



**PJSC LSR Group**

**Disclosed Consolidated Financial Statements  
for the year ended 31 December 2023**

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**JSC “Kept”**

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# Independent Auditors’ Report on the Disclosed Consolidated Financial Statements

**To the Shareholders and the Board of Directors of PJSC LSR Group**

## Opinion

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The disclosed consolidated financial statements, which comprise the disclosed consolidated statement of financial position as at 31 December 2023, the disclosed consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and related notes, are derived from the audited consolidated financial statements of PJSC LSR Group (the “Company”) and its subsidiaries (the “Group”) for the year ended 31 December 2023.

In our opinion, the accompanying disclosed consolidated financial statements are consistent, in all material respects, with the audited consolidated financial statements, in accordance with criteria, established the Note 2(a).

## Disclosed Consolidated Financial Statements

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The disclosed consolidated financial statements do not contain all the disclosures required by International Financial Reporting Standards. Reading the disclosed consolidated financial statements and our report thereon, therefore, is not a substitute for reading the audited consolidated financial statements and our report thereon.

## The Audited Consolidated Financial Statements and Our Report Thereon

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We expressed an unmodified audit opinion on the audited consolidated financial statements in our report dated 15 March 2024. That report also includes the communication of other key audit matters. Key audit matters are those matters that in our professional judgement, were of most significance in our audit of the financial statements for the current period.

## Management’s Responsibility for the Disclosed Consolidated Financial Statements

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Management is responsible for the preparation of the disclosed consolidated financial statements in accordance with criteria, established the Note 2(a).

## **Auditors' Responsibility**

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Our responsibility is to express an opinion on whether the disclosed consolidated financial statements are consistent, in all material respects, with the audited consolidated financial statements based on our procedures, which were conducted in accordance with International Standard on Auditing (ISA) 810 (Revised), *"Engagements to Report on Summary Financial Statements."*



Igor Anatolievich Yagnov

Principal registration number of the entry in the Register of Auditors and Audit Organizations No 21906109192, acts on behalf of the audit organization based on the power of attorney No. 421/22 as of 1 July 2022

JSC "Kept"

Principal registration number of the entry in the Register of Auditors and Audit Organizations No. 12006020351

Moscow, Russia

15 March 2024

**PJSC LSR Group**  
*Disclosed Consolidated Statement of Profit or Loss and Other Comprehensive Income*  
*for the year ended 31 December 2023*

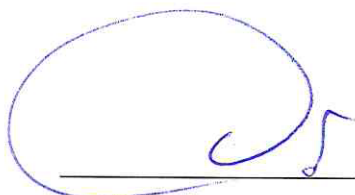
<b>mln RUB</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
Revenue	12	236,197	139,662
Cost of sales		(141,294)	(80,288)
<b>Gross profit</b>		<b>94,903</b>	<b>59,374</b>
Distribution expenses		(12,170)	(10,301)
Administrative expenses	7	(17,873)	(14,146)
Share of loss of equity-accounted investees (net of income tax)	15	(70)	(45)
Other income	8	636	62
Other expenses	8	(2,891)	(547)
<b>Results from operating activities</b>		<b>62,535</b>	<b>34,397</b>
Finance income	10	2,630	2,359
Finance costs	10	(23,501)	(17,878)
<b>Profit before income tax</b>		<b>41,664</b>	<b>18,878</b>
Income tax expense	11	(13,321)	(5,515)
<b>Profit for the year</b>		<b>28,343</b>	<b>13,363</b>
<b>Other comprehensive income / (loss)</b>			
<i>Items that are or may be reclassified subsequently to profit or loss:</i>			
Foreign currency translation differences		840	(897)
<b>Total comprehensive income for the year</b>		<b>29,183</b>	<b>12,466</b>

The disclosed consolidated statement of profit or loss and other comprehensive income is to be read in conjunction with the notes to, and forming part of, the disclosed consolidated financial statements set out on pages 13 to 70.

**PJSC LSR Group**  
*Disclosed Consolidated Statement of Profit or Loss and Other Comprehensive Income*  
*for the year ended 31 December 2023*

<b>mln RUB</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
Profit attributable to:			
Shareholders of the Company		28,345	13,366
Non-controlling interest		(2)	(3)
<b>Profit for the year</b>		<b>28,343</b>	<b>13,363</b>
Total comprehensive income attributable to:			
Shareholders of the Company		29,185	12,469
Non-controlling interest		(2)	(3)
<b>Total comprehensive income for the year</b>		<b>29,183</b>	<b>12,466</b>
<b>Earnings per share</b>			
Basic earnings per share	22	307.99 RUB	161.98 RUB
Diluted earnings per share	22	276.34 RUB	135.39 RUB

These disclosed consolidated financial statements were approved by management on 15 March 2024 and were signed on its behalf by:



D. V. Kutuzov  
 Chief Executive Officer



L. V. Fradina  
 Chief Financial Officer

mln RUB	Note	<u>31 December 2023</u>	<u>31 December 2022</u>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	13	37,856	30,907
Intangible assets	14	3,585	4,252
Equity-accounted investees	15	2,551	405
Other investments	16	1,059	487
Deferred tax assets	17	3,547	3,975
Trade and other receivables	19	93	537
<b>Total non-current assets</b>		<u>48,691</u>	<u>40,563</u>
<b>Current assets</b>			
Other investments	16	4,682	3,832
Inventories	18	261,585	255,604
Contract assets, trade and other receivables	19	109,137	91,108
Cash and cash equivalents*	20	51,506	25,109
<b>Total current assets</b>		<u>426,910</u>	<u>375,653</u>
<b>Total assets</b>		<u>475,601</u>	<u>416,216</u>

\* In Cash and cash equivalents is not included cash received to escrow accounts by the authorized bank from the accounts owners (the real estate buyers). This cash on escrow accounts was received as the settlement of the share participation agreements' price in the amount of RUB 121,024 million as at 31 December 2023 (31 December 2022: RUB 76,529 million).

mln RUB	Note	<u>31 December 2023</u>	<u>31 December 2022</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>	21		
Share capital		35	35
Treasury shares		(2,628)	(20,947)
Share premium		26,408	26,408
Additional paid-in capital		16,847	16,852
Foreign currency translation reserve		362	(478)
Retained earnings		77,614	74,874
<b>Total equity attributable to the shareholders of the Company</b>		<u>118,638</u>	<u>96,744</u>
Non-controlling interest		36	57
<b>Total equity</b>		<u>118,674</u>	<u>96,801</u>
<b>Non-current liabilities</b>			
Loans and borrowings	23	197,402	114,055
Deferred tax liabilities	17	7,499	5,206
Trade and other payables	25	27,617	19,268
Provisions	24	49	29
<b>Total non-current liabilities</b>		<u>232,567</u>	<u>138,558</u>
<b>Current liabilities</b>			
Loans and borrowings	23	26,733	101,033
Contract liabilities, trade and other payables	25	73,555	64,777
Provisions	24	24,072	15,047
<b>Total current liabilities</b>		<u>124,360</u>	<u>180,857</u>
<b>Total liabilities</b>		<u>356,927</u>	<u>319,415</u>
<b>Total equity and liabilities</b>		<u>475,601</u>	<u>416,216</u>



mln RUB	Note	2023	2022
<b>OPERATING ACTIVITIES</b>			
<b>Profit for the year</b>		28,343	13,363
Adjustments for:			
Depreciation and amortisation	13, 14	1,905	1,863
Gain on disposal of property, plant and equipment		(150)	(56)
Loss on deconsolidation of subsidiary and impairment loss	8, 18	9,984	-
Equity-settled share-based payment		2,572	978
Loss of equity-accounted investees, net of income tax	15	70	45
Portion of excess of fair value over purchase price of assets		1	2
Capitalised interest, including significant financing component in respect of prepayments from customers, recognized in cost of sales		3,278	2,306
Significant financing component in respect of prepayments from customers and benefit of escrow loans recognised in revenue	12	(9,034)	(4,972)
Net finance costs	10	20,871	15,519
Income tax expense	11	13,321	5,515
<b>Operating profit before changes in working capital and provisions</b>		71,161	34,563
Increase in inventories net of non-cash items		(2,359)	(53,288)
Increase in contract assets, trade and other receivables		(24,060)	(34,277)
Increase in contract liabilities, trade and other payables		10,748	1,902
Increase in provisions		525	49
<b>Cash flows from / (utilised by) operations before income taxes and interest paid</b>		56,015	(51,051)
Income taxes paid		(10,216)	(6,508)
Interest paid		(15,981)	(13,002)
<b>Cash flows from / (utilised by) operating activities*</b>		29,818	(70,561)
<i>For reference:</i>			
<b>Cash flows from / (utilised by) operating activities, including cash on escrow accounts</b>		74,313	(39,049)

\* In Cash flows from operations is not included cash received to escrow accounts by the authorized bank from the accounts owners (the real estate buyers). This cash on escrow accounts was received as the settlement of the share participation agreements' price during the year ended 31 December 2023 in the amount of RUB 44,495 million (year ended 31 December 2022: RUB 31,512 million).

<b>mln RUB</b>	<b>Note</b>	<b>2023</b>	<b>2022</b>
<b>INVESTING ACTIVITIES</b>			
Proceeds from disposal of non-current assets		320	152
Interest received		1,285	1,324
Acquisition of property, plant and equipment		(10,448)	(5,371)
Acquisition of intangible assets		(61)	(23)
Acquisition of equity-accounted investees	15	(2,216)	-
Originated loans		(3,657)	(5,971)
Loans repaid		2,405	822
<b>Cash flows utilised by investing activities</b>		<b>(12,372)</b>	<b>(9,067)</b>
<b>FINANCING ACTIVITIES</b>			
Proceeds from borrowings	23	236,413	221,702
Proceeds from bonds	23	7,000	-
Repayment of borrowings	23	(220,377)	(162,480)
Repayment of bonds	23	(5,200)	(6,762)
Payment of land lease liabilities	27	(1,380)	(1,437)
Payment for treasury shares acquired		(241)	(1,150)
Dividends paid		(7,842)	-
Acquisition of minority interest		(25)	(138)
<b>Cash flows from financing activities</b>		<b>8,348</b>	<b>49,735</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>25,794</b>	<b>(29,893)</b>
Cash and cash equivalents at the beginning of the year		25,109	55,472
Effect of exchange rate fluctuations on cash and cash equivalents		603	(470)
<b>Cash and cash equivalents at the end of the year</b>	20	<b>51,506</b>	<b>25,109</b>

mIn RUB	Attributable to shareholders of the Company								
	Share capital	Treasury shares	Share premium	Additional paid-in capital	Foreign currency translation reserve	Retained earnings	Total	Non-controlling interest	Total equity
<b>Balance at 1 January 2022</b>	35	(13,669)	26,408	16,870	419	62,764	92,827	180	93,007
<b>Total comprehensive income</b>									
Profit for the year	-	-	-	-	-	13,366	13,366	(3)	13,363
<b>Other comprehensive loss</b>									
Foreign currency translation differences for foreign operations	-	-	-	-	(897)	-	(897)	-	(897)
<b>Total comprehensive income for the year</b>	-	-	-	-	(897)	13,366	12,469	(3)	12,466
<b>Transactions with owners recorded directly in equity</b>									
Excess of consideration paid over minority interest acquired	-	-	-	(18)	-	-	(18)	(120)	(138)
Treasury shares acquired	-	(7,278)	-	-	-	-	(7,278)	-	(7,278)
Equity-settled share-based payment	-	-	-	-	-	8,133	8,133	-	8,133
Transactions with owners recorded directly in equity	-	-	-	-	-	(9,389)	(9,389)	-	(9,389)
<b>Balance at 31 December 2022</b>	35	(20,947)	26,408	16,852	(478)	74,874	96,744	57	96,801

mln RUB	Attributable to shareholders of the Company								
	Share capital	Treasury shares	Share premium	Additional paid-in capital	Foreign currency translation reserve	Retained earnings	Total	Non-controlling interest	Total equity
<b>Balance at 1 January 2023</b>	35	(20,947)	26,408	16,852	(478)	74,874	96,744	57	96,801
<b>Total comprehensive income</b>									
Profit for the year	-	-	-	-	-	28,345	28,345	(2)	28,343
<b>Other comprehensive income</b>									
Foreign currency translation differences for foreign operations	-	-	-	-	840	-	840	-	840
<b>Total comprehensive income for the year</b>	-	-	-	-	840	28,345	29,185	(2)	29,183
<b>Transactions with owners recorded directly in equity</b>									
Excess of consideration paid over minority interest acquired	-	-	-	(6)	-	-	(6)	(19)	(25)
Other contributions and distributions	-	-	-	1	-	-	1	-	1
Treasury shares acquired	-	(241)	-	-	-	-	(241)	-	(241)
Equity-settled share-based payment	-	5,609	-	-	-	(3,580)	2,029	-	2,029
Transactions with owners recorded directly in equity	-	12,951	-	-	-	(14,183)	(1,232)	-	(1,232)
Dividends to shareholders	-	-	-	-	-	(7,842)	(7,842)	-	(7,842)
<b>Balance at 31 December 2023</b>	35	(2,628)	26,408	16,847	362	77,614	118,638	36	118,674

## **Notes to the Disclosed Consolidated Financial Statements**

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## **1 Background**

### **(a) Organization and operations**

PJSC LSR Group (the “Company”) and its subsidiaries (together referred to as the “Group”) comprise Russian limited liability and joint stock companies as defined in the Civil Code of the Russian Federation, and companies located in other countries. The Company’s shares are traded on Moscow Exchange.

The Company’s registered office is at 36B Kazanskaya Street, Floor 4, Office 32-N (18), Suite 404, Saint Petersburg, 190031, Russia.

The Group’s principal activities include real estate development, prefabricated panel construction, contracting, subcontracting and engineering services in civil and industrial construction, extraction of sand and clay, production of crushed granite, ready-mix concrete and mortars, reinforced concrete, bricks, aerated concrete, transportations and crane rental services. The Company primarily operates in the following geographic markets of Russia: Saint Petersburg, the Leningrad region, Moscow and Yekaterinburg.

The Group’s major subsidiaries are detailed in note 31.

Related party transactions are detailed in note 30.

### **(b) Russian business environment**

The Group’s operations are primarily located in the Russian Federation. Consequently, the Group is exposed to the economic and financial markets of the Russian Federation, which display the characteristics of an emerging market. The legal, tax and regulatory frameworks continue development, but are subject to varying interpretations and frequent changes which contribute together with other legal and fiscal impediments to the challenges faced by entities operating in the Russian Federation.

Starting in 2014, the United States of America, the European Union and some other countries have imposed and gradually expanded economic sanctions against a number of Russian individuals and legal entities. Since February 2022, after the recognition of the self-proclaimed Donetsk and Lugansk People's Republics and the start of a special military operation in Ukraine by the Russian Federation, the above countries have imposed additional tough sanctions against the Government of the Russian Federation, as well as large financial institutions, legal entities and individuals in Russia. In particular, restrictions were imposed on the export and import of goods, including capping the price of certain types of raw materials, restrictions were introduced on the provision of certain types of services to Russian enterprises, the assets of a number of Russian individuals and legal entities were blocked, a ban on maintaining correspondent accounts was established, certain large banks were disconnected from the SWIFT international financial messaging system, and other restrictive measures were implemented. Also, in the context of the imposed sanctions, a number of large international companies from the United States, the European Union and some other countries discontinued, significantly reduced or suspended their own activities in the Russian Federation, as well as doing business with Russian citizens and legal entities.

In September 2022, partial mobilization was announced in the Russian Federation. Referendums were held in the recognized republics of Donetsk and Lugansk, as well as in the Zaporozhye and Kherson regions of Ukraine, which resulted in incorporation of the territories into the Russian Federation. As a result of these events further sanctions were imposed and there is a risk of increasing pressure on the Russian economy. In response to the above, the Government of the Russian Federation and Central Bank of the Russian Federation has introduced a set of measures, which are counter-sanctions, currency control measures, a number of key interest rate decisions and other special economic measures to ensure the security and maintain the stability of the Russian economy, financial sector and citizens.

The imposition and subsequent strengthening of sanctions and the partial mobilization resulted in elevated economic uncertainty, including reduced liquidity and high volatility in the capital markets, volatility of the Rouble exchange rate and the key interest rate, a decrease in foreign and domestic direct investments, difficulties in making payments for Russian Eurobond issuers, reduction of payable demand of the population, and also a significant reduction in the availability of sources of debt financing.

In addition, Russian companies have virtually no access to the international stock market, the debt capital market and other development opportunities, which may lead to their increased dependence on the governmental support. The Russian economy is in the process of adaptation associated with the replacement of retiring export markets, a change in supply markets and technologies, as well as changes in logistics, supply and production chains.

It is difficult to assess the consequences of the imposed and possible additional sanctions in the long term, however, sanctions can have a significant negative impact on the Russian economy.

The disclosed consolidated financial statements reflect management's assessment of the impact of the Russian business environment on the operations and the financial position of the Group. The future business environment may differ from management's assessment.

## **2 Basis of preparation**

### **(a) Basis and principles of preparation**

These disclosed consolidated financial statements comprise disclosed consolidated statement of financial position as at 31 December 2023, disclosed consolidated statements of profit or loss and other comprehensive income, changes in equity and statements of cash flows for the year then ended, and related notes.

These disclosed consolidated financial statements have been prepared by the Group's management on the basis of the audited consolidated financial statements as at and for the year ended 31 December 2023, prepared in accordance with International Financial Reporting Standards ("IFRS") with the exception of information disclosure of which is likely to cause damage to the Group and (or) its counterparts ("sensitive information"). The audited consolidated financial statements for the year ended 31 December 2023 prepared in accordance with IFRS are available at the PJSC LSR Group Head Quarters and could be disclosed in the circumstances prescribed by legislation of the Russian Federation.

The decision on preparation of the disclosed consolidated financial statements was made by the Group's management on the basis of the part 8 of article 7 of the Federal Law "On consolidated financial statements" and Resolution of the Russian Federation Government dated 13 September 2023 № 1490 "On specific aspects of consolidated financial statements disclosure". The content of the sensitive information was defined by the Group's management in accordance with the Resolution of the Russian Federation Government dated 4 July 2023 № 1102 "On specific aspects of disclosure and (or) provision of information, subject to disclosure and (or) provision in accordance with the requirements of the Federal Law "On Joint Stock Companies" and the Federal Law "On the Securities Market".

These disclosed consolidated financial statements have been prepared for the purpose of presenting the consolidated financial position and consolidated financial results of the Group, disclosure of which does not cause damage to the Group and (or) counterparties. Therefore, these disclosed consolidated financial statements are not the consolidated financial statements prepared in accordance with IFRS and do not replace the consolidated financial statements prepared in accordance with IFRS, since the disclosed consolidated financial statements do not contain all the

information required to be disclosed in accordance with IFRS, and may be unusable for another purposes.

The Group also prepares the disclosed consolidated financial statements in Russian language which excludes the same information that the disclosed consolidated financial statements in English language.

**(b) Basis of measurement**

The disclosed consolidated financial statements have been prepared on the historical cost basis.

**(c) Functional and presentation currency**

The national currency of the Russian Federation is the Russian Rouble (“RUB”), which is the Company’s functional currency and the currency in which these disclosed consolidated financial statements are presented.

All financial information is presented in the Russian Rouble and has been rounded to the nearest million, except if otherwise indicated.

**(d) Use of estimates and judgements**

The preparation of the consolidated financial statements in conformity with IFRSs and disclosed consolidated financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies are described in the following notes:

- Note 3 (e)(iii) – useful lives of property, plant and equipment;
- Note 9 – share-based payments;
- Note 12 – revenue;
- Note 14 – impairment of non-financial assets;
- Note 18 – inventories;
- Note 19 – allowances for trade receivables;
- Note 24 – provisions (for site finishing and environment restoration; warranty and litigation; for onerous contracts; for social infrastructure);
- Note 25 – trade payables (settlements for land plots);
- Note 29 – contingencies.

A number of the Group’s accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- *Level 1*: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).



- *Level 3*: inputs for the asset or liability that are not based on observable market data (unobservable inputs) (refer to note 4).

If the inputs used to measure the fair value of an asset or a liability might be categorised in different levels of the fair value hierarchy, then 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.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following note:

- Note 26 (e) – financial instruments.

### 3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these disclosed consolidated financial statements, and have been applied consistently by Group entities.

#### (a) Basis of consolidation

##### (i) Business combinations

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs.

The Group has an option to apply a ‘concentration test’ that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The optional concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Group.

The Group measures goodwill at the acquisition date as:

- The fair value of the consideration transferred; plus
- The recognised amount of any non-controlling interests in the acquiree; plus
- If the business combination is achieved over time, the fair value of the pre-existing equity interest in the acquiree; less
- The net recognised amount (generally fair value) of the identifiable assets acquired and liabilities assumed.

When the excess is negative, a bargain purchase gain is recognised immediately in profit or loss.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in profit or loss.

Transaction costs, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Any contingent consideration payable is recognised at fair value at the acquisition date. If the contingent consideration is classified as equity, it is not remeasured and settlement is accounted for

within equity. Otherwise, subsequent changes in the fair value of the contingent consideration are recognised in profit or loss.

**(ii) Subsidiaries**

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, 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. The financial statements of subsidiaries are included in the disclosed consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group.

**(iii) Acquisitions from entities under common control**

Business combinations arising from transfers of interests in entities that are under the control of the shareholder that controls the Group are accounted for at the date of transfer of shares to the Group. The assets and liabilities acquired are recognised at their carrying amounts in the financial statements of the entities transferred. If these companies previously have not prepared IFRS financial statements, assets and liabilities are determined in accordance with IFRS 1. Any difference between the book value of net assets acquired and consideration paid is recognised as a contribution from, or distribution to, shareholders.

**(iv) Transactions eliminated on consolidation**

Intra-group balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the disclosed consolidated financial statements.

**(b) Foreign currencies**

**(i) Foreign operations**

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to RUB at exchange rates at the reporting date. The income and expenses of foreign operations are translated to RUB at the weighted average exchange rate for the period which approximates the exchange rates at the dates of the transactions.

Foreign currency differences are recognised in other comprehensive income. Since 1 January 2005, the Group's date of transition to IFRSs, such differences have been recognised in the foreign currency translation reserve (FCTR). When a foreign operation is disposed of, in part or in full, the relevant amount in the FCTR is transferred to the statement of profit or loss and other comprehensive income as part of profit or loss on disposal.

Foreign exchange gains and losses arising from a monetary item received from or payable to a foreign operation, the settlement of which is neither planned nor likely in the foreseeable future, are considered to form part of a net investment in a foreign operation and are recognised in other comprehensive income, and are presented within equity in the foreign currency translation reserve.

**(c) Financial instruments**

**(i) Recognition and initial measurement**

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs

that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

**(ii) Classification and measurement of financial assets and financial liabilities**

On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Financial liabilities are classified at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

The Group has fixed rate bank loans for which the banks have the option to revise the interest rate following the change of key rate set by the CBR. The Group have an option to either accept the revised rate or redeem the loan at par without penalty. The Group considers these loans as in essence floating rate loans.

**(iii) Impairment of financial assets**

The impairment model applies to financial assets measured at amortised cost, contract assets and debt investments at FVOCI.

The financial assets at amortised cost consist of trade receivables, cash and cash equivalents, and corporate debt securities.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured as 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

The Group has elected to measure loss allowances for trade receivables and contract assets at an amount equal to lifetime ECLs.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

The Group considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of ‘investment grade’. The Group considers this to be Baa3 or higher per Moody’s.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

### *Measurement of ECLs*

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive).

ECLs are discounted at the effective interest rate of the financial asset.

### *Credit-impaired financial assets*

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower;
- a breach of contract such as a default or being more than 90 days past due;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation.

### *Presentation of impairment*

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

For debt securities at FVOCI, the loss allowance is recognised in other comprehensive income.

Impairment losses on other financial assets are presented under 'finance costs', and not presented separately in the statement of profit or loss and other comprehensive income due to materiality considerations.

## **(iv) Write off**

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. The Group has a policy of writing off the gross carrying amount when the financial asset is 3 years past due based on historical experience of recoveries of similar assets. The Group expects no significant recovery from the amount written off.

## **(d) Share capital**

### *Ordinary shares*

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity, net of any tax effects.

### *Repurchase of share capital (treasury shares)*

When share capital recognised as equity is repurchased, the amount of the consideration paid, including directly attributable costs, is recognised as a deduction from equity.

Repurchased shares are classified as treasury shares and are presented in the treasury share reserve. When treasury shares are sold or reissued subsequently, the amount received is recognised as an increase in equity, and the resulting surplus or deficit of the transaction is included in / excluded from retained earnings.

**(e) Property, plant and equipment****(i) Recognition and measurement**

Items of property, plant and equipment, except for land, are measured at cost less accumulated depreciation and impairment losses. The cost of property, plant and equipment at 1 January 2005, the date of transition to IFRSs, was determined by reference to its fair value at that date.

**(ii) Subsequent costs**

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in the disclosed consolidated statement of profit or loss and other comprehensive income as incurred.

**(iii) Depreciation**

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value.

Depreciation is recognised in the statement of profit or loss and other comprehensive income on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. Land is not depreciated.

The estimated useful lives for the current and comparative periods are as follows:

- Buildings and constructions 7 to 50 years;
- Machinery and equipment 5 to 29 years;
- Transportation equipment 5 to 20 years;
- Other fixed assets 3 to 20 years.

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

**(f) Intangible assets****(i) Goodwill**

Goodwill that arises on the acquisition of subsidiaries is included in intangible assets. For the measurement of goodwill at initial recognition refer to note 3(a)(i).

*Subsequent measurement*

Goodwill is measured at cost less accumulated impairment losses. In respect of equity-accounted investees, the carrying amount of goodwill is included in the carrying amount of the investment, and an impairment loss on such an investment is not allocated to any asset, including goodwill, that forms part of the carrying amount of the equity-accounted investee.

**(ii) Other intangible assets**

Other intangible assets that are acquired by the Group, which have finite useful lives, are measured at cost less accumulated amortisation and accumulated impairment losses.

**(iii) Amortisation**

Amortisation is calculated over the cost of the asset, or other amount substituted for cost, less its residual value.

Amortisation is recognised in the statement of profit or loss and other comprehensive income on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Amortisation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

**(g) Equity-accounted investees**

Equity-accounted investees are recognized at cost on initial recognition. The cost of the investment includes the transaction costs.

The Group recognizes its share in profits and losses and other comprehensive income of the Equity-accounted investees in the disclosed consolidated financial statements.

In case the Groups' share in Equity-accounted investees' losses exceeds its share in the object, the carrying amount of its share (including any long-term investments) are impaired to zero and the following losses are not recognized by the Group, except the situations, when the Group accepted the investees obligations or performed reimbursements on its behalf.

**(h) Right-of-use assets and lease liabilities**

The Group leases municipal land plots for residential property construction.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, and subsequently recognized in cost of sales based on the stage of completion.

In addition, the Group leases municipal land plots for placement of property, plant and equipment. The right-of-use asset for such land plots is classified as property, plant and equipment and is depreciated using the straight-line method.

The lease liability is initially measured at the present value of the lease payments that are not paid 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. The unified discount rate is applied in respect of the lease agreements portfolio with similar characteristics.

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payment made.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if the Group changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

In accordance with IFRS 16 variable payments which do not depend on index or rate, i.e. do not reflect changes in market rental rates, should not be included in calculation of lease liability. In respect of municipal (or federal) land leases where the lease payments are based on cadastral value of the land plot and do not change until the next potential revision of that value or payments (or both) by the authorities, the Group determined that these lease payments are not considered as either

variable (that depend on an index or rate or reflect changes in market rental rates) or in-substance fixed, and therefore these payments are not be included in the measurement of the lease liability.

The Group presents right-of-use assets related to the lease of land plots for construction development in “inventories” and right-of-use assets related to land for property, plant and equipment within “property, plant and equipment” in the statement of financial position. The Group presents lease liabilities in “contract liabilities, trade and other payables” in the statement of financial position.

#### **(i) Inventories**

Inventories include work in progress, construction of buildings, lease rights, raw materials and consumables and finished goods. As part of the work in progress, construction of buildings, investment rights are also taken into account, which include the costs of acquiring land, preparing the territory and developing project documentation.

Inventories are measured at the lower of cost and net realisable value. The cost of inventories is based on the weighted average principle and includes expenditure incurred in acquiring the inventories, production or conversion costs and other costs incurred in bringing them to their existing location and condition. In the case of manufactured inventories and work in progress, cost includes an appropriate share of overheads based on normal operating capacity.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

The cost of work in progress, construction of buildings is determined based on direct costs of each building, land and lease rights acquisition costs, costs of social infrastructure, interest expense, including interest expense on realised savings on the use of escrow accounts recognized in the transaction price under the SPA and significant financing component expenses, and also other expenses directly attributable to the development project.

When performing construction of a residential real estate, the Group may assume additional obligations, including:

- delivery of certain properties to local authorities upon completion of construction, e. g., schools, kindergartens, free of consideration receivable;
- construction of certain infrastructure facilities, e. g., electricity, water supply and sanitation, roads.

If the fulfilment of the terms of such obligations is directly related to the construction of the residential real estate by the Group, construction costs are included in the total cost of construction of the building that these obligations relate to.

The Group’s normal operating cycle for a construction project may exceed 12 months. Inventories are classified as current assets even when they are not expected to be sold within 12 months after the reporting date.

#### **(j) Contract assets and liabilities**

The contract assets relate to the Group’s right for consideration for work completed but not billed at the reporting date on participant agreements and construction contracts. The contract assets are transferred to receivables when the rights become unconditional. This usually occurs when a consideration becomes due based on participant agreement schedule. The contract liabilities primarily relate to the advance consideration received from customers under participant agreements.

The escrow asset represents future savings on interest expenses on the concluded SPA.

The contract assets and contract liabilities are offset and the net amount is presented in the statement of financial position on the particular participant agreements basis.

Impairment losses related to contract assets are recognised by the Group based on “expected credit losses” model (see note 3 (c) (iii)).

**(k) Impairment of non-financial assets**

The carrying amounts of the Group's non-financial assets, other than investment properties, inventories and deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated. For goodwill and intangible assets that have indefinite lives or that are not yet available for use, recoverable amount is estimated each year at the same time.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU"). Subject to an operating segment ceiling test, for the purpose of goodwill impairment testing, CGU's to which goodwill has been allocated are aggregated so that the level at which impairment is tested reflects the lowest level at which goodwill is monitored for internal reporting purposes. Goodwill acquired in a business combination, for the purpose of impairment testing, is allocated to cash-generating units that are expected to benefit from the synergies of the combination.

The Group's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the statement of profit or loss and other comprehensive income. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit (group of units) on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in prior years are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

Goodwill that forms part of the carrying amount of an investment in associate is not recognised separately, and therefore is not tested for impairment separately. Instead, the entire amount of the investment in an associate is tested for impairment as a single asset when there is objective evidence that the investment in an associate may be impaired.

**(l) Revenues**

**(i) Goods sold**

Revenue from the sale of goods in the course of ordinary activities is measured based on the consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties, adjusted for variable considerations (e.g. discounts) and the significant financing component, which reflects the price that a customer would have paid for the promised goods when (or as) they are transferred to the customer. Revenue is recognised when the control is transferred to a customer.



Type of goods / services	Revenue recognition	Significant payment terms
Revenue under share participation agreements in development	Revenue is recognized in accordance with contracts' stage of completion	For projects implemented using escrow accounts, payment is made to escrow accounts opened with banks, for other projects to the Group's settlement accounts, as a rule, before the house is put into operation
Revenue under sales contracts in development	In case of complete readiness of the object revenue is recognized when control is transmitted to the customer (at the earliest from two events: act of acceptance signing or legal title registration)	Payment is normally received prior to the act of acceptance signing
Sale of finished goods	Revenue is recognized when control is transmitted to the customer	The bill is payable either before the dispatch or based on the period, stated in the contract
Construction and research services	Revenue is recognized in accordance with contracts' stage of completion	The services are paid based on the contracts' schedule
Tower crane services	Revenue is recognised over time	After the services are rendered (in the current month for the prior month)
Services	Revenue is recognized upon the stage of completion.	Based on the contract terms, normally - after the services has been rendered

The Group estimates significant financing component at contract inception using an interest rate that would be reflected in a separate financing transaction between the entity and its customer. Interest expense recognized as a result of adjusting for the effect of the significant financing component is regarded as borrowing costs, as prepayments received under share participation agreements are considered specific borrowings.

The significant financing component is capitalised in the cost of land plots, on which construction objects are being built.

The timing of the transfer of control – satisfaction of performance obligation varies depending on the individual terms of the contract.

The major part of the Group's revenue is contracted under share participation agreements.

The Group applies input method to measure progress towards satisfaction of performance obligations as costs incurred relative to the total expected inputs. Costs of land plots are excluded from both incurred and expected inputs and are recognized in cost of sales based on the same measure of progress as revenue.

The transaction price in sales to customers using the escrow accounts is determined taking into the account the economy from decrease in interest base rates on project financing depending on cash placed by customers on escrow accounts. Any change in initial estimate of such savings is recognized at the time when such change takes place. The transaction prices in sales of properties involving escrow accounts were determined taking into account savings on interest expense as a result of applying preferential interest rates compared to base rates stipulated in the credit facility agreements. Preferential interest rates are applied to project credit facility balances covered by funds placed by customers on escrow accounts. Rates are further reduced when the cash balances on escrow accounts exceed the amount of the loan received. The additional discount to the rate is classified as a variable fee and is included in the calculation of the transaction price only in the period of actual savings.

**(ii) Services**

Revenue from services, rendered by the Group's companies is recognised in the statement of profit or loss and other comprehensive income over time, applying the input method to measure progress towards satisfaction of performance obligation when it is possible under standard IFRS 15.

**(iii) Construction contracts and designing**

As soon as the outcome of a construction contract can be estimated reliably, contract revenue and expenses are recognised in the statement of profit or loss and other comprehensive income over time, applying the input method to measure progress towards satisfaction of performance obligation. Contract expenses are recognised as incurred unless they create an asset related to future contract activity.

An expected loss on a contract is recognised immediately in the statement of profit or loss and other comprehensive income.

**(m) Employee benefits**

Obligations for contributions to defined contribution pension plans, including Russia's State pension fund, are recognised as an expense in the statement of profit or loss and other comprehensive income when they are due.

A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

The grant-date fair value of equity-settled share-based payment arrangements granted to employees is generally recognised as an expense, with a corresponding increase in equity, over the vesting period of the awards program. The amount recognised as an expense is adjusted to reflect the number of awards for which the related service and non-market performance conditions are expected to be met, such that the amount ultimately recognised is based on the number of awards that meet the related service and non-market performance conditions at the vesting date.

**(n) Provisions**

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

**(i) Warranties**

A provision for warranties is recognised when the underlying products or services are sold. The provision is based on historical warranty data.

**(ii) Site and environment restoration**

In accordance with the Group's environmental policy and applicable statutory requirements, provision is made for the Group's obligation to incur additional costs including costs associated with clean up the surrounding area after sand extraction and finishing the construction of apartment building. The related expense is recognised in the statement of profit or loss and other comprehensive income.

**(iii) Litigation provision**

A provision is recognized, if the probability is high that the Group will lose lawsuit in which the Group is a defendant, and there will be a need (requirement) to settle the obligation.

**(iv) Onerous contracts**

A provision for onerous contracts is recognised when the expected benefits to be derived by the Group from a contract are lower than the unavoidable cost of meeting its obligations under the contract and an allocation of other direct costs. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract.

**(v) Provision for social infrastructure**

The Group records provision in respect of the Group's obligation to construct social infrastructure that is necessary for the apartment buildings' tenants.

Provision is initially recognised in the amount of expected costs to construct social infrastructure discounted for the period of the social infrastructure objects' construction. Subsequently the provision is decreased by the actually incurred costs.

The costs for the social infrastructure objects construction are initially recognized in inventories and subsequently are included into the cost of sales based on the stage of construction completion and selling progress.

**(o) Other expenses****(i) Social expenditure**

To the extent that the Group's contributions to social programs benefit the community at large and are not restricted to the Group's employees, they are recognised in the statement of profit or loss and other comprehensive income as incurred.

**(p) Finance income and finance costs**

The Group's finance income and finance costs include interest income, interest expense, dividend income, the net gain or loss on the disposal of investments in debt securities measured at FVOCI, the net gain or loss on financial assets at FVTPL, the foreign currency gain or loss on financial assets and financial liabilities, impairment losses (and reversals) on investments in debt securities carried at amortised cost or FVOCI, the fair value loss on contingent consideration classified as a financial liability.

Interest income or expense is recognised using the effective interest method. Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established.

Interest expenses directly attributable to the cost of inventory, namely land plots for the construction of properties, or other qualifying assets, which require considerable time to be prepared for planned use or sale, are included in the cost of such assets until they are recognised in cost of sales.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the

financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

Foreign currency gains and losses are reported on a net basis.

**(q) Income tax expense**

Income tax expense comprises current and deferred tax. Income tax expense is recognised in the statement of profit or loss and other comprehensive income except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous periods.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of goodwill, the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit, and differences relating to investments in subsidiaries to the extent that it is probable that they will not reverse in the foreseeable future. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

**(r) Earnings per share**

The Group presents basic earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for own shares held. If there are potential ordinary shares, that are financial instruments or other contracts, that give their holder the right to receive ordinary shares, diluted earnings per share are calculated by increasing the weighted average number of shares by the weighted average number of the potential shares indicated.

**(s) Segment reporting**

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. An operating segment's operating results are reviewed regularly by the CEO to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

Inter-segment pricing is determined on an arm's length basis.

**(t) Government grants**

Government grants are assistance by government in the form of transfers of resources in return for past or future compliance with certain conditions by the Group. They exclude those forms of government assistance which cannot reasonably have a value placed upon them and transactions with government which cannot be distinguished from the normal trading transactions.

Government grants in non-monetary form are initially recognized at fair value if there is reasonable assurance that these grants will be received and that the Group will comply with the conditions attaching to them, and subsequently are recognized systematically in profit or loss on a systematic basis over the periods in which the Group recognizes as expenses the related costs for which the grants are intended to compensate.

Government grants in the form of loans received at a below-market interest rate in connection with guarantees provided by the state or compensation for a reduction in the interest rate to credit institutions is recognized as part of the accounting unit when determining the fair value of the loan and is accounted for as part of interest expenses.

**(u) New Standards and Interpretations not yet adopted**

A number of new standards are effective for annual periods beginning after 1 January 2023 and earlier application is permitted; however, the Group has not early adopted the new or amended standards in preparing these disclosed consolidated financial statements.

**(a) Supplier Finance Arrangements (Amendments to IAS 7 and IFRS 7)**

The amendments introduce new disclosures relating to supplier finance arrangements that assist users of the financial statements to assess the effects of these arrangements on an entity's liabilities and cash flows and on an entity's exposure to liquidity risk. The amendments apply for annual periods beginning on or after 1 January 2024.

The Group participates in a supply chain financing arrangement for which the new disclosures will apply. These amendments are not expected to have a significant impact on the Group's disclosed consolidated financial statements.

**(b) Classification of Liabilities as Current or Non-Current and Non-current Liabilities with Covenants (Amendments to IAS 1)**

The amendments, as issued in 2020 and 2022, aim to clarify the requirements on determining whether a liability is current or non-current, and require new disclosures for non-current liabilities that are subject to future covenants. The amendments apply for annual reporting periods beginning on or after 1 January 2024.

The Group has secured bank loans and convertible notes that are subject to specific covenants. While both liabilities are classified as non-current at 31 December 2023, a future breach of the related covenants may require the Group to repay the liabilities earlier than the contractual maturity dates. The Group is in the process of assessing the potential impact of the amendments on the classification of these liabilities and the related disclosures.

**(c) Other accounting standards**

The following new and amended accounting standards are not expected to have a significant impact on the Group's disclosed consolidated financial statements.

- Lease Liability in a Sale and Leaseback (Amendments to IFRS 16)
- Lack of Exchangeability (Amendments to IAS 21).

**(v) New standards and Interpretations that have come into force**

The Group has adopted Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12 from 1 January 2023. The amendments narrow the scope of the initial recognition exemption to exclude transactions that give rise to equal and offsetting temporary differences – e.g. leases and decommissioning liabilities. For leases and decommissioning liabilities, an entity is required to recognise the associated deferred tax assets and liabilities from the beginning of the earliest comparative period presented, with any cumulative effect recognised as an adjustment to retained earnings or other components of equity at that date. For all other transactions, an entity applies the amendments to transactions that occur after the beginning of the earliest period presented.

The Group also adopted Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2) from 1 January 2023. Although the amendments did not result in any changes to the accounting policies themselves, they impacted the accounting policy information disclosed in the financial statements.

The Group also adopted Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2) from 1 January 2023. Although the amendments did not result in any changes to the accounting policies themselves, they impacted the accounting policy information disclosed in the financial statements.

The amendments require the disclosure of “material”, rather than “significant”, accounting policies. The amendments also provide guidance on the application of materiality to disclosure of accounting policies, assisting entities to provide useful, entity-specific accounting policy information that users need to understand other information in the financial statements.

Management reviewed the accounting policies and made updates to the information disclosed in Note 3 Material accounting policies (2022: Significant accounting policies) in certain instances in line with the amendments.

The key impact for the Group led to a detailed disclosure of the deferred tax assets and liabilities in relation to some temporary differences.

A number of amendments to the existing standards are effective from 1 January 2023 but they do not have a material effect on the Group’s disclosed consolidated financial statements:

- IFRS 17 Insurance Contracts and amendments to IFRS 17 Insurance Contracts;
- Definition of Accounting Estimates (Amendments to IAS 8).

**4 Determination of fair values**

A number of the Group’s accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and / or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

**(a) Property, plant and equipment**

The fair value of property, plant and equipment recognised as a result of a business combination is based on market values. The market value of property is the estimated amount for which a property could be exchanged on the date of valuation between market participants in an orderly transaction. The fair value of items of plant, equipment, fixtures and fittings is based on the market approach and cost approaches using quoted market prices for similar items when available and replacement cost when appropriate.

When no quoted market prices are available, the fair value of property, plant and equipment is primarily determined using depreciated replacement cost. This method considers the cost to reproduce or replace the property, plant and equipment, adjusted for physical, functional or economical depreciation (via application of discounted cash flow method), and obsolescence.

**(b) Intangible assets**

The fair value of patents and trademarks acquired in a business combination is based on the discounted estimated royalty payments that have been avoided as a result of the patent or trademark being owned. The fair value of customer relationships acquired in a business combination is determined using the multi-year excess earnings method, whereby the subject asset is valued after deducting a fair return on all other assets that are part of creating the related cash flows.

The fair value of other intangible assets is based on the discounted cash flows expected to be derived from the use and eventual sale of the assets.

**(c) Inventories**

The fair value of inventories acquired in a business combination is determined based on its estimated selling price in the ordinary course of business less the estimated costs of completion and sale, and a reasonable profit margin based on the effort required to complete and sell the inventories.

**(d) Investments in equity and debt securities**

The fair value of financial assets measured at amortised cost or measured at fair value through profit or loss and other comprehensive income is determined by reference to their quoted closing bid price at the reporting date. The fair value of financial assets measured at amortised cost is determined for disclosure purposes only. Investments in equity securities that are not quoted on a stock exchange are principally valued using valuation techniques such as discounted cash flow analysis, option pricing models and comparisons to other transactions and instruments that are substantially the same.

**(e) Contract assets, trade and other receivables**

The fair value of contract assets, trade and other receivables is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date. This fair value is determined for disclosure purposes.

**(f) Non-derivative financial liabilities**

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date. In respect of the liability component of convertible notes, the market rate of interest is determined by reference to similar liabilities that do not have a conversion option. For leases the market rate of interest is determined by reference to similar lease agreements.

## **5 Operating segments**

The Group has two reportable segments as described below which are the Group's strategic business units. The strategic business units offer different products and services and are managed separately, because they require different technology and marketing strategies. The format of reporting segments is based on Group's management and internal reporting structure.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly other assets and revenue, interest-bearing loans, borrowings, and corporate assets, liabilities and expenses.

**(a) Operating segments**

The following summary describes the operations in each of the Group's segments:

*Building Materials.* The building materials business units are engaged in the production of brick, concrete and reinforced concrete items, ready-mix concrete, aerated concrete blocks, crushed stone production, land-based and marine-dredged sand extraction, providing of tower cranes services, fleet services. These business units are located in Saint Petersburg, Leningrad region and Moscow.

*Real Estate Development and Construction.* The Real Estate and Construction business units specialize in the development of elite, mass-market and business class residential real estate and commercial real estate, panel construction, providing of construction contracting services, transportation of construction materials. These business units are located in Saint Petersburg, Leningrad region, Moscow and Ural region.

There are varying levels of integration between the "Building Materials" and "Real Estate Development and Construction" reportable segments. This integration includes transfers of raw materials and services, respectively. Inter-segment pricing is determined on an arm's length basis. The accounting policies of the reportable segments are the same as described in notes 2 and 3.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before income tax, as included in the internal management reports that are reviewed by the Group's CEO. Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

The operations of the Group are conducted and managed primarily in North-West region, Moscow and Ural, where the production facilities and sales offices of the Group are located. The Group has also operations abroad, the volume of which is not significant to total operations of the Group. Accordingly, no geographical segmental information is presented.

**(b) Major customers**

Revenues from the largest customer of the Group represents approximately RUB 7,076 million (year ended 31 December 2022: RUB 2,828 million).

Revenue from the other four significant customers of the Group amounts approximately to RUB 13,082 million (year ended 31 December 2022: RUB 5,294 million).

**(i) Operating segments**

<b>For the year ended 31 December 2023 mln RUB</b>	<b>Building Materials</b>	<b>Real Estate Development and Construction</b>	<b>Other entities</b>	<b>Total</b>
Revenue from external customers	19,896	203,289	2,222	225,407
Inter-segment revenue	4,966	922	-	5,888
<b>Total segment revenue</b>	<b>24,862</b>	<b>204,211</b>	<b>2,222</b>	<b>231,295</b>
Segment result	4,329	70,373	-	74,702
Depreciation/amortisation	1,100	477	328	1,905
Capital expenditure	1,151	623	9,730	11,504



<b>For the year ended 31 December 2022 mln RUB</b>	<b>Building Materials</b>	<b>Real Estate Development and Construction</b>	<b>Other entities</b>	<b>Total</b>
Revenue from external customers	21,417	107,992	1,846	131,255
Inter-segment revenue	3,376	343	-	3,719
<b>Total segment revenue</b>	<b>24,793</b>	<b>108,335</b>	<b>1,846</b>	<b>134,974</b>
Segment result	5,721	34,947	-	40,668
Depreciation/amortisation	1,094	538	231	1,863
Capital expenditure	969	542	4,119	5,630

<b>As at 31 December 2023 mln RUB</b>	<b>Building Materials</b>	<b>Real Estate Development and Construction</b>	<b>Total</b>
Segment assets	21,622	382,608	404,230
Segment liabilities	5,866	125,436	131,302

<b>As at 31 December 2022 mln RUB</b>	<b>Building Materials</b>	<b>Real Estate Development and Construction</b>	<b>Total</b>
Segment assets	22,511	355,598	378,109
Segment liabilities	5,965	99,028	104,993

#### Reconciliations of reportable segment revenues, profit, assets and liabilities and other material items

<b>Revenue mln RUB</b>	<b>2023</b>	<b>2022</b>
Total revenue for reportable segments	231,295	134,974
Other revenue	4,289	2,571
Transportation revenue	6,501	5,836
Elimination of intersegment revenue	(5,888)	(3,719)
<b>Consolidated revenue</b>	<b>236,197</b>	<b>139,662</b>

<b>Profit for the year mln RUB</b>	<b>2023</b>	<b>2022</b>
Total segment result	74,702	40,668
Other result	(3,894)	(620)
Unallocated expenses and income, net	(8,273)	(5,651)
Finance income	2,630	2,359
Finance costs	(23,501)	(17,878)
Income tax expense	(13,321)	(5,515)
<b>Consolidated profit for the year</b>	<b>28,343</b>	<b>13,363</b>

**Assets**

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Total segment assets, excluding net financial position	404,230	378,109
Elimination of intersegment assets	(2,245)	(1,729)
Other unallocated assets	73,616	39,836
<b>Total assets</b>	<b>475,601</b>	<b>416,216</b>

**Liabilities**

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Total segment liabilities, excluding net financial position	131,302	104,993
Elimination of intersegment liabilities	(16,592)	(12,038)
Consolidated loans and borrowings	224,135	215,088
Other unallocated liabilities	18,082	11,372
<b>Total liabilities</b>	<b>356,927</b>	<b>319,415</b>

**Other material items**

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Capital expenditure	11,504	5,630
Elimination of intersegment purchases	(70)	51
<b>Consolidated capital expenditure</b>	<b>11,434</b>	<b>5,681</b>

## **6 Acquisitions and disposals of subsidiaries and non-controlling interests**

### **(a) Acquisition of subsidiaries**

During the year ended 31 December 2023 and the year ended 31 December 2022 the Group has not acquired any subsidiaries.

### **(b) Disposal of subsidiaries**

During the year ended 31 December 2023 and the year ended 31 December 2022 the Group has not disposed any subsidiaries.

### **(c) Changes in non-controlling interests**

During the year ended 31 December 2023 the Group acquired an additional interest in a number of subsidiaries from third parties. The Group recognised a decrease in non-controlling interest of RUB 19 million. Distribution from shareholders of RUB 6 million was recognised directly in equity.

During the year ended 31 December 2022 the Group acquired an additional interest in a number of subsidiaries from third parties. The Group recognised a decrease in non-controlling interest of RUB 120 million. Distribution from shareholders of RUB 18 million was recognised directly in equity.

## 7 Administrative expenses

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Wages and salaries	12,692	9,829
Services	1,445	1,555
Social expenditure	1,287	753
Taxes other than profit tax	725	731
Materials	199	176
Depreciation and amortisation	162	178
Insurance	40	28
Other administrative expenses	1,323	896
	<u>17,873</u>	<u>14,146</u>

## 8 Other income and expenses

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Other income:		
Gain on disposal of other assets	486	6
Gain on disposal of property, plant and equipment	150	56
Total other income	<u>636</u>	<u>62</u>
Other expenses:		
Loss on deconsolidation of subsidiary	(2,673)	-
Other expenses	(218)	(547)
Total other expenses	<u>(2,891)</u>	<u>(547)</u>
<b>Net other expenses</b>	<u>(2,255)</u>	<u>(485)</u>

During the year ended 31 December 2023 the Group has deconsolidated a subsidiary, due to the fact that the control over the subsidiary was de facto lost.

The Group develops a set of activities that are aimed in returning control over the subsidiary.

The deconsolidation of the subsidiary has the following effect on the Group's assets and liabilities at the date of deconsolidation.

<b>Carrying amounts at the date of deconsolidation</b>	<b>mln RUB</b>
<i>Non-current assets</i>	
Property, plant and equipment	1,531
Goodwill	655
Other non-current assets	506
<i>Current assets</i>	
Inventories	505
Trade and other receivables	121
<i>Non-current liabilities</i>	
Other non-current assets	(23)
<i>Current liabilities</i>	
Trade and other payables	(171)
Net identifiable assets, liabilities and contingent liabilities would be disposed (including goodwill)	<u>3,124</u>
Accumulated foreign currency translation differences	(451)
Total loss, recognized as the result of the subsidiary's deconsolidation	<u>2,673</u>

## 9 Total personnel costs and share-based payments

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Wages and salaries:		
Cost of sales	9,475	8,881
Administrative expenses	12,692	9,829
Distribution expenses	397	374
	<u>22,564</u>	<u>19,084</u>

In January 2023, the results of the additional motivation program for the Group's key managers were summed up and a decision was made to achieve target indicators. As a result, in February 2023, shares were transferred to program participants in the amount of RUB 5,609 million.

The administrative expenses for the year ended 31 December 2023 include equity-settled share-based payments of RUB 790 million in accordance with a long-term motivation program (the year ended 31 December 2022: RUB 358 million) and equity-settled share-based payments of RUB 1,782 million in accordance with the additional motivation program (the year ended 31 December 2022: RUB 775 million). Total specified administrative expenses in 2023 are RUB 2,572 million (the year ended 31 December 2022: RUB 1,133 million).

The effect of accrual of share-based payment agreements granted to employees with equity settlements recognized at fair value was recognized as an increase in equity in the amount of RUB 2,029 million.

## 10 Finance income and finance costs

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
<b>Recognised in profit or loss</b>		
<b>Finance income</b>		
Interest income	2,582	2,116
Foreign exchange gain	22	6
Unwind of discount	15	22
Gain from recovery of financial assets	-	208
Other financial income	11	7
	<u>2,630</u>	<u>2,359</u>
<b>Finance costs</b>		
Interest expense	(15,477)	(12,298)
Interest expense (significant financing component and effect from beneficial rates applies to escrow loans)	(6,591)	(4,372)
Unwind of discount	(763)	(809)
Foreign exchange loss	(342)	(107)
Loss from write-off financial assets	(32)	-
Change in allowance recognised for doubtful debts	(26)	(270)
Other finance costs	(270)	(22)
	<u>(23,501)</u>	<u>(17,878)</u>
<b>Net finance costs recognised in profit or loss</b>	<u>(20,871)</u>	<u>(15,519)</u>
<b>Recognised in other comprehensive income</b>		
<b>Finance income / (costs)</b>		
Foreign currency translation differences for foreign operations	840	(897)
Finance costs recognised in other comprehensive income, net of tax	840	(897)

In addition to borrowing costs recognised as an expense during the year ended 31 December 2023, interest in the amount of RUB 1,769 million (year ended 31 December 2022: RUB 1,421 million) has been capitalized using a capitalization rate of 10.99% (year ended 31 December 2022: 8.95%) as part of the work in progress, construction of buildings.

In addition to interest expense (significant financing component), recognized as finance costs during the year ended 31 December 2023, interest expense in the amount of RUB 55 million (year ended 31 December 2022: RUB 207 million) has been capitalized as part of the work in progress, construction of buildings.

In addition to unwind of discount on long-term payables for land plots and lease rights, recognized as finance costs during the year ended 31 December 2023, unwind of discount in the amount of RUB 352 million (year ended 31 December 2022: RUB 306 million) has been capitalized as part of the work in progress, construction of buildings.

## 11 Income tax expense

mln RUB	2023	2022
<b>Current tax expense</b>		
Current year	10,598	5,842
<b>Deferred tax expense</b>		
Origination and reversal of temporary differences	2,723	(327)
<b>Income tax expense</b>	13,321	5,515

The majority of the Group activities are taxed in Russia at a corporate income tax rate of 20.00% (2022: 20.00%).

### Reconciliation of effective tax rate:

	2023		2022	
	mln RUB	%	mln RUB	%
Profit for the year	28,343	69	13,363	70
Income tax expense	13,321	31	5,515	30
Profit before income tax	41,664	100	18,878	100
Income tax at applicable tax rate	8,333	(20)	3,776	(20)
Non-taxable income	(229)	1	(230)	1
Non-deductible expenses	3,786	(9)	1,474	(8)
Derecognition of previously recognised deductible temporary difference	1,431	(3)	543	(3)
Tax incentives	-	-	(48)	-
Total income tax expense for the year	13,321	(31)	5,515	(30)

## 12 Revenue

The following table provides a breakdown of the Group's revenue based on timing of satisfaction of its performance obligations – over time or at the point in time.

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Revenue recognized over time under share participation agreements (refer to note 3 (I) (i))	153,511	95,479
Revenue recognized over time under long-term construction contracts (refer to note 3 (I) (iii))	1,839	4,814
Revenue recognized over time under automated services contracts, (refer to note 3 (I) (ii))	967	872
<b>Total revenue recognised over time</b>	<b>156,317</b>	<b>101,165</b>
<b>Total revenue recognized at a point in time</b>	<b>79,880</b>	<b>38,497</b>
<b>Total revenue</b>	<b>236,197</b>	<b>139,662</b>

The significant financing component as part of the transaction price recognised in revenue from sales of real estate for 2023 amounted to RUB 621 million (for 2022: 1 407 million). For most of the construction contracts, there is no significant financing component due to the fact that the period between receipt of payment and the fulfillment of the obligation or part of the obligation under the contracts with customers, corresponding to the payment, does not exceed 12 months, and the Group applies a practical expedient.

The significant financing component in the transaction price in contracts with customers concluded for 2023, was calculated using interest rates from 9.03% to 14.10% (for 2022: from 6.65% to 11.17%).

The transaction prices in sales of properties involving escrow accounts were determined taking into account savings on interest expense as a result of applying preferential interest rates compared to base rates stipulated in the credit facility agreements. Preferential interest rates are applied to project credit facility balances covered by funds placed by customers on escrow accounts. Rates are further reduced when the cash balances on escrow accounts exceed the amount of the loan received. As a result, the actual interest rate was less than 1% in certain periods. Savings on interest expense recognized in revenue in 2023 amounted to RUB 8,413 million (2022: RUB 3,565 million).

During 2023, the Group compensated banks for a portion of interest expense on mortgage loans issued by the banks at lower interest rates than the banks' customary market rates to customers who had purchased real estate from the Group. This consideration has decreased the transaction price for the sale of real estate. The reduction in revenue from the sale of real estate related to these refunds in 2023 amounted to RUB 1 804 million (2022: 1 481 million).

Total revenue recognised over time for year ended 31 December 2023 includes revenue of the Real Estate and Construction business units in amount of RUB 155,350 million and the Building materials business units in amount of RUB 967 million (for year ended 31 December 2022: the Real Estate and Construction business units – RUB 100,293 million, the Building materials business units – RUB 872 million).

Total revenue recognised at a point in time for year ended 31 December 2023 includes revenue of the Real Estate and Construction business units in amount of RUB 48,861 million, the Building materials business units in amount of RUB 23,895 million and Other entities in amount of RUB 2,222 million (for year ended 31 December 2022: the Real Estate and Construction business units – RUB 8,042 million, the Building materials business units – RUB 23,921 million, Other entities – RUB 1,846 million).

Revenue segregated by product type is presented below:

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Sand	1,781	1,471
Crushed Granite	6,124	5,535
Fleet services	100	73
Ready-mix Concrete	2,075	3,328
Brick	4,866	5,406
Aerated Concrete	3,665	4,512
Tower crane services	1,285	1,092
Sales of Property and Construction services provision	203,289	107,992
Other	13,012	10,253
<b>Total consolidated revenue</b>	<b>236,197</b>	<b>139,662</b>

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers.

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Receivables, which are included in “trade receivables”	5,530	3,644
Contract assets	65,070	57,271
Contract liabilities	(29,118)	(32,734)

The contract assets relate to the Group’s right for consideration for work completed but not billed at the reporting date on share participation agreements and construction contracts. The contract assets are transferred to receivables when the rights become unconditional.

The contract liabilities primarily relate to the advance consideration received from customers under participant agreements. For breakdown of contract liabilities by type of contracts, see note 25.

Significant changes in the liabilities balances during the periods are as follows:

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Increase due to cash received, excluding amount recognized as revenue during the year	15,183	15,345

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Revenue recognized that was included in the contract liability balance at the beginning of the year	14,423	22,622

The remaining aggregate amount of the transaction price allocated to the performance obligations under share participation agreements that are unsatisfied or partially unsatisfied as of the end of the reporting period and are expected to be recognized within the next two to three years equals to RUB 84,321 million (31 December 2022: RUB 55,053 million).

The Group applies the practical expedient in paragraph 121 of IFRS 15 and does not disclose information about remaining performance obligations that have original expected durations of one year or less.

## 13 Property, plant and equipment

mln RUB	<b>Land and buildings</b>	<b>Machinery and equipment</b>	<b>Transport ation equipment</b>	<b>Other fixed assets</b>	<b>Assets under construction</b>	<b>Total</b>
<b><i>Cost/Deemed cost</i></b>						
At 1 January 2022	23,342	17,755	3,442	1,128	5,649	51,316
Additions	540	556	343	116	4,126	5,681
Disposals	(116)	(184)	(193)	(69)	(6)	(568)
Reclassifications from /(to) inventories	618	(1)	-	-	(12)	605
Transfers and reclassifications	27	159	-	4	(190)	-
Effect of movements in exchange rates	(255)	(358)	(36)	(6)	(191)	(846)
At 31 December 2022	<u>24,156</u>	<u>17,927</u>	<u>3,556</u>	<u>1,173</u>	<u>9,376</u>	<u>56,188</u>
At 1 January 2023	24,156	17,927	3,556	1,173	9,376	56,188
Additions	1,058	511	432	239	9,194	11,434
Disposals	(1,051)	(1,176)	(261)	(58)	(737)	(3,283)
Reclassifications to inventories	(1,341)	(3)	-	-	(4)	(1,348)
Transfers and reclassifications	97	83	22	1	(203)	-
Effect of movements in exchange rates	166	200	21	6	126	519
At 31 December 2023	<u>23,085</u>	<u>17,542</u>	<u>3,770</u>	<u>1,361</u>	<u>17,752</u>	<u>63,510</u>
<b><i>Depreciation and impairment losses</i></b>						
At 1 January 2022	(7,250)	(13,289)	(2,821)	(914)	-	(24,274)
Depreciation charge	(681)	(888)	(188)	(90)	-	(1,847)
Disposals	49	180	193	65	-	487
Effect of movements in exchange rates	107	217	25	4	-	353
At 31 December 2022	<u>(7,775)</u>	<u>(13,780)</u>	<u>(2,791)</u>	<u>(935)</u>	<u>-</u>	<u>(25,281)</u>
At 1 January 2023	(7,775)	(13,780)	(2,791)	(935)	-	(25,281)
Depreciation charge	(768)	(768)	(219)	(137)	-	(1,892)
Disposals	535	744	228	50	-	1,557
Reclassifications to inventories	157	3	-	-	-	160
Effect of movements in exchange rates	(60)	(121)	(14)	(3)	-	(198)
At 31 December 2023	<u>(7,911)</u>	<u>(13,922)</u>	<u>(2,796)</u>	<u>(1,025)</u>	<u>-</u>	<u>(25,654)</u>
<b><i>Net book value</i></b>						
At 1 January 2022	<u>16,092</u>	<u>4,466</u>	<u>621</u>	<u>214</u>	<u>5,649</u>	<u>27,042</u>
At 31 December 2022	<u>16,381</u>	<u>4,147</u>	<u>765</u>	<u>238</u>	<u>9,376</u>	<u>30,907</u>
At 31 December 2023	<u>15,174</u>	<u>3,620</u>	<u>974</u>	<u>336</u>	<u>17,752</u>	<u>37,856</u>

During the year ended 31 December 2023 depreciation expense of RUB 1,654 million has been charged in cost of goods sold (year ended 31 December 2022: RUB 1,604 million), RUB 62 million



in distribution expenses (year ended 31 December 2022: RUB 59 million) and RUB 154 million in administrative expenses (year ended 31 December 2022: RUB 171 million).

**(a) Impairment of assets**

Property, plant and equipment were tested for impairment; the basis for impairment is disclosed in note 14.

**(b) Security**

Properties with a carrying amount of RUB 12,999 million are subject to a registered debenture to secure bank loans (31 December 2022: RUB 9,281 million) (refer to note 23).

**(c) Lease rights**

As at 31 December 2023, the net book value of lease rights included in property, plant and equipment, mostly land plots, was RUB 377 million (31 December 2022: RUB 433 million). Depreciation for the year ended 31 December 2023 amounted to RUB 19 million (year ended 31 December 2022: RUB 14 million). Information on lease agreements is also provided in note 27.

## 14 Intangible assets

mln RUB	Goodwill	Other	Total
<b>Cost</b>			
Balance at 1 January 2022	3,667	955	4,622
Additions	-	23	23
Disposals	-	(1)	(1)
Effect of movements in exchange rates	-	(6)	(6)
Balance at 31 December 2022	<u>3,667</u>	<u>971</u>	<u>4,638</u>
Balance at 1 January 2023	3,667	971	4,638
Additions	-	61	61
Disposals	(819)	(74)	(893)
Effect of movements in exchange rates	-	5	5
Balance at 31 December 2023	<u>2,848</u>	<u>963</u>	<u>3,811</u>
<b>Amortisation and impairment losses</b>			
Balance at 1 January 2022	(187)	(171)	(358)
Amortisation charge	-	(30)	(30)
Disposals	-	1	1
Effect of movements in exchange rates	-	1	1
Balance at 31 December 2022	<u>(187)</u>	<u>(199)</u>	<u>(386)</u>
Balance at 1 January 2023	(187)	(199)	(386)
Amortisation charge	-	(32)	(32)
Disposals	164	28	192
Balance at 31 December 2023	<u>(23)</u>	<u>(203)</u>	<u>(226)</u>
<b>Net book value</b>			
At 1 January 2022	<u>3,480</u>	<u>784</u>	<u>4,264</u>
At 31 December 2022	<u>3,480</u>	<u>772</u>	<u>4,252</u>
At 31 December 2023	<u>2,825</u>	<u>760</u>	<u>3,585</u>

Other intangible assets mainly include licenses for extraction of sand and crushed granite in Leningrad region.

**(a) Impairment testing of goodwill, other intangible assets and property, plant and equipment**

Goodwill is allocated to the Group's entities or business units when appropriate. For the purpose of impairment testing these units represent the lowest level within the Group at which the goodwill is monitored for internal management purposes.

The aggregate carrying amounts of goodwill allocated to each entity or business unit (BU) and the related impairment losses recognised are as follows:

Entity / Business Unit mln RUB	Operating Segment	31 December 2023			31 December 2022		
		Allocated goodwill	Impairment losses	Net book value	Allocated goodwill	Impairment losses	Net book value
BU LSR. Wall Materials (Aerated Concrete)	Building Materials	-	-	-	819	(164)	655
JOINT-STOCK COMPANY "CONSTRUCTION CORPORATION "REVIVAL OF SAINT-PETERSBURG"	Real Estate and Construction	23	(23)	-	23	(23)	-
LSR.Construction-Urals Ltd	Construction	736	-	736	736	-	736
AO "Spetsializirovanny zastroishchik "LSR.Nedvizimost-Ural"	Real Estate and Construction	1,277	-	1,277	1,277	-	1,277
BU LSR.Basic Materials	Building Materials	155	-	155	155	-	155
BU LSR. Wall Materials (Brick)	Building Materials	512	-	512	512	-	512
JSC "Sanatorium "Sestroretsky Kurort"	Other	145	-	145	145	-	145
		<u>2,848</u>	<u>(23)</u>	<u>2,825</u>	<u>3,667</u>	<u>(187)</u>	<u>3,480</u>

Impairment review was conducted by the Group as at 31 December 2023.

The following key assumptions were used in determining the recoverable amounts of the respective companies as at 31 December 2023 and have not significantly changed compared to those that were used as at 31 December 2022.

The cash flows projections were projected based on budgeted operating results for 2024 and five years business plans.

The values assigned to the key assumptions represent management's assessment of future trends in the construction, development and construction materials production industry and are based on both external sources and internal sources.

No impairment loss was recognised in respect of goodwill allocated to the entities and business units above and other non-financial assets, as the impairment test demonstrates that for these entities and business units' values in use are significantly higher than carrying amounts in aggregate and individually.

## 15 Equity-accounted investees

The following table provides information on the carrying amount and the Group's share of profit/(loss) and other comprehensive income of joint ventures and associates:

mln RUB	<u>Joint ventures and associates</u>
Equity accounted investments as at 1 January 2023	405
Acquisition of equity-accounted investees	2,216
Share of profit/(loss) of equity-accounted investees, net of income tax	(70)
Equity accounted investments as at 31 December 2023	<u>2,551</u>

In 2023 the Group acquired 30.0% and 25.0% in the authorized capital of two foreign companies. The total invested amount equals RUB 896 million. As at 31 December 2023, the Group exercises joint control over one of the companies and has significant influence over the other. The purpose of mentioned investment is the future joint construction projects implementation. As at 31 December 2023 the construction has not been started.

In December 2021, the Group acquired 50.00% in the authorized capital of OOO "Fort-Invest" for the implementation of a development project in Moscow. The total consideration for this amounted to RUB 450 million. The Group obtained lease rights to a land plot with a lease term until 28 July 2066 for the purpose of implementing a residential construction project. As at 31 December 2023, the Group has joint control of the company.

At the end of 2023, the Group jointly established the company LSR BAU LLC. The main activity of the company is the construction of residential and non-residential buildings. The cost of investments in the authorized capital amounted to RUB 20 million. The Group's ownership share is 50.00%.

Also, at the end of 2023, the Group acquired 20.00% of shares in the authorized capital of OOO "Navis inginiring", which is participating in a construction project in Moscow. The cost of investments amounted to RUB 1,300 million. The purchase of the remaining 80.00% of shares is planned. The company will be a specialized developer in the future. As at 31 December 2023, the Group has significant influence over the company.

The following table contains summarises the financial information about the investment interest as included in this own financial statements, adjusted to fair value at the time of acquisition. The table also reconciles summarises the financial information with the carrying amount of the Group's interest in the investment.

mln RUB	31 December 2023				<u>Total</u>
	<u>OOO "Fort- Invest"</u>	<u>LSR BAU LLC</u>	<u>OOO "Navis inginiring"</u>	<u>Other joint ventures and associates</u>	
Percentage ownership interest	50.00%	50.00%	20.00%		
Non-current assets	237	135	-	4,288	4,660
Current assets	3,344	2,191	6,501	126	12,162
Non-current liabilities	158	-	-	776	934
Current liabilities	2,818	2,228	-	45	5,091
Net assets	<u>605</u>	<u>98</u>	<u>6,501</u>	<u>3,593</u>	<u>10,797</u>
Group's share of net assets	<u>303</u>	<u>49</u>	<u>1,300</u>	<u>899</u>	<u>2,551</u>
<b>Carrying amount of interest in the investment</b>	<b><u>303</u></b>	<b><u>49</u></b>	<b><u>1,300</u></b>	<b><u>899</u></b>	<b><u>2,551</u></b>

<b>mln RUB</b>	<b>31 December 2022</b>
	<b>OOO "Fort-Invest"</b>
Percentage ownership interest	50.00%
Non-current assets	197
Current assets	2,733
Non-current liabilities	162
Current liabilities	1,958
Net assets	810
Group's share of net assets	405
<b>Carrying amount of interest in the investment</b>	<b>405</b>

<b>For the year ended 31 December 2023</b>					
<b>mln RUB</b>	<b>OOO "Fort- Invest"</b>	<b>LSR BAU LLC</b>	<b>OOO "Navis ingining"</b>	<b>Other joint ventures and associates</b>	<b>Total</b>
Percentage ownership interest	50.00%	50.00%	20.00%		
Revenue	-	328	-	296	624
Cost of sales	-	(238)	-	(229)	(467)
Other income /(other expenses), net	16	(22)	-	-	(6)
Finance costs	(265)	-	-	(31)	(296)
Income tax benefit	45	(13)	-	-	32
Loss and total comprehensive income (100.00%)	(204)	55	-	36	(113)
<b>Group's share of loss and total comprehensive income</b>	<b>(102)</b>	<b>28</b>	<b>-</b>	<b>4</b>	<b>(70)</b>

<b>mln RUB</b>		<b>For the year ended 31 December 2022</b>
		<b>OOO "Fort-Invest"</b>
Percentage ownership interest		50.00%
Revenue		-
Cost of sales		-
Other income /(other expenses), net		32
Finance costs		(146)
Income tax benefit		24
Loss and total comprehensive income (100.00%)		(90)
<b>Group's share of loss and total comprehensive income</b>		<b>(45)</b>

## 16 Other investments

mln RUB	<u>31 December 2023</u>	<u>31 December 2022</u>
<b>Non-current</b>		
Investments at amortised cost:		
<i>Stated at cost</i>	11	17
Originated loans	<u>1,048</u>	<u>470</u>
	<u>1,059</u>	<u>487</u>
<b>Current</b>		
Originated loans	<u>4,682</u>	<u>3,832</u>
	<u>4,682</u>	<u>3,832</u>

The Group's exposure to credit, currency and interest rate risks related to other investments is disclosed in note 26.

## 17 Deferred tax assets and liabilities

### (a) Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following items:

mln RUB	Assets		Liabilities		Net	
	<u>31 December 2023</u>	<u>31 December 2022 (recalculated)</u>	<u>31 December 2023</u>	<u>31 December 2022 (recalculated)</u>	<u>31 December 2023</u>	<u>31 December 2022 (recalculated)</u>
Property, plant and equipment	(497)	(455)	1,408	1,350	911	895
Intangible assets	(5)	(1)	42	41	37	40
Inventories	(26,195)	(20,385)	1,802	3,257	(24,393)	(17,128)
Contract assets, trade and other receivables	(794)	(847)	5,980	2,048	5,186	1,201
Loans and borrowings	-	-	2,352	-	2,352	-
Contract liabilities, trade and payables and provisions	(9,573)	(5,523)	31,889	24,773	22,316	19,250
Tax loss carry-forwards	(2,457)	(3,027)	-	-	(2,457)	(3,027)
Tax (assets)/liabilities	<u>(39,521)</u>	<u>(30,238)</u>	<u>43,473</u>	<u>31,469</u>	<u>3,952</u>	<u>1,231</u>
Set off of tax	35,974	26,263	(35,974)	(26,263)	-	-
Net tax (assets)/liabilities	<u>(3,547)</u>	<u>(3,975)</u>	<u>7,499</u>	<u>5,206</u>	<u>3,952</u>	<u>1,231</u>

Deferred tax assets on tax losses carry-forwards recognised as at 31 December 2023 represent tax effect of accumulated unused tax losses recoverable by the future taxable profit. The major part of those tax losses relates to operating segments "Other" and "Real Estate Development and Construction".

**(b) Movement in temporary differences during the year**

mln RUB	<b>1 January 2023</b>	<b>Recognised in profit or loss</b>	<b>Acquired/ disposed</b>	<b>31 December 2023</b>
Property, plant and equipment	895	18	(2)	911
Intangible assets	40	(3)	-	37
Inventories	(17,128)	(7,265)	-	(24,393)
Contract assets, trade and receivables	1,201	3,985	-	5,186
Loans and borrowings	-	2,352	-	2,352
Contract liabilities, trade and other payables and provisions	19,250	3,066	-	22,316
Tax loss carry-forwards	(3,027)	570	-	(2,457)
	<u>1,231</u>	<u>2,723</u>	<u>(2)</u>	<u>3,952</u>

mln RUB	<b>1 January 2022 (recalculated)</b>	<b>Recognised in profit or loss (recalculated)</b>	<b>Acquired/ disposed (recalculated)</b>	<b>31 December 2022 (recalculated)</b>
Property, plant and equipment	973	(84)	6	895
Intangible assets	28	12	-	40
Inventories	(15,658)	(1,470)	-	(17,128)
Contract assets, trade and receivables	30	1,171	-	1,201
Loans and borrowings	248	(248)	-	-
Contract liabilities, trade and payables and provisions	18,634	616	-	19,250
Tax loss carry-forwards	(2,675)	(324)	(28)	(3,027)
	<u>1,580</u>	<u>(327)</u>	<u>(22)</u>	<u>1,231</u>

**(c) Unrecognised deferred tax assets**

There are no unrecognised deferred tax assets to the reporting dates.

## 18 Inventories

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Work in progress, construction of buildings	187,321	191,486
Finished goods, construction of buildings	43,964	35,342
Lease rights	24,198	21,779
Raw materials and consumables	4,831	4,426
Finished goods and goods for resale	2,688	2,175
Work in progress	1,232	1,337
	<u>264,234</u>	<u>256,545</u>
Less: allowance for obsolete inventory	<u>(2,649)</u>	<u>(941)</u>
	<u>261,585</u>	<u>255,604</u>

Work in progress, construction of buildings represents the expenditure incurred during the construction of buildings before they are put into operation, including land costs. The expenditure is financed by liabilities under share participation agreements (refer to note 25), loans and borrowings (refer to note 23), and profits of the developer.

Work in progress, construction of buildings with a carrying amount of RUB 134,774 million are expected to be completed in more than 12 months from the reporting date (31 December 2022: RUB 124,162 million).

Work in progress, construction of buildings and Finished goods, construction of buildings include the unique development objects in the amount of RUB 8,011 million (31 December 2022: RUB 13,222 million).

The net realizable value of these objects is defined applying assumptions about rental rates amounts and growth rates, occupancy rates, operational expenses and discount rates.

Lease rights represent assets under land lease contracts and the amount paid to obtain the right of development of land plot which are capitalized into the cost of object upon completion of development. On initial recognition, lease rights are recognized at the present value of future cash outflows.

Significant financing component, related to the real estate contracts under share participation agreements, with a carrying amount of RUB 416 million was capitalized as a part of work in progress, construction of buildings (31 December 2022: RUB 599 million).

Effect from beneficial rates applies to escrow loans with a carrying amount of RUB 2,653 million was capitalized as a part of work in progress, construction of buildings (31 December 2022: RUB 462 million).

Inventories with a carrying amount of RUB 52,077 million are subject to a registered debenture to secure bank loans (31 December 2022: RUB 42,942 million) (refer to note 23).

As at 31 December 2023 there are not inventories which are pledged to secure payments under the purchase contracts for land plots with payment by instalments (31 December 2022: RUB 1,280 million).

Unwind of discount on provision for social infrastructure in the amount of RUB 1,300 million (31 December 2022: RUB 785 million) has been capitalized as part of work in progress, construction of buildings.

During the year ended 31 December 2023 an impairment loss on inventories in the amount of RUB 7,311 million was recognized as cost of sales.

The following is movement in the allowance for obsolete inventory:

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Balance at 1 January	941	634
Change in the allowance for obsolete inventory	1,708	307
Balance at 31 December	<u>2,649</u>	<u>941</u>

As at 31 December 2023 the net realizable value testing resulted in an amount which was less than the carrying amount by RUB 2,649 million (31 December 2022: RUB 941 million) and the respective allowance was recognized in cost of sales. As at 31 December 2023 major part of the allowance of RUB 2,577 million (31 December 2022: RUB 868 million) relates to finished goods and goods for resale.

The net realizable value allowance was made based on the following key assumptions:

- Cash inflows were projected as total of contracted revenue and forecasted revenue determined based on current prices or prices of objects considered analogues;
- Cash outflows include costs accumulated to date and budgeted costs to finish the construction.

## 19 Contract assets, trade and other receivables

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
<b>Non-current</b>		
Trade receivables	57	110
Other receivables	36	427
	<u>93</u>	<u>537</u>
<b>Current</b>		
Assets under share participation agreements	64,575	56,649
Prepayments to suppliers	27,157	25,542
Asset on escrow	7,531	2,737
Trade receivables	3,323	2,133
Receivables under share participation agreements	2,150	1,401
VAT receivable	1,100	598
Assets under construction contracts	495	622
Notes receivable	195	195
Income tax receivable	210	100
Deferred expenses	103	80
Employee receivables	2	5
Other receivables	3,605	2,428
	<u>110,446</u>	<u>92,490</u>
Provision for doubtful debtors	<u>(1,309)</u>	<u>(1,382)</u>
	<u>109,137</u>	<u>91,108</u>

The Group's exposure to credit and currency risks and impairment losses related to trade and other receivables (excluding construction work in progress) are disclosed in note 26.



## 20 Cash and cash equivalents

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Petty cash	4	7
Current accounts	26,635	22,365
Call deposits	24,867	2,737
Cash and cash equivalents in the disclosed consolidated statement of financial position and disclosed consolidated statement of cash flows	51,506	25,109
Cash on escrow accounts	121,024	76,529
Cash and cash equivalents including cash on escrow accounts	172,530	101,638

### Cash on escrow accounts

The cash on escrow accounts, which are not reflected in the disclosed consolidated statement of financial position of the Group, represent funds, received by authorized bank from the real estate buyers as the settlement of the share participation agreements' price.

In accordance with the changes in the Federal Law №214-FZ that has come in effect as at 1 July 2019, the financing received by the developer from the customers under share participation agreements is received to the authorized bank accounts. The developer has no longer access to these funds but can obtain bank loans that are secured by those funds at the lower interest rates. The access to these funds is obtained only upon the corresponding constructions' completion. The developer reflects those funds "off balance" and discloses for information purposes only within cash on escrow accounts.

The Group's exposure to interest rate risk and a sensitivity analysis for financial assets and liabilities are disclosed in note 26.

The Group's ability to use funds on current accounts is not restricted by the covenant disclosed in note 23.

## 21 Equity

### (a) Share capital

*Number of shares unless otherwise stated*

	<b>Ordinary shares</b>	
	<b>31 December 2023</b>	<b>31 December 2022</b>
Par value	RUB 0.25	RUB 0.25
On issue at beginning of the year	103,030,215	103,030,215
On issue at end of the year, fully paid	103,030,215	103,030,215

The holders of ordinary shares are entitled to receive dividends which can be declared and are entitled to one vote per share at meetings of the Company.

### (b) Treasury shares

The treasury shares comprises the cost of the Company's shares held by the Company. At the reporting date the Company held 3,049,117 of its own shares (31 December 2022: 25,009,112). In February 2023 22,151,495 ordinary shares were granted within the Groups' additional motivation program for its key employees.

**(c) Dividends**

In accordance with Russian legislation the Company's distributable reserves are limited to the balance of retained earnings as recorded in the Company's statutory financial statements prepared in accordance with Russian Accounting Standards. As at 31 December 2023 the Company had unaudited and not reviewed retained earnings, including the profit for the current period, of RUB 64,651 million (as at 31 December 2022: RUB 23,506 million).

In June 2023 the Company declared dividends in the amount of RUB 8,036 million at value RUB 78.00 per ordinary share for financial year ended 31 December 2022. The dividends were paid in full in July 2023.

**(d) Other transactions with owner**

Transactions with owners recorded directly in equity in amount of RUB 14,183 million represent in the main transmission shares in favor of the ultimate beneficial owner of the Group under the additional motivation program for its key employees.

## 22 Earnings per share

The calculation of earnings per share is based on profit attributable to the shareholders of the Company divided by the weighted average number of ordinary shares outstanding during the year, and by the weighted average number of dilutive potential ordinary shares, refer to note 21 (a).

	<u>2023</u>	<u>2022 (recalculated)</u>
Issued shares at 1 January	103,030,215	103,030,215
Effect of own shares held	(10,996,803)	(20,517,090)
Weighted average number of shares for the year ended 31 December	<u>92,033,412</u>	<u>82,513,125</u>
Effect of share based payments and shares, that have not yet vested or may be recalled	<u>10,538,528</u>	<u>16,203,971</u>
Weighted average number of shares with dilution for the year ended 31 December	<u>102,571,940</u>	<u>98,717,096</u>

## 23 Loans and borrowings

This note provides information about the contractual terms of the Group's loans and borrowings. For more information about the Group's exposure to interest rate and foreign currency risk, refer to note 26.

<b>mln RUB</b>	<u>31 December 2023</u>	<u>31 December 2022</u>
<b>Non-current</b>		
Secured bank loans	65,464	6,581
Project bank loans	78,875	48,198
Unsecured bank loans	25,520	37,531
Unsecured bond issues	19,000	20,200
Reconstruction loans	8,543	1,545
	<u>197,402</u>	<u>114,055</u>
<b>Current</b>		
Secured bank loans	2,958	42,155
Project bank loans	6,017	9,214
Unsecured bank loans	9,558	44,464
Unsecured bond issues	8,200	5,200
	<u>26,733</u>	<u>101,033</u>

### Terms and debt repayment schedule

Terms and conditions of outstanding loans were as follows:

mln RUB	Currency	Actual nominal interest rate	Year of maturity	31 December 2023		31 December 2022	
				Face value	Carrying amount	Face value	Carrying amount
Secured facility	RUB	5.86% - 17.62%	2024 - 2029	68,422	68,422	48,736	48,736
Project facility	RUB	0.01% - 18.45%*	2024 - 2029	97,476	84,892	63,069	57,412
Reconstruction facility	RUB	4.00% - 4.50%	2036	12,180	8,543	3,321	1,545
Unsecured facility	RUB	7.50% - 18.48%	2024 - 2026	62,278	62,278	107,395	107,395
				<u>240,356</u>	<u>224,135</u>	<u>222,521</u>	<u>215,088</u>

\* Loan facilities to finance the construction of residential buildings at an interest rate, depending on the amount of cash received to escrow accounts from the real estate buyers.

As at 31 December 2023 the Group entered into a number of loan agreements for reconstruction subsidized by the government in the amount of RUB 12,180 million with annual interest rates of 4.00% - 4.50%. The loans are to be repaid in 2036.

The Group determined that the interest rates for an equivalent loan issued on an arm's length basis without government grants would have been 11.50% - 17.37%. The Group concluded that the difference between the interest rate is government assistance that is intended to compensate the Group for interest expense that would otherwise be incurred if the loans were not subsidized under the financial support scheme. This government assistance is recognised and measured as part of the unit of account in determining the fair value of the loan. There are no unfulfilled conditions or contingencies for the government assistance at 31 December 2023.

Changes in liabilities arising from financing activities were as follows:

mln RUB	1 January 2023	Changes from financing activities Received	Paid	Other movements	31 December 2023
Bank and other loans	189,688	236,413	(220,377)	(8,789)	196,935
Bond issued	25,400	7,000	(5,200)	-	27,200
	<u>215,088</u>	<u>243,413</u>	<u>(225,577)</u>	<u>(8,789)</u>	<u>224,135</u>

mln RUB	1 January 2022	Changes from financing activities Received	Paid	Other movements	31 December 2022
Bank and other loans	137,125	221,702	(162,480)	(6,659)	189,688
Bond issued	32,162	-	(6,762)	-	25,400
	<u>169,287</u>	<u>221,702</u>	<u>(169,242)</u>	<u>(6,659)</u>	<u>215,088</u>

### Covenants and other matters

The Credit Agreements require the Group to comply with certain general, informational and financial covenants, including:

- a limitation on the Group's ability to incur additional debt beyond certain financial ratios;
- maintaining by the Group's of some of financial coefficients on a fixed level;
- subject to certain exceptions, a prohibition restricting the Group ability to issue significant borrowings, provide guarantees or indemnities to the third party;

- an obligation to provide to the Banks with such financial and other information, the Banks may reasonably require in relation to the loan contracts, including the Group’s annual audited and unaudited consolidated financial statements, prepared in accordance with IFRS;
- an obligation to keep the ratio of bank account opened in the bank-lender to loan principal at no less than one .

The Group complies with covenants described above.

Bank loans are secured by the following:

- Property, plant and equipment with a carrying amount of RUB 12,999 million is pledged as collateral to secure bank loans (31 December 2022: RUB 9,281 million) – refer to note 13 (b).
- Inventories with a carrying amount of RUB 52,077 million are pledged as collateral to secure bank loans (31 December 2022: RUB 42,942 million) – refer to note 18.

Bank loans are secured by the pledge of the following shares in subsidiary companies as at 31 December 2023:

- 99.99% of “Specialized developer “Soymonovskiy, 3” Ltd,
- 100% of OOO “Primorskaya”,
- 99.99% of OOO “Spetsializirovanny zastroishchik “LSR. Klyuchi”,
- 100% of JSC “Sanatorium “Sestroretsky kurort”,
- 96.76% of AO “Pansionat “Kristall”,
- 96.73% of JSC “Sanatorium “Volna”,
- 100% of “SZ “LSR. Object-M”,
- 100% of OOO “Spetsializirovanny zastroishchik “LSR. LO”.

## 24 Provisions

mln RUB	Site finishing	Environment restoration	Litigation provision	Provision for social infra- structure	Total
<b>Current</b>					
Balance at 1 January 2023	244	18	115	14,670	15,047
Provisions made during the year	585	16	228	11,971	12,800
Provisions used during the year	(194)	-	(85)	(4,751)	(5,030)
Unused provisions	(23)	-	(22)	-	(45)
Unwind of discount	-	-	-	1,300	1,300
Balance at 31 December 2023	612	34	236	23,190	24,072
<b>Non-current</b>					
Balance at 1 January 2023	-	29	-	-	29
Provisions made during the year	-	20	-	-	20
Balance at 31 December 2023	-	49	-	-	49

mln RUB	<b>Site finishing</b>	<b>Environment restoration</b>	<b>Litigation provision</b>	<b>Provision for social infrastructure</b>	<b>Total</b>
<b>Current</b>					
Balance at 1 January 2022	261	12	63	12,490	12,826
Provisions made during the year	272	10	146	2,942	3,370
Provisions used during the year	(266)	(4)	(75)	(1,547)	(1,892)
Unused provisions	(23)	-	(19)	-	(42)
Unwind of discount	-	-	-	785	785
Balance at 31 December 2022	<u>244</u>	<u>18</u>	<u>115</u>	<u>14,670</u>	<u>15,047</u>
<b>Non-current</b>					
Balance at 1 January 2022	-	21	-	-	21
Provisions made during the year	-	8	-	-	8
Balance at 31 December 2022	<u>-</u>	<u>29</u>	<u>-</u>	<u>-</u>	<u>29</u>

**(a) Site finishing**

The Group records provisions in respect of the Group's obligation to incur additional costs including costs associated with cleaning up the surrounding area after finishing the construction of apartment buildings in Saint Petersburg, Moscow and Yekaterinburg.

**(b) Environment restoration**

The Group records provisions in respect of the Group's obligation to clean up the surrounding area after quarrying sand in forested areas. The damage caused during quarrying is cleaned up after quarrying is completed. The amount of provision is estimated based on the available information. The Group expects the resulting outflow of economic benefits over the next five years.

**(c) Litigation provision**

The Group recognises provision on legal obligations that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation.

**(d) Provision for social infrastructure**

The Group records provisions in respect of the Group's obligation to construct social infrastructure that is necessary for the apartment buildings' tenants.

Provision for social infrastructure is discounted as at 31 December 2023 at rate 11.80% (31 December 2022: 9.89%).

## 25 Contract liabilities, trade and other payables

mln RUB	<u>31 December 2023</u>	<u>31 December 2022</u>
<b>Non-current payables</b>		
Trade payables	12,184	11,870
Liabilities under lease contracts	7,039	3,202
Other payables	8,394	4,196
	<u>27,617</u>	<u>19,268</u>
<b>Current payables</b>		
Trade payables	24,406	20,471
Contract liabilities under share participation agreements	21,589	29,827
Advances from customers	3,443	1,733
Employee-related liabilities	6,076	4,981
Interest payable	5,321	1,383
Liabilities under construction contracts	4,086	1,174
Taxes and other payables to the budget	3,162	1,767
Liabilities under lease contracts	1,446	810
Income tax payable	1,255	763
Other payables	2,771	1,868
	<u>73,555</u>	<u>64,777</u>

Non-current trade payables include payables to be repaid in instalments. Payables for land plots were discounted at the obligation's recognition date at rates in the range of 7.53% - 11.20%.

Non-current accounts payable – trade include additional payables for acquired land plots of RUB 4,498 million (31 December 2022: RUB 4,128 million).

The amount of additional payables is estimated based on the projected premises' square meter selling prices and construction volumes.

The estimate of payments for land plots acquisition is largely sensitive to the change in expected market prices of premises in the buildings under construction.

The carrying amount of account payable for land plots as at 31 December 2023 is estimated based on increase of expected price per square meter by 3.96% and 3.97% annually.

The increase of expected price of premises constructed on such land plots by 5.00% per square meter annually would have led to the increase of accounts payable for land plots acquisition by RUB 418 million. The analysis assumes that all other variables, in particular sales volumes, remain constant.

Other non-current accounts payable include long-term interest payable of RUB 4,508 million and government grants of RUB 3,886 million (refer to note 23).

The Group's exposure to currency and liquidity risk related to trade and other payables is disclosed in note 26.

## 26 Financial risk management

### (a) Overview

The Group has exposure to the following risks from its use of financial instruments:

- credit risk;
- liquidity risk;
- market risk;
- operational risk.

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these disclosed consolidated financial statements.

### **Risk management framework**

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The Board has established an Audit Committee, which is responsible for developing and monitoring the Group's risk management policies. The Audit Committee reports regularly to the Board of Directors on its activities.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

#### **(b) Credit risk**

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and cash and cash equivalents.

About 86% of the Group's cash and cash equivalents are held in the top rated banks, which are included in the list of Russia's key financial institutions. The most significant cash balances are deposited in JSC Russian Agricultural Bank and PJSC Sberbank.

#### **(i) Contract assets, trade and other receivables**

Trade receivables from the largest five debtors of the Group represents approximately RUB 452 million (31 December 2022: RUB 568 million) of the Group's total Trade receivables. Geographically there is concentration of credit risk as the most significant part of Group's operations is located in Russia.

The Group has established a credit policy under which each new customer is analysed individually for creditworthiness before the Group's standard payment and delivery terms are offered. The Group's review includes external ratings, when available, and in some cases bank references. Purchase limits are established for each customer, which represents the maximum open amount without requiring approval from the Managing Directors; these limits are reviewed quarterly. Customers that fail to meet the Group's benchmark creditworthiness may transact with the Group on a prepayment basis.

Most of the Group's customers in the "Building Materials" operating segment have been transacting with the Group for over four years, and losses have occurred infrequently. The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The Group does not have a unified policy for management of credit risk in place. Due to significant differences in operations at different business units specific credit policies are developed at the level of operational companies. Each of the operating companies has established procedures in place to review and collect outstanding receivables. New customers, as well as customers with significant outstanding and

overdue balances are reviewed on a regular basis and resulting actions are put in place. All companies involved in the extraction and production of building materials have in place credit control procedures which require them to cancel despatching goods in case of the absence of a signed contract, previous fail to pay or previous violations of contract conditions. Also certain limits for the accounts receivable are established for particular customers.

“Real Estate Development and Construction” operating segment the Group is not exposed to significant credit risk as most customers are individuals and legal title on premises sold under share participation agreements is transferred to the customers upon full payment.

The Group establishes an allowance for impairment that represents its estimate of incurred and expected losses in respect of contract assets, trade and other receivables and investments. This allowance represents a specific loss component that relates to individually significant exposures.

The bank’s credit rating is used for calculating expected credit losses (ECL) under contracts with customers for the sale of premises using escrow accounts opened in an authorized bank.

**(ii) Investments**

The Group does not invest any of its assets in traded securities. The Group limits its exposure to credit risk by investing in credit notes of trade counterparties (customers and suppliers of the Group) that have an appropriate reputation in the market. Management does not consider that any of the counterparties may not perform their obligations.

**Exposure to credit risk**

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

<b>mln RUB</b>	<b>Carrying amount</b>	
	<b>31 December 2023</b>	<b>31 December 2022</b>
Other investments at amortised cost	11	17
Loans and receivables	22,019	13,237
Assets under share participation agreements	64,575	56,649
Cash and cash equivalents	51,506	25,109
	<b>138,111</b>	<b>95,012</b>

The maximum exposure to credit risk for trade receivables at the reporting date by geographic region was:

<b>mln RUB</b>	<b>Carrying amount</b>	
	<b>31 December 2023</b>	<b>31 December 2022</b>
Domestic	3,274	2,182
Euro-zone countries	3	2
Other countries	15	17
	<b>3,292</b>	<b>2,201</b>

The Group’s most significant trade debtor accounts represents for RUB 187 million of the trade receivables carrying amount at 31 December 2023 (31 December 2022: RUB 163 million).

The total amount of impaired trade receivables at the reporting date was RUB 88 million (31 December 2022: RUB 42 million).



The ageing of trade receivables at the reporting date was:

<b>mln RUB</b>	<b>Gross 31 December 2023</b>	<b>Impairment 31 December 2023</b>	<b>Gross 31 December 2022</b>	<b>Impairment 31 December 2022</b>
Not past due	2,056	-	946	-
Past due 0-30 days	519	-	375	-
Past due 31-60 days	316	-	137	-
Past due 61-90 days	87	-	76	-
Past due more than 90 days	402	(88)	709	(42)
	<u>3,380</u>	<u>(88)</u>	<u>2,243</u>	<u>(42)</u>

The movement in the allowance for impairment in respect of trade receivables during the period was as follows:

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Balance at 1 January	(42)	(59)
(Loss) / impairment reversal	(46)	17
Balance at 31 December	<u>(88)</u>	<u>(42)</u>

The impairment loss at 31 December 2023 relates to several customers that have indicated that they are not expecting to be able to pay their outstanding balances, mainly due to economic circumstances. The Group believes that the unimpaired amounts that are past due by more than 30 days are still collectible, based on historic payment behaviour and internal analysis on the underlying customers' credit ratings.

The following table provides information about the exposure to credit risk and ECLs for trade and other receivables, receivables under share participation agreements, assets under share participation agreements and originated loans as at 31 December 2023. In order to assess the expected credit losses, the Group defines internal credit rating for the counterparties that do not have external credit ratings. The internal credit rating is defined based on the counterparties' financial stability analysis, the counterparties' interactions and settlements record, the counterparties' participations in lawsuits and other available risk factors. The credit rating was reduced for many customers to reflect the negative impact of elevated economic uncertainty.

<b>mln RUB</b>	<b>Equivalent to external credit rating (Agency Moody's)</b>	<b>Gross carrying amount</b>	<b>Impairment loss allowance</b>	<b>Credit-impaired</b>
Grades 1-6: <i>Low risk</i>	Baa3- to Aaa	-	-	No
Grades 7-9: <i>Fair risk</i>	B1 to Ba1	86,594	-	No
Grade 12: <i>Loss</i>	D	1,081	(1,081)	Yes
		<u>87,675</u>	<u>(1,081)</u>	

The following table provides information about the exposure to credit risk and ECLs for trade and other receivables, receivables under share participation agreements, assets under share participation agreements and originated loans as at 31 December 2022.

<b>mln RUB</b>	<b>Equivalent to external credit rating (Agency Moody's)</b>	<b>Gross carrying amount</b>	<b>Impairment loss allowance</b>	<b>Credit-impaired</b>
Grades 1-6: <i>Low risk</i>	Baa3- to Aaa	-	-	No
Grades 7-9: <i>Fair risk</i>	B1 to Ba1	69,887	-	No
Grade 12: <i>Loss</i>	D	1,095	(1,095)	Yes
		<u>70,982</u>	<u>(1,095)</u>	

The movement in the allowance for impairment in respect of advances paid and other receivables during the period was as follows:

<b>mln RUB</b>	<b>2023</b>	<b>2022</b>
Balance at 1 January	(1,341)	(1,146)
Impairment reversal / (loss)	120	(195)
Balance at 31 December	<u>(1,221)</u>	<u>(1,341)</u>

**(c) Liquidity risk**

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group uses cash flow budgets which are prepared for each year and quarter to forecast potential liquidity deficit and identify sources of covering that deficit. As at 31 December 2023 the Group's undrawn credit facilities amount is RUB 183,824 million (31 December 2022: RUB 133,269 million).

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements. It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

<b>mln RUB</b>	<b>Average interest rate</b>		<b>Less than</b>			<b>Over</b>	<b>Total</b>
	<b>Contractual</b>	<b>Effective</b>	<b>1 year</b>	<b>1-5 years</b>	<b>5 years</b>		
Secured bank loans:							
RUB*	5.86% - 17.50% CBR rate + 1.52%	14.45%	2,008	52,214	13,250		67,472
	-						
RUB	CBR rate + 1.62%	17.57%	950	-	-		950
Project bank loans							
RUB*	0.01% - 10.67% CBR rate + 2.77%	13.29%	6,017	65,462	8,614		80,093
	-						
RUB	CBR rate + 12.30%	20.77%	-	4,646	153		4,799
Reconstruction loans							
RUB*	4.00% - 4.50%	14.05%	-	7,799	744		8,543
Unsecured bank loans:							
RUB*	7.50% - 16.75% CBR rate + 1.80%	15.72%	4,808	18,720	-		23,528
	-						
RUB	CBR rate + 2.48%	18.07%	4,750	6,800	-		11,550
Unsecured bond issues:							
RUB*	8.00% - 12.75%	9.55%	8,200	19,000	-		27,200
Liabilities under lease contracts			1,446	7,039	-		8,485
Trade and other payables		-	32,498	11,671	513		44,682
Future interest**		-	22,912	55,168	8,032		86,112
			<u>83,589</u>	<u>248,519</u>	<u>31,306</u>		<u>363,414</u>

\*Fixed rate

\*\* Future interest contains not charged, expected interest. Future interest does not reflect current payables of the Group. Future interest is calculated based on current credit facilities, which the Group had on 31 December 2023.

31 December 2022	Average interest rate					
	Contractual	Effective	Less than 1 year	1-5 years	Over 5 years	Total
<b>mln RUB</b>						
Secured bank loans:						
RUB*	7.19% - 11.35%	8.56%	37,155	5,631	-	42,786
	CBR rate + 1.47% - CBR rate + 1.62%	8.99%	5,000	950	-	5,950
RUB						
Project bank loans						
RUB*	0.01% - 12.16%	12.36%	9,214	46,193	2,005	57,412
Reconstruction loans						
RUB*	4.00% - 4.50%	12.92%	-	-	1,545	1,545
Unsecured bank loans:						
RUB*	4.25% - 14.24%	9.12%	35,980	13,081	10,000	59,061
	CBR rate + 1.25% - CBR rate + 3.30%	9.42%	8,484	14,450	-	22,934
RUB						
Unsecured bond issues:						
RUB*	8.00% - 8.65%	8.44%	5,200	20,200	-	25,400
Liabilities under lease contracts			810	3,202	-	4,012
Trade and other payables		-	23,722	11,157	713	35,592
Future interest**		-	12,976	21,619	1,947	36,542
			<u>138,541</u>	<u>136,483</u>	<u>16,210</u>	<u>291,234</u>

\*Fixed rate

\*\* Future interest contains not charged, expected interest. Future interest does not reflect current payables of the Group. Future interest is calculated based on current credit facilities, which the Group had on 31 December 2022.

At the date this disclosed consolidated financial statements were approved, the management assessed the Group's liquidity position, taking into account the Russian Federation economic situation progress.

The management believes that even if the negative scenario is realized, the Group would not be forced to draw additional financing to meet its financial obligations.

As at 31 December 2023 the Group has in disposal the following resources in the amount of RUB 356,354 million: cash and cash equivalents, including escrow accounts in the amount of RUB 172,530 million and undrawn credit facilities in the amount of RUB 183,824 million.

The Group's operations are primarily located in Russian Federation, mainly with Russian suppliers and customers, therefore, the imposed sanctions do not influence the Group significantly.

For all its new development projects the Group will have the access to the customers' escrow accounts only upon the construction is completed. Thus, temporary reduction in demand on the real estate under construction will not significantly influence the Group's liquidity position in 2024. The projects on their high completion's stage, in which the management expects to obtain the access to escrow accounts in 2024, as at 31 December 2023 are mostly sold out. The other projects are expected to be completed and escrow accounts access is expected to be obtained in the period from 2025 till 2026.

Based on the above mentioned factors, the management believes that the Group has sufficient resources and undrawn credit facilities to fulfill its obligations to the customers and creditors.

**(d) Market risk**

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

**(i) Currency risk**

The Group is exposed to currency risk on sales, purchases and borrowings that are denominated in a currency other than the respective functional currencies of Group entities, primarily the Russian Rouble (RUB), but also EUR. The currencies in which these transactions primarily are denominated in EUR and USD.

Interest on borrowings is denominated in currencies that match the cash flows generated by the underlying operations of the Group, primarily RUB. This provides an economic hedge and no derivatives are entered into.

**Exposure to currency risk**

The Group's exposure to currency risk was based on the following principal amounts:

<b>31 December 2023</b>	<b>EUR-</b>	<b>USD-</b>
<b>mln RUB</b>	<b>denominated</b>	<b>denominated</b>
Contract assets, trade and other receivables	-	-
Loans given	-	-
Contract liabilities, trade and other payables	(1)	(22)
Net exposure	<u>(1)</u>	<u>(22)</u>
<b>31 December 2022</b>	<b>EUR-</b>	<b>USD-</b>
<b>mln RUB</b>	<b>denominated</b>	<b>denominated</b>
Contract assets, trade and other receivables	173	60
Loans given	617	-
Contract liabilities, trade and other payables	(75)	-
Net exposure	<u>715</u>	<u>60</u>

The following significant exchange rates applied during the period:

	<b>31 December 2023</b>	<b>31 December 2022</b>
	<b>RUB</b>	<b>RUB</b>
1 USD equals	89.6883	70.3375
1 EUR equals	99.1919	75.6553

**Sensitivity analysis**

A 10.00% strengthening of RUB against the above currencies would have decreased profit by RUB 2 million. A 10.00% weakening of the RUB against the above currencies would have the equal but opposite effect on the basis that all other variables remain constant.

**(ii) Interest rate risk**

Changes in interest rates impact primarily loans and borrowings by changing either their fair value (fixed rate debt) or their future cash flows (variable rate debt). Management does not have a formal policy of determining how much of the Group's exposure should be to fixed or variable rates. However, at the time of raising new loans or borrowings management uses its judgment to decide whether it believes that a fixed or variable rate would be more favourable to the Group over the expected period until maturity.

## Profile

At the reporting date the interest rate profile of the Group's interest-bearing financial instruments was:

<b>mln RUB</b>	<b>Carrying amount</b>	
	<b>31 December 2023</b>	<b>31 December 2022</b>
<b>Fixed rate instruments</b>		
Financial assets	5,741	4,319
Financial liabilities	(206,836)	(186,204)
	<u>(201,095)</u>	<u>(181,885)</u>
<b>Variable rate instruments</b>		
Financial liabilities	(17,299)	(28,884)

### Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss and other comprehensive income, and the Group does not designate derivatives (interest rate swaps) as hedging instruments under a fair value hedge accounting model. Therefore a change in interest rates at the reporting date would not affect the disclosed consolidated statement of profit or loss and other comprehensive income.

### Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates at the reporting date would have increased (decreased) equity and comprehensive income by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

<b>mln RUB</b>	<b>Profit or loss</b>	
	<b>100 bp increase</b>	<b>100 bp decrease</b>
<b>Year ended 31 December 2023</b>		
Variable rate instruments	(173)	173
Cash flow sensitivity	<u>(173)</u>	<u>173</u>

## (e) Fair values versus carrying amounts

The fair value of unquoted equity investments is discussed in note 4. In other cases management believes that the fair value of its financial assets and liabilities approximates their carrying amounts except for loans.

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy.

<b>31 December 2023</b>	<b>Note</b>	<b>Carrying amount</b>	<b>Fair value</b>		<b>Total</b>
<b>mln RUB</b>			<b>Level 1</b>	<b>Level 3</b>	
<b>Financial assets</b>					
Other investments at amortised cost	16	11	-	11	11
Loans and receivables		22,019	-	22,019	22,019
		<u>22,030</u>	<u>-</u>	<u>22,030</u>	<u>22,030</u>
<b>Financial liabilities</b>					
Secured bank loans	23	(68,422)	-	(63,800)	(63,800)
Project bank loans	23	(84,892)	-	(77,310)	(77,310)
Reconstruction loans	23	(8,543)	-	(7,672)	(7,672)
Unsecured bank loans	23	(35,078)	-	(34,451)	(34,451)
Unsecured bond issues	23	(27,200)	(25,328)	-	(25,328)
Trade and other payables	25	(53,167)	-	(53,167)	(53,167)
		<u>(277,302)</u>	<u>(25,328)</u>	<u>(236,400)</u>	<u>(261,728)</u>

31 December 2023 mln RUB	Note	Carrying amount	Level 1	Fair value Level 3	Total
<b>31 December 2022</b>					
<b>mln RUB</b>					
<b>Financial assets</b>					
Other investments at amortised cost	16	17	-	17	17
Loans and receivables		13,237	-	13,237	13,237
		<u>13,254</u>	<u>-</u>	<u>13,254</u>	<u>13,254</u>
<b>Financial liabilities</b>					
Secured bank loans	23	(48,736)	-	(47,997)	(47,997)
Project bank loans	23	(57,412)	-	(59,405)	(59,405)
Reconstruction loans	23	(1,545)	-	(1,687)	(1,687)
Unsecured bank loans	23	(81,995)	-	(81,170)	(81,170)
Unsecured bond issues	23	(25,400)	(24,263)	-	(24,263)
Trade and other payables	25	(39,604)	-	(39,604)	(39,604)
		<u>(254,692)</u>	<u>(24,263)</u>	<u>(229,863)</u>	<u>(254,126)</u>

The interest rates used to discount estimated cash flows, where applicable, are based on incremental borrowing rates, available for the Group as at:

	31 December 2023	31 December 2022
Loans and borrowings	17.85%	10.75%

**(f) Operational risk**

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Group's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Group's operations.

The Group's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Group's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management within each business unit. This responsibility is supported by the development of overall Group standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorisation of the transactions;
- requirements for the reconciliation and monitoring of the transactions;
- compliance with regulatory and other legal requirements;
- documentation of controls and procedures;
- requirements for the annual assessments of operational risks faced, and the adequacy of controls and procedures to address the risks identified;
- requirements for the reporting of operational losses and proposed remedial action;
- development of contingency plans;
- training and professional development;
- ethical and business standards;

- risk mitigation, including insurance where this is effective.

Compliance with Group standards is supported by a programme of annual reviews undertaken by Internal Audit. The results of Internal Audit reviews are discussed with the management of the business unit, to which they relate, with summaries submitted to the Audit Committee and senior management of the Group.

**(g) Capital management**

The Group has no formal policy for capital management but management seeks to maintain a sufficient capital base for meeting the Group's operational and strategic needs, and to maintain confidence of market participants. This is achieved with efficient cash management, constant monitoring of Group's revenues and profit, and long-term investment plans mainly financed by the Group's operating cash flows. With these measures the Group aims for steady profits growth.

The Group's liabilities to adjusted capital ratio at the end of the reporting period were as follows:

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Total liabilities	356,927	319,415
Less: cash and cash equivalents	(51,506)	(25,109)
Net liabilities	<u>305,421</u>	<u>294,306</u>
Total equity	<u>118,674</u>	<u>96,801</u>
Net liabilities to capital ratio	<u>2.57</u>	<u>3.04</u>

**27 Leases liabilities**

<b>mln RUB</b>	<b>Leases liabilities</b>	
	<b>2023</b>	<b>2022</b>
Leases liabilities as at 1 January	<u>4,012</u>	<u>1,618</u>
Current	810	867
Non-current	<u>3,202</u>	<u>751</u>
Additions, lease modifications and effect of movements in exchange rates	5,853	3,831
Interest accrued	625	235
Lease payments, including interest	(2,005)	(1,672)
Total lease liabilities as at 31 December	<u>8,485</u>	<u>4,012</u>
Current	1,446	810
Non-current	7,039	3,202
Variable lease payments not included in the measurement of lease liabilities	<u>(496)</u>	<u>(803)</u>

The Group leases a number of land plots. The leases typically vary from an initial year of four to forty nine years, with an option to renew the lease after that date. The lease payments are mostly expressed as a percentage of cadastral value of the related land plot or are based on rental rates, determined by authorities, which are not necessarily based on market.

The following table sets out a maturity analysis of variable lease payments not included in the measurement of lease liabilities to be paid after the reporting date.

<b>mln RUB</b>	<b>31 December 2023</b>	<b>31 December 2022</b>
Less than 1 year	341	467
1-5 years	1,046	1,003
Over 5 years	1,315	1,635
Total	<u>2,702</u>	<u>3,105</u>

## 28 Commitments

At 31 December 2023 the Group was committed to purchase and construct of property, plant and equipment for approximately RUB 19,631 million net of VAT (31 December 2022: RUB 24,505 million).

## 29 Contingencies

### (a) Insurance

The insurance industry in the Russian Federation is in a developing state and many forms of insurance protection common in other parts of the world are not yet generally available. The Group does not have full coverage for its plant facilities, business interruption, or third party liability in respect of property or environmental damage arising from accidents on Group property or relating to Group operations. Until the Group obtains adequate insurance coverage, there is a risk that the loss or destruction of certain assets could have a material adverse effect on the Group's operations and financial position.

### (b) Litigation

Existing litigations include a number of small claims relating to purchases from domestic customers. Based on experience in resolving such claims, management believes that they will be settled without significant cost to the Group. Accordingly, no provision has been made for such amounts.

### (c) Taxation contingencies

The taxation system in the Russian Federation continues to evolve and is characterised by frequent changes in legislation, official pronouncements and court decisions, which are sometimes contradictory and subject to varying interpretation by different tax authorities.

Taxes are subject to review and investigation by a number of authorities, which have the authority to impose severe fines, penalties and interest charges. A tax year generally remains open for review by the tax authorities during the three subsequent calendar years. Recent events within the Russian Federation suggest that the tax authorities are taking a more assertive and substance-based position in their interpretation and enforcement of tax legislation.

All these circumstances may create tax risks in the Russian Federation that are substantially more significant than in other countries. Management believes that it has provided adequately for tax liabilities based on its interpretations of applicable Russian tax legislation, official pronouncements and court decisions. However, the interpretations of the tax authorities and courts, especially due to reform of the supreme courts that are resolving tax disputes, could differ and the effect on these disclosed consolidated financial statements, if the authorities were successful in enforcing their interpretations, could be significant.

The Group companies entered into transactions involving other Group companies at prices which management believed were consistent with applicable tax law. However, based on the uncertainty of legislation, the tax authorities could take a different position and attempt to assess additional tax and interest. The potential amount of such assessment cannot be reasonably estimated based on the



uncertainty of transfer pricing rules, but could be significant. Management has not made any provision because it believes there will be no outflow of funds relating to any such assessment.

**(d) Environmental liabilities**

The Group is engaged in dredging sand in the 9 areas. The Group is engaged in crushed granite production in the 6 areas and extraction of clay in 4 areas.

According to existing legislation and the terms of licenses obtained by the Group, there is a liability for the Group to restore these sites when quarrying is complete. In case the planned restoration costs can be identified before the quarrying is completed and the license is used, the reserve for restoration is recognized.

It is planned that quarrying clay in 1 area will be completed in 2024, quarrying of the remaining 18 areas will be completed after 2025.

### 30 Related party transactions

**(a) Transactions with management and close family members**

The management and their close family members control 16.92% of the voting shares of the Group. (31 December 2022: 0.42%).

**(i) Management remuneration**

Key management received the following remuneration during the period:

<b>mln RUB</b>	<u><b>2023</b></u>	<u><b>2022</b></u>
Salaries and bonuses	<u>2,362</u>	<u>2,249</u>

Management remuneration under the motivation program for key employees is disclosed in Note 9.

**(b) Transactions with other related parties**

The Group's other related party transactions are disclosed below:

**(i) Revenue**

<b>mln RUB</b>	<b>Transaction value year ended</b>		<b>Outstanding balance</b>	
	<u><b>31 December 2023</b></u>	<u><b>31 December 2022</b></u>	<u><b>31 December 2023</b></u>	<u><b>31 December 2022</b></u>
Sale of goods and services provided to:				
Beneficial owner and companies controlled or significantly influenced by or on behalf of the Group's ultimate beneficial owner or persons acting on their behalf	<u>152</u>	<u>257</u>	<u>(16)</u>	<u>(32)</u>
	<u>152</u>	<u>257</u>	<u>(16)</u>	<u>(32)</u>

All outstanding balances with related parties are to be settled in cash within the 12-month of the reporting date. None of the balances is secured.

Other expenses to companies controlled or significantly influenced by or on behalf of the Group's ultimate beneficial owners for the period ended 31 December 2023 - RUB 125 mln (other income for the period ended 31 December 2022: RUB 53 mln) Outstanding balance – nil (31 December 2022: RUB 14 mln).

**(ii) Expenses and capital expenditures**

mln RUB	Transaction value year ended		Outstanding balance	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
Purchase of goods and services from: Beneficial owner and companies controlled or significantly influenced by or on behalf of the Group's ultimate beneficial owner or persons acting on their behalf	791	14	819	61
Companies significantly influenced by the Group management	366	19	-	-
	<u>1,157</u>	<u>33</u>	<u>819</u>	<u>61</u>

All outstanding balances with related parties are to be settled in cash within the 12-month of the reporting date. None of the balances is secured.

**(iii) Loans**

mln RUB	Transaction value year ended		Outstanding balance	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
<b>Loans given (included into other investments – loans given category– refer to note 16):</b> Beneficial owner and companies controlled or significantly influenced by or on behalf of the Group's ultimate beneficial owner or persons acting on their behalf	3,548	6,030	5,609	4,251
	<u>3,548</u>	<u>6,030</u>	<u>5,609</u>	<u>4,251</u>

Management does not consider that any of the counterparties may not perform their obligations.

mln RUB	Transaction value year ended		Outstanding balance	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
<b>Interest receivable (included into other receivables):</b> Beneficial owner and companies controlled or significantly influenced by or on behalf of the Group's ultimate beneficial owner or persons acting on their behalf	150	205	171	55
	<u>150</u>	<u>205</u>	<u>171</u>	<u>55</u>

**(iv) Transactions with shares / promissory notes**

mln RUB	Transaction value year ended		Outstanding balance	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
<b>Purchase of shares / promissory notes from</b> Beneficial owner and companies controlled or significantly influenced by or on behalf of, the Group's ultimate beneficial owner or persons acting on their behalf	-	6,128	194	194
	<u>-</u>	<u>6,128</u>	<u>194</u>	<u>194</u>

### 31 Major subsidiaries

Entity	Country of incorporation	Ownership/ voting interest 31 December 2023	Ownership/ voting interest 31 December 2022
JOINT-STOCK COMPANY "CONSTRUCTION CORPORATION "REVIVAL OF SAINT-PETERSBURG"	Russia	100.00%	100.00%
OOO "LSR. Nedvizimost-SZ"	Russia	100.00%	100.00%
OOO "LSR. Stroitelstvo-SZ"	Russia	100.00%	100.00%
AO "LSR. Krany-SZ"	Russia	100.00%	100.00%
AO "SZ "LSR. Nedvizimost-M"	Russia	100.00%	100.00%
LSR. Wall Materials Ltd	Russia	100.00%	100.00%
OOO "Leningradka 58"	Russia	100.00%	100.00%
Limited Liability Company Smolny District	Russia	100.00%	100.00%
JSC "A Plus Estate"	Russia	100.00%	100.00%
AO "Stroicorporateciya"	Russia	100.00%	100.00%
AO MTO "ARHPROEKT"	Russia	100.00%	100.00%
OOO "Velikan - XXI vek"	Russia	100.00%	100.00%
Lsr Group Ltd	Russia	100.00%	100.00%
LSR. Construction-Urals Ltd	Russia	100.00%	100.00%
AO "Spetsializirovanny zastroishchik "LSR. Nedvizimost-Ural"	Russia	100.00%	100.00%
OOO "LSR-Stroy"	Russia	100.00%	100.00%
AO "LSR. Bazovye"	Russia	100.00%	100.00%
OOO "Landshaft"	Russia	100.00%	100.00%
"SZ "LSR. Object-M"	Russia	100.00%	100.00%
OOO "LSR. Beton"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Prostor"	Russia	100.00%	100.00%
OOO "Kallelovo"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Luchi"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Razvitie"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Ural"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Prostranstvo"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. LO"	Russia	100.00%	100.00%
OOO "Nerudnye materialy"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Klyuchi"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Perspektiva"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Proekt"	Russia	100.00%	100.00%
"Gorki Lake" Ltd	Russia	100.00%	100.00%
Avtovskaya 31, JSC	Russia	100.00%	100.00%
OOO "Primorskaya"	Russia	100.00%	100.00%
OOO "LSR. Ergo"	Russia	100.00%	100.00%
"Specialized developer "Soymonovskiy, 3" Ltd	Russia	100.00%	100.00%
JSC "Sanatorium "Sestroretsky kurort"	Russia	100.00%	100.00%
AO "Pansionat "Kristall"	Russia	96.76%	93.83%
OOO "Spetsializirovanny zastroishchik "LSR. Kvartal"	Russia	100.00%	100.00%
OOO "Smolny, 11"	Russia	100.00%	100.00%
OOO "Smolny, 12"	Russia	100.00%	100.00%
LLC "LSR. PM"	Russia	100.00%	100.00%
"ZILART Mall" Ltd	Russia	100.00%	100.00%
JSC "Sanatorium "Volna"	Russia	96.73%	95.83%
OOO "Oniks"	Russia	100.00%	100.00%
LLC "SD "Borisovskie Prudy"	Russia	100.00%	100.00%
"LSR. Sochi" Ltd	Russia	100.00%	100.00%
"LSR. Coworking" Ltd	Russia	100.00%	100.00%
AO "GORKI 10"*	Russia	-	100.00%
LSR. Hotel Management Company LLC	Russia	100.00%	100.00%
OOO "SZ "ZIL Vostok" (OOO "ZIL Vostok")	Russia	100.00%	100.00%

<u>Entity</u>	<u>Country of incorporation</u>	<u>Ownership/ voting interest 31 December 2023</u>	<u>Ownership/ voting interest 31 December 2022</u>
OOO "YUG-RIELT"	Russia	100.00%	100.00%
OOO "Spetsializirovanny zastroishchik "LSR. Avtovskaya"	Russia	100.00%	-
OOO "SZ "LSR. Progress"	Russia	100.00%	-
OOO "Spetsializirovanny zastroishchik "LSR. Ostrov"	Russia	100.00%	-
AO "Smart development"	Russia	100.00%	-
OOO "Lazurny bereg"	Russia	100.00%	-
OOO "LSR. Kapital-M"	Russia	100.00%	-
OOO "LSR. Promdevelopment"	Russia	100.00%	-
OOO "Spetsializirovanny zastroishchik "LSR. CZ 1"	Russia	100.00%	-
OOO "Spetsializirovanny zastroishchik "LSR. CZ 2"	Russia	100.00%	-

\* The subsidiary merged to the Group company during the year ended 31 December 2023.

## 32 Events subsequent to the reporting date

### (a) Financing events

In January 2024 the Group entities repaid loan agreements to Rosselkhozbank JSC for a total amount of RUB 14,095 million and to "Bank Otkritie Financial Corporation" (Public Joint-Stock Company) for a total amount of RUB 208 million in March 2024.

In January - February 2024 Group entities entered into loan agreements with VTB Bank (Public Joint-Stock Company) with a limit of RUB 10,000 million and with a maturity date no later than January 2029, with Rosselkhozbank JSC for a total amount of limits of RUB 7,324 million and maturing no later than June 2027, with PJSC "Sberbank" with a limit of RUB 1,075 million and maturing no later than February 2027.

### (b) Operating events

In February 2024, the Group acquired the remaining 50.00% in the authorized capital of OOO "Fort-Invest", the consideration for this amounted to RUB 2,159 million.

### 33 Supplementary disclosures

Key financial performance indicators business segment / business unit were as follows:

For the year ended 31 December 2023	Revenue from external customers	Inter-group revenue	Total revenue	Results from operating activities (excl. management fee)	Depreciation / Amortisation	Impairment losses	Capitalized Interest recognized in cost of sales	Write off of change in fair value of the disposed asset	Adjusted EBITDA*
mln RUB									
Sand	1,781	230	2,011	696	92	-	-	-	788
Crushed Granite	6,124	521	6,645	610	227	-	-	-	837
Land improvement	-	3,939	3,939	178	30	-	-	-	208
Fleet services	100	-	100	(61)	31	-	-	-	(30)
Eliminations	-	-	-	-	-	-	-	-	-
LSR. Basic Materials	8,005	4,690	12,695	1,423	380	-	-	-	1,803
LSR. Ready-mix Concrete	2,075	622	2,697	59	9	-	-	-	68
Brick	4,866	70	4,936	1,214	481	-	-	-	1,695
Aerated Concrete	3,665	39	3,704	1,299	200	-	-	-	1,499
Eliminations	-	-	-	-	-	-	-	-	-
LSR. Wall Materials	8,531	109	8,640	2,513	681	-	-	-	3,194
LSR. Cranes	1,285	155	1,440	355	30	-	-	-	385
Eliminations	-	(610)	(610)	(21)	-	-	-	-	(21)
<b>Building Materials</b>	<b>19,896</b>	<b>4,966</b>	<b>24,862</b>	<b>4,329</b>	<b>1,100</b>	-	-	-	<b>5,429</b>
LSR. Real Estate and Construction - North-West	125,314	902	126,216	55,979	286	-	293	(1)	56,559
LSR. Real Estate and Construction - Moscow	64,132	20	64,152	11,283	48	6,975	2,972	-	21,278
LSR. Real Estate and Construction - Ural	13,843	17	13,860	3,210	143	-	13	-	3,366
Eliminations	-	(17)	(17)	(99)	-	-	-	-	(99)
<b>Real Estate Development and Construction</b>	<b>203,289</b>	<b>922</b>	<b>204,211</b>	<b>70,373</b>	<b>477</b>	<b>6,975</b>	<b>3,278</b>	<b>(1)</b>	<b>81,104</b>
Other entities	2,222	-	2,222	-	328	-	-	-	328
Unallocated income and expenses	4,289	-	4,289	(8,273)	-	336	-	-	(7,937)
Transportation revenue	6,501	-	6,501	-	-	-	-	-	-
Eliminations	-	(5,888)	(5,888)	(3,894)	-	2,673	-	-	(1,221)
<b>Consolidated</b>	<b>236,197</b>	<b>-</b>	<b>236,197</b>	<b>62,535</b>	<b>1,905</b>	<b>9,984</b>	<b>3,278</b>	<b>(1)</b>	<b>77,703</b>

\* Adjusted EBITDA = Results from operating activities + Depreciation/amortisation - (Increase in fair value of Investment property - Decrease in fair value of Investment property) - (Increase in results from operating activities due to write off of change in fair value of the disposed asset - Decrease in results from operating activities due to write off of change in fair value of the disposed asset) + Impairment losses recognised during the reporting period + Capitalized interest recognized in cost of sales. Adjusted EBITDA is not a defined performance measure in IFRS.

For the year ended 31 December 2022 mln RUB	Revenue from external customers	Inter-group revenue	Total revenue	Results from operating activities (excl. management fee)	Depreciation/ Amortisation	Capitalized Interest recognized in cost of sales	Write off of change in fair value of the disposed asset	Adjusted EBITDA*
Sand	1,471	247	1,718	561	79	-	-	640
Crushed Granite	5,535	668	6,203	1,051	215	-	-	1,266
Land improvement	-	2,653	2,653	113	17	-	-	130
Fleet services	73	-	73	(50)	9	-	-	(41)
Eliminations	-	-	-	-	-	-	-	-
LSR. Basic Materials	7,079	3,568	10,647	1,675	320	-	-	1,995
LSR. Ready-mix Concrete	3,328	347	3,675	192	10	-	-	202
Brick	5,406	6	5,412	1,710	467	-	-	2,177
Aerated Concrete	4,512	4	4,516	2,005	205	-	-	2,210
Eliminations	-	-	-	-	-	-	-	-
LSR. Wall Materials	9,918	10	9,928	3,715	672	-	-	4,387
LSR. Cranes	1,092	183	1,275	141	92	-	-	233
Eliminations	-	(732)	(732)	(2)	-	-	-	(2)
<b>Building Materials</b>	<b>21,417</b>	<b>3,376</b>	<b>24,793</b>	<b>5,721</b>	<b>1,094</b>	-	-	<b>6,815</b>
LSR. Real Estate and Construction - North-West	68,436	330	68,766	29,311	356	311	(2)	29,980
LSR. Real Estate - Moscow	27,188	13	27,201	3,220	45	1,980	-	5,245
LSR. Real Estate and Construction - Ural	12,368	601	12,969	2,469	137	15	-	2,621
Eliminations	-	(601)	(601)	(53)	-	-	-	(53)
<b>Real Estate Development and Construction</b>	<b>107,992</b>	<b>343</b>	<b>108,335</b>	<b>34,947</b>	<b>538</b>	<b>2,306</b>	<b>(2)</b>	<b>37,793</b>
Other entities	1,846	-	1,846	-	231	-	-	231
Unallocated income and expenses	2,571	-	2,571	(5,651)	-	-	-	(5,651)
Transportation revenue	5,836	-	5,836	-	-	-	-	-
Eliminations	-	(3,719)	(3,719)	(620)	-	-	-	(620)
<b>Consolidated</b>	<b>139,662</b>	<b>-</b>	<b>139,662</b>	<b>34,397</b>	<b>1,863</b>	<b>2,306</b>	<b>(2)</b>	<b>38,568</b>

\* Adjusted EBITDA = Results from operating activities + Depreciation/amortisation – (Increase in fair value of Investment property – Decrease in fair value of Investment property) – (Increase in results from operating activities due to write off of change in fair value of the disposed asset – Decrease in results from operating activities due to write off of change in fair value of the disposed asset) + Impairment losses recognised during the reporting period + Capitalized interest recognized in cost of sales. Adjusted EBITDA is not a defined performance measure in IFRS.