,864)	(177,392,930)
Total fees and commissions income:	(59,363,468)	(126,526,882)

6. Impairment expense		01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
		AMD	AMD
Change in impairment		(46,187,375)	(54,445,273)
	TOTAL:	(46,187,375)	(54,445,273)

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

	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
	AMD	AMD
Service fee for using P2P platform	5,821,253	7,210,277
TOTAL:	5,821,253	7,210,277

01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
AMD	AMD
29,147,952	23,908,887
1,068,800	950,000
10,031,008	9,511,063
9,005,905	15,666,500
49,253,665	50,036,450
528,000	-
49,781,665	50,036,450
	AMD 29,147,952 1,068,800 10,031,008 9,005,905 49,253,665 528,000

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		01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
		AMD	AMD
Employees' salaries		338,229,512	296,912,858
Amortization and depreciation		26,297,159	35,335,976
Professional services		14,161,760	12,496,400
Office and branches' maintenance expenses		49,326,209	29,869,965
IT services		45,761,761	29,240,963
Bank commissions		2,768,030	9,590,512
Communication expenses		20,251,682	21,636,596
Credit database expenses		21,210,004	21,210,004
Business trip expenses		3,751,816	5,958,403
Insurance expenses		3,893,792	4,439,834
Transportation expenses		6,464,000	7,153,950
Other personnel expenses		3,695,588	2,077,970
Low value equipment expenses		213,780	1,975,205
Employee recruitment expenses		248,400	372,817
Other administration expenses		24,649,857	25,418,983
	TOTAL:	561,161,683	503,905,41

10. Other operating income		
	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
	AMD	AMD
Other operating income	1,659,603	2,062,501
TOTAL:	1,659,603	2,062,501

11. Other operating expense			
		01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
		AMD	AMD
Management services		284,173,168	289,851,978
Non-deductible VAT from management services		58,372,393	56,083,116
Provision expenses for possible withholding tax liabilities		11,597,396	4,487,261
Other operating expenses		6,556,047	35,155,723
	TOTAL:	360,699,004	385,578,078

# 12. Net foreign exchange result

	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
	AMD	AMD
Currency exchange gain	(14,598,642)	(655,773,697)
Currency exchange loss	3,435,885	4,548,898
TOTAL:	(11,162,757)	(651,224,799)

13. Corporat	e income tax	

	01.01.2023 30.09.2023.	01.01.2022 30.09.2022.
	AMD	AMD
Deferred corporate income tax due to changes in temporary differences	172,597,860	194,555,568
Corporate income tax charged to the income statement:	172,597,860	194,555,568

14. Intangible assets			
14 Antony fore baseds	Internally generated intangible assets	Other intangible assets	TOTAL
Cost		9,369,670	9,369,670
Accumulated amortization		(5,997,355)	(5,997,355)
As at 1 January 2022		3,372,315	3,372,315
2022			
Additions		541,300	541,300
Disposals (cost)		511,500	
Amortization charge		(1,015,421)	(1,015,421)
Disposals (amortization)	-		
Cost		9,910,970	9,910,970
Accumulated amortization	-	(7,012,776)	(7,012,776)
As at 31 December 2022	-	2,898,194	2,898,194
Cost	3,867,021	6,043,949	9,910,970
Accumulated amortization	(1,932,145)	(5,080,631)	(7,012,776)
As at 1 January 2023	1,934,876	963,318	2,898,194
9 months 2023			
Additions	35,994,406	3,641,400	39,635,806
Disposals (cost) Amortization charge	(563,138)	(209,105)	(772,243)
Disposals (amortization)	(505,158)	(209,103)	(772,243)
Dispusais (amonuzation)		-	-
Cost	39,861,427	9,685,349	49,546,776
Accumulated amortization	(2,495,283)	(5,289,736)	(7,785,019)
As at 30 September 2023	37,366,144	4,395,613	41,761,757

## MOGO Universal Credit Organization LLC Interim report for the period ended 30 September 2023 Unified registration number: 266

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

					Other property,	
	Right-of-use	Right-of-use	Total Right-of-use	Rental fleet	plant and	TOTAL
	premises	motor vehicles	assets	Kentar neet	equipment	TOTAL
Cost	1,924,061	-	1,924,061	-	1,143,118	3,067,179
Accumulated depreciation	(335,058)	-	(335,058)	-	(1,058,869)	(1,393,927)
As at 1 January 2022	1,589,004	-	1,589,004	-	84,249	1,673,253
2022						
Additions	390,110	-	390,110	-	8,379	398,489
Disposals (cost)	(157,619)	-	(157,619)	-	(9,619)	(167,238)
Depreciation charge	760,533		760,533	-	53,926	814,460
Disposals (depreciation)	(149,005)	-	(149,005)	-	(9,138)	(158,143)
Impairment	-	-	-	-		
Cost	2,156,552	-	2,156,552	-	1,141,878	3,298,431
Accumulated depreciation	(946,586)	-	(946,586)	-	(1,103,657)	(2,050,243)
As at 31 December 2022	1,209,966	-	1,209,966	-	38,221	1,248,188
Cost	239,226,867	-	239,226,867	-	104,743,606	343,970,473
Accumulated depreciation	(148,299,480)	-	(148,299,480)	-	(96,479,789)	(244,779,269)
As at 1 January 2023	90,927,387	-	90,927,387	-	8,263,817	99,191,204
9 months 2023						
Additions	-	-	-	-	4,215,590	4,215,590
Disposals (cost)	-	-	-	-	(1,206,600)	(1,206,600)
Depreciation charge	(20,312,102)	-	(20,312,102)	-	(5,212,814)	(25,524,916)
Disposals (depreciation)		-	,//	-	1,206,600	1,206,600
Impairment	-	-	-	-	-	-
Cost	239,226,867		239,226,867	-	107,752,597	346,979,464
Accumulated depreciation	(168,611,583)	-	(168,611,583)	-	(100,486,003)	(269,097,586)
As at 30 September 2023	70,615,284	-	70,615,284	-	7,266,594	77,881,878

#### 16. Loans and advances to customers

Loans and advances to customers, net	Non-Current 30.09.2023. AMD	Current 30.09.2023. AMD	Non-Current 31.12.2022. AMD	Current 31.12.2022. AMD
Loans and advances to customers	4,152,454,847	5,381,632,902	4,022,797,759	5,605,818,421
Accrued interest		535,274,889	-	537,178,649
Fees paid and received upon loan disbursement	(22,312,922)	(28,917,824)	(25,294,589)	(35,248,322)
Impairment allowance	(207,963,297)	(4,469,245,051)	(271,145,541)	(4,531,901,215)
	3.922.178.628	1.418.744.916	3,726,357,629	1,575,847,533

## 17. Other receivables

	30.09.2023.	31.12.2022.
	AMD	AMD
Receivables for payments received from customers through online payment systems	40,619,782	26,151,032
CIT paid in advance	19,521,925	23,042,934
Receivable for attracted funding through P2P platform	11,641,900	5,334,762
Advances to employees	1,062,918	921,086
Other debtors	6,973,105	160,800
TOTAL:	79,819,630	55,610,614

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

## 18. Cash and cash equivalents

	30.09.2023.	31.12.2022.
	AMD	AMD
Cash at bank	99,911,040	51,329,204
TOTAL:	99,911,040	51,329,204

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: GEL 0).

19. Assets held for sale		
Other non-current assets held for sale	30.09.2023.	31.12.2022.
	AMD	AMD
Repossessed collateral	60,905,916	28,024,163
	60,905,916	28,024,163

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.

## MOGO Universal Credit Organization LLC Interim report for the period ended 30 September 2023 Unified registration number: 266

20. Borrowings

Non-current				
Loans from related parties	Interest rate	Maturity	30.09.2023.	31.12.2022.
	per annum (%)	· ·	AMD	AMD
Loan from related parties	12%	December 2025	827,566,759	1,021,867,663
		TOTAL:	827,566,759	1,021,867,663
	Interest rate	<b>.</b>	30.09.2023.	31,12,2022,
Other borrowings	per annum (%)	Maturity	AMD	AMD
Long term loans from banks	12.75%	February 2024		235,000,000
Lease liabilities for rent of premises			74,434,311	74,434,311
Financing received from P2P investors	7%-9.5%		448,924,054	277,258,548
· · · · · · · · · · · · · · · · · · ·		TOTAL:	523,358,365	586,692,859
	TOTAL NON C	CURRENT BORROWINGS:	1,350,925,124	1,608,560,522
Current				
	Interest rate		30.09.2023.	31.12.2022.
Other borrowings	per annum (%)		AMD	AMD

per annun	(%)	AMD	AMD
Financing received from P2P investors 7%-	9.5%	175,433,705	184,020,517
Short term loans from banks		230,000,000	1,000,000,000
Lease liabilities for rent of premises		2,607,158	22,855,383
Accrued interest for financing received from P2P investors		2,651,620	1,869,285
Accrued interest for loans from related parties		229,458,521	156,861,559
Accrued interest for loan from bank		4,116,164	14,753,425
	TOTAL:	644,267,168	1,380,360,169

# 21. Related party disclosures

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

Related party Interest expenses Management services received from related parties	Shareholder controlled companies AMD (75,856,463) (284,173,168)	Other related parties AMD - -
The income and expense items with related parties for 2022 were as follows: Related party	Shareholder controlled companies MD	Other related parties AMD
Interest expenses Management services received from related parties The receivables and liabilities with related parties as at 30.09.2023, and 31.12.2022, were as follows:	(98,024,643) (289,851,978)	-
Amounts owed by related parties	30.09.2023. AMD	31.12.2022. AMD
Loans to related parties Trade receivables <b>Amounts owed to related parties</b> Subordinated loans from shareholders of the Parent Company	1,619,500 827,566,759	1,021,867,663
Payables to related parties	282,735,511	186,852,519

Movement in amounts owed by related parties	Amounts owed by related parties
Amounts owed by related parties as of 01 01.01.2022 2022	-
Receivables covered in period	
Amounts owed by related parties as of 31 31.12.2022 2022	-
Amounts owed by related parties as of 01 01.01.2023 2023	
Receivables covered in period	1,619,500
Amounts owed by related parties as of 30 30.09.2023 2023	1,619,500
Movement in amounts owed to related parties	Amounts owed to
	related parties
Amounts owed to related parties as of 01 01.01.2022 2022	1,622,619,982 538,000,156
Loans received in period Loans repaid/settled in period	(1,028,750,503)
Interest calculated in period	98,024,643
Interest calculated in period	(10,663,258)
Management services received in period	289,851,978
Management services paid in period	(300,362,817)
Amounts owed to related parties as of 31 31.12.2022 2022	1,208,720,182
Amounts owed to related parties as of 01 01.01.2023 2023	1,208,720,182
Loans received in period	69,144,233
Loans repaid/settled in period	(263,445,137)
Interest calculated in period	75,856,463
Interest repaid/settled in period	(3,259,501) 284,173,168
Management services received in period	(260,925,018)
Management services paid in period Change in other payables	(200,923,018) 37,879
Amounts owed to related parties as of 30 30.09.2023 2023	1,110,302,270
	1,110,302,270

## 22. Events after balance sheet date

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