

Leasing České spořitelny, a.s.
Annual Report 2021

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Introduction by the Chairmen of the Board of Directors



From left: Tomáš Veverka (Vice Chairman), Petr Vacek (Chairman), Radek Hejna (Member)

Dear Ladies and Gentlemen,

2021 year was successful for Leasing České spořitelny. We have proven that we are a stable and healthy company. We managed to achieve very good financial and business results. In the non-bank financing market, we recorded a significant increase in the volume of concluded transactions compared to 2020. At the same time, we have improved our market share and maintained our leading position in the field of agricultural and forestry machinery and equipment.

Greater synergies with the parent company Česká spořitelna, a.s. contributed to our successful numbers in 2021, especially in the area of financing the needs of corporate and business clients, but also well-developing cooperation with our business partners – suppliers of cars, agricultural equipment, machinery and equipment.

The Company's name was changed to Leasing České spořitelny, a.s. as at 1 April 2021. With this change, we declare that we no longer finance only cars, as the original name might have suggested, but we are a full-fledged universal leasing company. By changing the name, we also wanted to continue the tradition of the brand and make our connection with Česká spořitelna, a.s. more visible.

During 2021, we merged our activities with our sister company Erste Leasing, which was concluded by the merger of the two companies at the end of the year. This enabled us to exploit the potential of

both companies as much as possible and thus offer comprehensive non-bank financing services across all commodities.

Many thanks to our employees, without whom we would not have achieved our business and financial results. Despite the fact that last year was also marked by the continuing pandemic of COVID-19, our people proved that they are true professionals who have made every effort to achieve our goals even in restrictive working conditions.

We continued the activity associated with the development of a new IT system for machines, that will replace the existing IT platform in the future. We also paid attention to the unification of internal processes caused by mergers.

We evaluate last year as successful, but also very challenging. It is appropriate to thank our employees for their efforts, commitment and loyalty. Many thanks also go to our business partners, colleagues from the parent company Česká spořitelna, a.s. for their cooperation and our clients for the trust they have placed in us.

Petr Vacek
Chairman of the
Board of Directors

Tomáš Veverka
Vice Chairman of the
Board of Directors

Radek Hejna
Member of the
Board of Directors

General Information

Company name

Leasing České spořitelny, a.s.

Registered Office

Budějovická 1912/64b, Krč, 140 00 Prague 4
Company Identification Number (IČ): 27089444

Shareholders

Česká spořitelna, a.s., CZK 500 000 000 (100%)

**Members of the Board of Directors
as at 31 December 2021**

Petr Vacek, Chairman
Tomáš Veverka, Vice Chairman
Radek Hejna, Member

**Members of the Supervisory Board
as at 31 December 2021**

Jan Seger, Chairman
David Mokroš, Vice Chairman
Andrej Šebeš, Member
Wilhelm Douda, Member

Major Business Activities

Provision of leasing services, consumer loans and instalment sale.

Report on Business Activity and Assets Status

Macroeconomic Framework

- Gross domestic product increased by 3.3%
- Registration of new passenger cars in 2021 comparing to 2020 increased by 1.9%, and comparing to 2019 decreased by 17.2%
- Consumer prices increased year on year by 6.6%, the average inflation rate in 2021 was 3.8%
- Overall unemployment rate was 3.5%, which is lower than unemployment rate in 2020
- ČNB significantly increased interest rates as a reaction to inflation development

Demand for financial products increased in 2021 despite the negative impact of the COVID-19 pandemic and the associated government restrictive measures, especially in Q1 2021.

The total volume of financing of business entities increased significantly, as did the volume of provided consumer loans and consumer leasing (however, the results of 2020 were very negatively affected by the COVID-19 pandemic). Within the financing of business entities, the share of provided loans increased slightly compared to leasing financing. The volume of concluded factoring transactions increased significantly.

In 2021, ČLFA / AFS ČR member companies provided leasing, factoring, and consumer and business loans:

- total amount financed of CZK 152.24 bn (by CZK 26.08 bn more than in 2020, year-on-year growth by 20.7%), of which:
 - CZK 127.28 bn to finance movable and immovable investments and the operation of business entities (by CZK 24.25 bn more than in 2020, year-on-year growth by 23.5%) and
 - CZK 24.96 bn to finance goods and services for households (by CZK 1.85 bn more than in 2020, year-on-year growth by 8.0%)
- financed road vehicles (mostly new) by amount of CZK 69.64 bn (45.7% of total financed amount), i.e., by CZK 12.06 bn more than in 2020, year-on-year growth by 20.9%, of which:
 - CZK 43.50 bn for the acquisition of passenger cars (by CZK 6.68 bn more than in 2020, year-on-year growth by 18.2%) including CZK 29.04 bn for acquisition of 52,294 new passenger cars (they thus financed 25.3% of the number of new passenger cars first registered in the Czech Republic in 2021)
- provided also CZK 28.85 bn to finance machinery and equipment (by CZK 3.90 bn more than in 2020, year-on-year growth 15.6%)
- concluded 483,191 new leasing and credit transactions (by 12,545 more than in 2020, year-on-year growth 2.7%)
- at the end of year 2021 managed 975,863 active leasing and loan agreements

- receivables from current leasing and credit transactions at the end of 2021 reached amount CZK 248.24 bn (by CZK 0.86 bn more than in 2020, year-on-year growth 0.3%)

Development of Non-bank Financing of Business Entities in 2021

For financing of business entities, member companies provided CZK 127.28 bn (by CZK 24.25 bn more than in 2020, year-on-year growth by 23.5%)

Leasing of Movable Investments (Machinery, Equipment and Means of Transport)

- total amount financed (input debt) of – CZK 28.88 bn (by CZK 3.14 bn more than in 2020, year-on-year growth by 12.2%)
- estimate of the whole market – CZK 33.95 bn
- The share of operating leases in the total leasing of movable investments decreased year-on-year – 55.2% (in 2020 – 57.5%)
- 29,964 new contracts were concluded (by 10.8% more than in 2020)

Loans and Instalment Sales for Entrepreneurs (Movable Investments)

- total loan amount – CZK 64.47 bn (by CZK 12.9 bn more than in 2020, year-on-year growth by 25%)
- a total of 68,002 loans were provided
- with domination of loans for cars and commercial vehicles – 44.5%

Factoring

- receivables for factoring companies that are members of the Association of Factoring Companies of the Czech Republic (AFS ČR) were transferred for a total of CZK 234.41 bn (by CZK 50.96 bn more than in last year, year-on-year growth by 27.8%)
- the volume of funds provided by AFS ČR members to clients as at 31 December 2021 reached CZK 30.44 bn, i.e., an increase of CZK 6.99 bn / 29.8% compared to 31 December 2020

Development of Non-bank Consumer Financing in 2021

Member companies provided CZK 24.96 bn to finance goods and services for households (by 1.85 bn more than in 2020, year-on-year growth by 8.0%)

Consumer Loans

- in total, loans for personal use were provided in the amount of CZK 24.01 bn (by CZK 2.20 bn more than in 2020, year-on-year growth by 10.1%)
- volume of receivables from active loan agreements at the end of 2021 – CZK 31.95 bn (decrease by CZK 0.19 bn / -0.6% comparing to balance as at 31 December 2020)

Consumer Leasing (Decrease in the Volume of this Non-banking Product)

- the total amount financed (input debt) of items transferred in 2021 to consumer leasing and short-term leases – CZK 0.95 bn (by 0.36 bn less than in 2020, year-to-year decrease by 27.3%)
- receivables from concluded consumer leasing contracts reached – 2.22 bn at the end of 2021

Report on the Company's Operating Results

Leasing České spořitelny, a.s. recorded a profit of CZK 131 mil in 2021 and CZK 80 mil in 2020.

The development of key financial indicators is presented in the table below. Data prior to 2021 are separately for Leasing České spořitelny, a.s. before the merger, i.e., without data of Erste Leasing, a.s.

Table No. 1: Changes in Key Financial Indicators in CZK millions

	2021	2020	2019	2018	2017	2016	2015	2014
Total assets	24,007	12,984	13,181	12,389	11,273	10,029	9,174	8,559
Fixed assets	15,442	7,512	7,666	7,292	6,426	5,903	5,250	4,930
Total revenues	1,927	1,330	1,425	1,493	1,497	1,470	1,514	1,658
Profit before tax	199	112	154	160	153	164	179	172
Profit for the year	131	80	116	123	120	125	138	130
Average number of employees	171	114	111	109	110	115	111	110

Report on the Company's Business Activities

Leasing České spořitelny, a.s. (at that time called s Autoleasing, a.s.) commenced its business activities on 1 October 2004. The Company primarily focuses on top quality services relating to the provision of loans and leases in cooperation with business partners, leased commodity suppliers, sales representatives and parent company Česká spořitelna, a.s.

The total amount of input debt on all financed commodities and all financial products financed by the members of Czech leasing and financial association on the domestic market was CZK 125.1 bn in 2021, whereas Leasing České spořitelny, a.s. accounted for CZK 11.3 bn, which represents a 9.01% market share.

Research and Development Activities

The Company does not carry out any research and development activities.

Acquisition of Own Shares

The Company did not acquire its own shares during the period.

Activities in the Field of Environmental Protection

The activity of the Company has no nature and focus that would have any particular impact on the environment. For this reason, the Company does not have any specific activities in this area.

Information on Organizational Units or Other Parts of the Business in the Abroad

In the period, the Company had a branch in Znojmo and no part of the business plant abroad.

Subsequent Events

At the end of February 2022, continuing political tensions between Russia and Ukraine escalated into a conflict with Russia's military invasion of Ukraine. The global response to Russia's violations of international law and aggression against Ukraine has been the imposition of extensive sanctions and restrictions on business activity. We consider these facts to be non-adjusting subsequent events. The overall impact of recent developments has been reflected in increased volatility in financial and commodity markets and other implications for the economy. Business risks, including the adverse effects of economic sanctions on Russia, business disruptions (including supply chains), increased cyber-attacks, the risk of breaches of legal and regulatory rules and much more, are difficult to assess and their overall impact and potential effects are currently unknown.

No other events, subsequent to year-end, have occurred that would have a material impact on the financial statements as at 31 December 2021 and/or on the matters stated in this annual report.

Future Plans

In 2022, we want to build on the solid foundations we have in the company. We focus on supporting our key business activities and further strengthening of our market position.

The coming year will thus belong to maximum sales support. In the commodity transport technology up to 3.5 tons, we want to strengthen our position, be the first choice after captive financing and continue to be the preferred provider of financial services for our business partners. We also want to develop our cooperation with business partners and our position in the commodity of machinery and equipment and once again defend our position as the market leader in the field of agricultural financing. We will continue in the direction of development of cooperation with the parent company Česká spořitelna, a.s. and further expand the offer to its clients across segments. We want to offer clients modern and simple services at the right time and place. In this context, too, we will map the customer perception of our services and subsequently revise and streamline our processes and procedures.

In 2022, we will also focus on the development of our people so that we have a motivated team ready to prepare and implement pro-client changes in the company. We also focus on building the right corporate environment in which the values we consider important to our future success are respected.

As indicated above, our priority in the coming period will be client satisfaction. We will continue to find ways and tools that will meet the ever-increasing expectations of our clients. We want to work on making our services more personalized to the client, to provide our clients with a service that will allow them to return to us, and to recommend us as a solid and quality financial services provider.

We believe that we will strengthen our position as a trusted and preferred partner in 2022.



Petr Vacek
Chairman of the Board of Directors



Tomáš Veverka
Vice Chairman of the Board of Directors



Radek Hejna
Member of the Board of Directors

Points of Sales

The products of Leasing České spořitelny, a.s. are distributed via a network of business partners and through the branch network of Česká spořitelna, a.s.

Direct Contact Information

Leasing České spořitelny, a.s.
Budějovická 1912/64b
140 00 Prague 4 – headquarters

Phone: 956 785 111

Fax: 224 646 111

E-mail: info@leasingcs.cz

Internet: www.leasingcs.cz

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Independent auditor's report

to the shareholder of Leasing České spořitelny, a.s.

Our opinion

In our opinion, the financial statements give a true and fair view of the financial position of Leasing České spořitelny, a.s., with its registered office at Budějovická 1912/64b, Praha 4 (the "Company") as at 31 December 2021, of the Company's financial performance and cash flows for the year ended 31 December 2021 in accordance with Czech accounting legislation.

What we have audited

The Company's financial statements comprise:

- the balance sheet as at 31 December 2021,
- the income statement for the year ended 31 December 2021,
- the statement of changes in equity for the year ended 31 December 2021,
- the statement of cash flows for the year ended 31 December 2021, and
- the notes to the financial statements including significant accounting policies and other explanatory information.

Basis for opinion

We conducted our audit in accordance with the Act on Auditors and Standards on Auditing of the Chamber of Auditors of the Czech Republic (together the "Audit regulations"). These standards consist of International Standards on Auditing as supplemented and modified by related application guidance. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report.

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

Independence

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code) as adopted by the Chamber of Auditors of the Czech Republic and with the Act on Auditors. We have fulfilled our other ethical responsibilities in accordance with the IESBA Code and Act on Auditors.

Other information

The board of directors is responsible for the other information. As defined in Section 2(b) of the Act on Auditors, the other information comprises the annual report but does not include the financial statements and auditor's report thereon.

Our opinion on the financial statements does not cover the other information. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge about the Company obtained in the audit or otherwise appears to be materially

PricewaterhouseCoopers Audit, s.r.o., Hvězdova 1734/2c, 140 00 Prague 4, Czech Republic
T: +420 251 151 111, www.pwc.com/cz

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misstated. In addition, we assessed whether the other information has been prepared, in all material respects, in accordance with applicable legal requirements, i.e. whether the other information complies with the legal requirements both in terms of formal requisites and the procedure for preparing the other information in the context of materiality.

Based on the procedures performed in the course of our audit, to the extent we are able to assess it, in our opinion:

- the other information describing the facts that are also presented in the financial statements is, in all material respects, consistent with the financial statements; and
- the other information has been prepared in accordance with the applicable legal requirements.

In addition, in the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the other information. We have nothing to report in this regard.

Responsibilities of the board of directors and supervisory board of the Company for the financial statements

The board of directors is responsible for the preparation of the financial statements that give true and fair view in accordance with Czech accounting legislation and for such internal control as the board of directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

The supervisory board of the Company is responsible for overseeing the financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Audit regulations will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the Audit regulations, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the board of directors.



- conclude on the appropriateness of the board of directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the notes, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

28 March 2022

PricewaterhouseCoopers Audit, s.r.o.
represented by Partner

A handwritten signature in blue ink, appearing to read 'Eva Loulová', is written over a light blue horizontal line.

Eva Loulová
Statutory Auditor, Licence No. 1981

Financial Statements for the Year 2021

Company Name: Leasing České spořitelny, a.s.
Registered Office: Budějovická 1912/64b, 140 00 Prague 4, Krč
Legal Form: Joint stock company
Identification Number: 27089444

Balance Sheet

for the Year Ended 31 December 2021

CZK ths.				Current year 2021	Prior year 2020
		Gross	Allowances	Net	Net
TOTAL ASSETS		26,629,163	(2,622,638)	24,006,525	12,984,212
B.	FIXED ASSETS	3,014,346	(1,791,000)	1,223,346	758,642
B. I.	Intangible fixed assets	192,996	(159,615)	33,382	30,729
B. I. 2.	Valuable rights	191,194	(159,615)	31,579	30,729
B. I. 2. 1.	Software	179,863	(149,791)	30,072	25,366
B. I. 2. 2.	Other valuable rights	11,331	(9,824)	1,507	5,363
B.I.5.	Advances granted for intangible fixed assets and intangible fixed assets in progress	1,802	–	1,802	–
B.I.5.2.	Intangible fixed assets in progress	1,802	–	1,802	–
B. II.	Tangible fixed assets	2,673,181	(1,631,385)	1,041,795	602,980
B. II. 1.	Land and structures	27,771	(23,252)	4,519	–
B.II.1.2.	Structures	27,771	(23,252)	4,519	–
B. II. 2.	Movable assets and sets of movable assets	2,642,555	(1,608,134)	1,034,421	602,980
B.II.4.	Other tangible fixed assets	60	–	60	–
B.II.4.3.	Miscellaneous tangible fixed assets	60	–	60	–
B.II.5.	Advances granted for tangible fixed assets and tangible fixed assets in progress	2,795	–	2,795	–
B.II.5.2.	Tangible fixed assets in progress	2,795	–	2,795	–
B. III.	Long-term investments	148,169	–	148,169	124,934
B. III. 1.	Interests – controlled or controlling entity	144,446	–	144,446	124,934
B.III.7.	Other long-term investments	3,722	–	3,722	–
B.III.7.2.	Advances granted for long-term investments	3,722	–	3,722	–
C.	CURRENT ASSETS	23,012,057	(831,638)	22,180,420	11,586,559
C. II.	Receivables	22,906,888	(831,638)	22,075,250	11,572,973
C. II. 1.	Long-term receivables	14,664,997	(419,564)	14,245,433	6,853,093
C.II.1.1.	Trade receivables	14,638,119	(419,564)	14,218,555	6,753,758
C.II.1.4.	Deferred tax asset	26,878	–	26,878	99,335
C. II. 2.	Short-term receivables	8,241,891	(412,074)	7,829,817	4,719,880
C.II.2.1.	Trade receivables	6,312,875	(326,007)	5,986,869	3,246,259
C.II.2.4.	Other receivables	1,929,015	(86,067)	1,842,948	1,473,621
C.II.2.4.3.	Due from government – tax receivables	12,798	–	12,798	3,473
C.II.2.4.4.	Short-term advances granted	2,200	–	2,200	2,074
C.II.2.4.5.	Unbilled revenue	20,196	–	20,196	20,976
C.II.2.4.6.	Miscellaneous receivables	1,893,821	(86,067)	1,807,754	1,447,098
C. IV.	Cash	105,170	–	105,170	13,586
C.IV.1.	Cash in hand	457	–	457	248
C.IV.2.	Cash at bank	104,713	–	104,713	13,338
D. I.	Prepaid expenses and accrued income	602,760	–	602,760	639,011
D. I. 1.	Prepaid expenses	562,473	–	562,473	605,087
D.I.3.	Accrued income	40,287	–	40,287	33,924

CZK ths.	Current year 2021	Prior year 2020
TOTAL EQUITY & LIABILITIES	24,006,525	12,984,212
A. EQUITY	4,272,387	2,569,985
A.I. Basic capital	500,000	500,000
A.I.1. Registered capital	500,000	500,000
A.II. Share premium and revaluation reserve	2,811,687	1,802,247
A.II.1. Share premium	256,000	256,000
A.II.2. Capital funds	2,555,687	1,546,247
A.II.2.1. Other capital funds	2,550,900	1,556,900
A.II.2.2. Gain or loss on revaluation of assets and liabilities (+/-)	4,787	(10,653)
A.III. Reserves from profit	73,247	55,418
A.III.1. Other reserves	68,799	55,418
A.III.2. Statutory and other reserves	4,447	-
A.IV. Profit (loss) brought forward (+/-)	756,085	132,137
A.IV.1. Retained earnings	756,085	132,137
A.V.1. Profit (loss) for the year (+/-)	131,367	80,183
B. + C. PROVISIONS AND LIABILITIES	19,658,716	10,365,800
B. Provisions	39,413	4,041
B.4. Other provisions	39,413	4,041
C. Liabilities	19,619,303	10,361,759
C.I. Long-term liabilities	11,486,970	5,536,381
C.I.2. Amounts owed to credit institutions	11,486,970	5,536,381
C.II. Current liabilities	8,132,333	4,825,378
C.II.2. Amounts owed to credit institutions	7,829,536	4,650,947
C.II.3. Short-term advances received	150,024	79,832
C.II.4. Trade payables	11,387	58
C.II.8. Other liabilities	141,387	94,541
C.II.8.3. Liabilities to employees	10,117	5,697
C.II.8.4. Liabilities arising from social security and health insurance	4,613	2,864
C.II.8.5. Due to government – taxes and subsidies	8,422	5,512
C.II.8.6. Unbilled deliveries	110,717	73,718
C.II.8.7. Miscellaneous liabilities	7,517	6,751
D. Accruals and deferred income	75,422	48,428
D.1. Accruals	18,922	12,121
D.2. Deferred income	56,501	36,307

Income Statement

for the Year Ended 31 December 2021

CZK ths.		Current year 2021	Prior year 2020
I.	Revenue from sale of finished products and services	620,796	371,382
II.	Revenue from sale of goods	1,271	135
A.	Production-related consumption	412,804	394,820
A.1.	Cost of goods sold	1,271	135
A.2.	Consumption of material and energy	7,207	5,730
A.3.	Services	404,326	388,954
D.	Personnel expenses	190,364	127,871
D.1.	Wages and salaries	134,151	92,129
D.2.	Social security and health insurance costs and other costs	56,213	35,742
D.2.1.	Social security and health insurance costs	46,200	28,877
D.2.2.	Other costs	10,013	6,865
E.	Value adjustments in respect of operating activities	563,488	287,993
E.1.	Value adjustments in respect of intangible and tangible fixed assets	492,381	253,043
E.1.1.	Value adjustments in respect of intangible and tangible fixed assets – permanent	505,120	253,083
E.1.2.	Value adjustments in respect of intangible and tangible fixed assets – temporary	(12,739)	(40)
E.3.	Value adjustments in respect of receivables	71,107	34,950
III.	Other operating income	304,491	225,992
III.1.	Income from sale of fixed assets	198,552	143,361
III.3.	Miscellaneous operating income	105,939	82,631
F.	Other operating expenses	313,738	231,500
F.1.	Net book value of fixed assets sold	210,242	162,815
F.3.	Taxes and charges relating to operations	1,062	1,457
F.4.	Provisions relating to operations and prepaid expenses (specific-purpose expenses)	519	–
F.5.	Miscellaneous operating expenses	101,914	67,227
*	Profit or loss on operating activities (+/-)	(553,836)	(444,675)
VI.	Interest receivable and similar income	971,288	731,757
VI.1.	Interest receivable and similar income – subsidiaries or parents	18,144	10,382
VI.2.	Other interest receivable and similar income	953,144	721,375
J.	Interest payable and similar expenses	237,675	168,359
J.1.	Interest payable and similar expenses – subsidiaries or parents	222,781	158,089
J.2.	Other interest payable and similar expenses	14,894	10,270
VII.	Other finance income	28,716	543
K.	Other finance cost	9,783	7,400
*	Profit or loss on financial activities (+/-)	752,546	556,541
**	Profit or loss before taxation (+/-)	198,709	111,866
L.	Income tax	67,342	31,683
L.1.	Income tax due	60,582	38,952
L.2.	Income tax deferred (+/-)	6,760	(7,269)
**	Profit or loss after taxation (+/-)	131,367	80,183
***	Profit or loss for the year (+/-)	131,367	80,183
*	Net turnover	1,926,561	1,329,808

Cash Flow Statement

for the Year Ended 31 December 2021

CZK ths.	Current year 2021	Prior year 2020
Cash flows from operating activities		
Z. Profit or loss on ordinary activities before taxation (+/-)	198,709	111,866
A.1. Adjustments to reconcile profit or loss to net cash provided by or used in operating activities	379,070	(230,099)
A.1.1. Depreciation and amortization of fixed assets and write-off of receivables	564,425	278,935
A.1.2. Change in allowances	501,195	34,910
A.1.3. Change in provisions	35,372	-
A.1.5. (Gain)/Loss on disposal of fixed assets	11,690	19,454
A.1.6. Interest expense and interest income	(733,613)	(563,398)
A* Net cash from operating activities before taxation, changes in working capital and extraordinary items	577,779	(118,233)
A.2. Change in non-cash components of working capital	(10,894,093)	(204,741)
A.2.2. Change in trade receivables	(10,743,407)	(329,656)
A.2.3. Change in other receivables and in prepaid expenses and unbilled revenue	(313,077)	168,154
A.2.4. Change in trade payables	11,329	(1,138)
A.2.5. Change in other payables, and in accruals and deferred income	151,062	(42,101)
A** Net cash from operating activities before taxation, interest paid and extraordinary items	(10,316,314)	(322,973)
A.3.1. Interest paid	(244,705)	(166,960)
A.3.2. Interest received	963,911	727,397
A.4.1. Income Tax paid	(4,229)	(36,748)
A*** Net cash provided by (used in) operating activities	(9,601,337)	200,716
Cash flows from investing activities		
B.1.1. Purchase of fixed assets	(1,205,843)	(123,840)
B.2.1. Proceeds from sale of fixed assets	198,552	143,361
B*** Net cash provided by (used in) investing activities	(1,007,291)	19,521
Cash flows from financing activities		
C.1. Change in long-term liabilities, and long-term and short-term loans	9,129,178	(238,439)
C.2.3. Effect of other changes in own capital on cash	1,571,035	2,974
C*** Net cash provided by (used in) financing activities	10,700,212	(235,466)
F. Net increase (decrease) in cash	91,584	(15,228)
P. Cash and cash equivalents at beginning of year	13,586	28,814
R. Cash and cash equivalents at end of year	105,170	13,586

Statement of Changes in Shareholders' Equity

CZK ths.	Share capital	Share premium	Other capital funds	Property revaluation reserve (+/-)	Other reserve funds	Statutory and other reserves	Retained earnings	Restatement of retained earnings	Total
As at 01.01.2020	500,000	256,000	1,556,900	(13,627)	49,599	-	137,956	-	2,486,828
Changes in accounting policies	-	-	-	-	-	-	177,696	(177,696)	-
Fair value gains/ (losses) – investments in subsidiaries and associates	-	-	-	2,974	-	-	-	-	2,974
Allocation to funds	-	-	-	-	5,819	-	(5,819)	-	-
Net profit/loss for the period	-	-	-	-	-	-	80,183	-	80,183
As at 31.12.2020	500,000	256,000	1,556,900	(10,653)	55,418	-	390,016	(177,696)	2,569,985
Equity change due to the merger as at 01.01.2021	-	-	994,000	-	9,372	4,763	370,080	177,696	1,555,911
As at 01.01.2021	500,000	256,000	2,550,900	(10,653)	64,790	4,763	760,096	-	4,125,896
Investments revaluation reserve	-	-	-	15,440	-	-	-	-	15,440
Use of the statutory reserve fund	-	-	-	-	-	(316)	-	-	(316)
Increase in other funds	-	-	-	-	4,009	-	(4,009)	-	-
Net profit/loss for the period	-	-	-	-	-	-	131,365	-	131,365
As at 31.12.2021	500,000	256,000	2,550,900	4,787	68,799	4,447	887,452	-	4,272,386

Prepared on 28 March 2022.

Signature of entity's statutory body:



Petr Vacek
Chairman of the Board of Directors



Tomáš Veverka
Vice Chairman of the Board of Directors

Person responsible for accounting (name, signature):



Tomáš Veverka
Vice Chairman of the Board of Directors

Person responsible for financial statements (name, signature):



Tomáš Veverka
Vice Chairman of the Board of Directors

Notes to the Financial Statements

for the Year Ended 31 December 2021

1. General Information

1.1 Incorporation and Description of the Business

Leasing České spořitelny, a.s. ("the Company" or "LČS") was created by a Deed of Incorporation as a joint stock company on 15 August 2003 and was incorporated by registration at the Commercial Register kept in the Municipal Court in Prague on 6 October 2003. The principal business activity of the Company is to provide leasing services including instalment sales and providing consumer loans. These activities account for all of the Company's activities and the related revenues are generated in the Czech Republic.

On 3 May 2021, the statutory bodies of Leasing České spořitelny, a.s. and Erste Leasing, a.s. concluded Merger by acquisition project, on the basis of which the above-mentioned companies merge into Leasing České spořitelny, a.s. The subject of the Merger by acquisition project is in accordance with the provisions of § 61 par. 1 et seq. Act No. 125/2008 Coll., on transformations of companies and cooperatives, as amended (hereinafter referred to as the "Transformations Act"):

- The acquiring company Leasing České spořitelny, a.s. with its registered office at Budějovická 1912/ 64b, Krč, 140 00 Prague 4, ID 270 89 444, entered in the Commercial Register kept by the Municipal Court in Prague, Section B, Insert 8912, it's registered capital is fully paid and amounts to CZK 500,000 thousand (hereinafter referred to as "Acquiring company");
- The dissolving company Erste Leasing, a.s., with its registered office at Horní náměstí 264/18, 669 02 Znojmo, ID 163 25 460, entered in the Commercial Register kept by the Regional Court in Brno, Section B, Insert 3745, it's registered capital is fully paid and amounts to CZK 200,000 thousand (hereinafter referred to as the "Dissolving Company").

The reason for the merger was the decision to simplify the functioning of the group, especially its organizational and administrative structure.

Detailed information on the merger is included in the Merger Project and the opening balance sheet as at 1 January 2021, i.e., as of the decisive date of the merger published in the Commercial Register.

The Company's share capital is CZK 500,000 thousand as at 31 December 2021. The Company's sole shareholder is Česká spořitelna, a.s., holding 100% of the share capital.

The Company has not concluded controlling agreement with the parent company.

The financial statements have been prepared in accordance with the valid Czech accounting legislation as separate financial statements for the year ended 31 December 2021. Consolidated financial statements prepared in accordance with International Financial Reporting Standards

for the smallest group of entities within the Erste Bank group (Česká spořitelna Financial Group (CSFG)), the Company being part of it, are prepared by the parent company Česká spořitelna, a.s., and published on its website. Consolidated financial statements for the entire group and the largest group of entities of Erste Group Bank are prepared and published on its website by Erste Group Bank AG, based in Austria.

The existence of the novel coronavirus causing the COVID-19 disease was confirmed in early 2020 which has spreaded globally and continued in 2021. The pandemic and especially the restrictive measures taken in order to mitigate the health impacts have caused disruptions to businesses and economic activities and have affected the Company's operations in the year ending 31 December 2021.

With regard to the different levels of exposure to individual sectors, the Group tightened its policy for classifying receivables into three impairment classes depending on the internal rating, days past due and whether the client requested a deferral of payments due to the coronavirus epidemic.

The Group regularly reviews impairment indicators for tangible and intangible fixed assets and the right-of-use assets. No significant impairment indicator was identified for these assets in relation to COVID-19.

1.2 Changes and Amendments in the Commercial Register

In the Commercial Register kept by the Municipal Court in Prague several changes were recorded in 2021. The main change on the decisive date as at 1 January 2021 was the merger of s Autoleasing, a.s. with sister company Erste Leasing, a.s. Another change that took place was the change of the name of the merged company. The company changed its name to Leasing České spořitelny, a.s. This change was recorded on 1 April 2021.

Another change was made in the composition of the statutory body, in the Supervisory Board. On 1 March 2021, Mr. Wilhelm Douda became a new member of the Supervisory Board. On 15 July 2021, Mr. Jan Seger was re-elected as Chairman of the Supervisory Board.

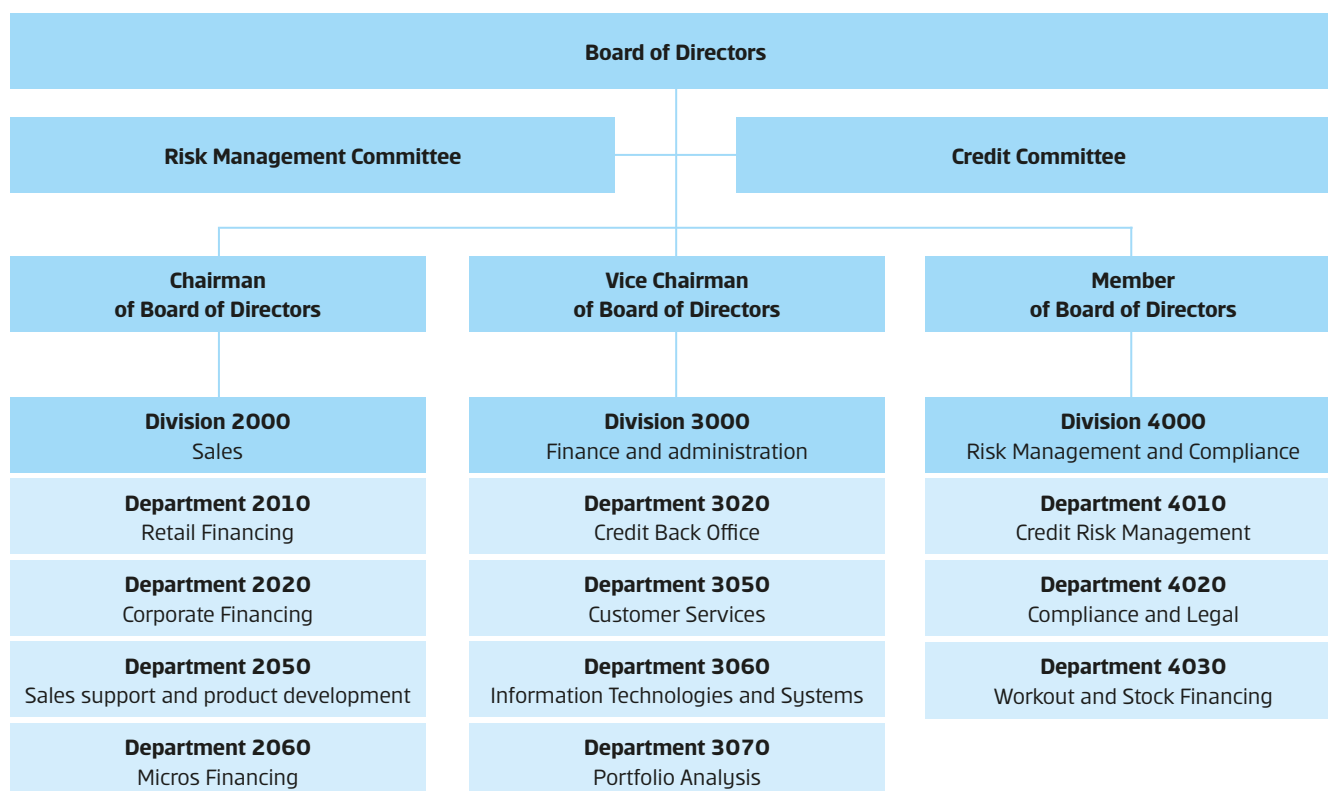
1.3 Board of Directors and Supervisory Board as at 31 December 2021

	Position	Name
Board of Director	Chairman	Petr Vacek
	Vice Chairman	Tomáš Veverka
	Member	Radek Hejna
Supervisory Board	Chairman	Jan Seger
	Vice Chairman	David Mokroš
	Member	Wilhelm Douda
	Member	Andrej Šebeš

1.4 Group Identification

The Company is part of the Česká spořitelna, a.s., financial group. The Company is included in the consolidated group of Česká spořitelna, a.s.

1.5 Organisational Structure of the Company



The Company has no foreign branch.

2. Accounting Methods and General Accounting Principles

The Company's accounting is maintained and the financial statements were prepared in accordance with Accounting Act 563/1991 Coll., as amended; Regulation 500/2002 Coll., which provides implementation guidance on certain allowances of the Accounting Act for reporting entities which maintain a double-entry bookkeeping system and Czech Accounting Standards for Businesses, as amended.

The accounting is maintained in compliance with general accounting principles, specifically the historical cost valuation basis, the accrual principle, the prudence concept and the going concern assumption.

Management has considered the impact of the coronavirus causing the COVID-19 disease when assessing the valuation of assets and liabilities and going concern assumptions.

These financial statements are presented in thousands of Czech crowns (CZK), unless stated otherwise.

2.1 Impact of the Merger by Acquisition as at 1 January 2021 – Comparative Figures

As a continuing company, the entity, in accordance with Czech accounting regulations, introduced in the comparable data the balances of its final financial statements prepared on the day immediately preceding the decisive day. Below is a comparison of the reported comparative data with the relevant balances reported in the opening balance sheet on the merger day, i.e., as at 1 January 2021. Furthermore, the impact of the merger as at 1 January 2021 is presented in the individual tables, i.e., the balance as at 31 December 2020 and the impact of the merger as at 1 January 2021 represents the balance stated in the opening balance sheet as at 1 January 2021.

In the profit and loss account item tables, the comparative period data is only provided for Leasing České spořitelna, a.s.

The table below presents the balance sheet items as at 31 December 2021 compared to the opening balance sheet items as at 1 January 2021:

	Balance Sheet as at 31.12.2021	Opening balance sheet as at 01.01.2021
	Net	Net
TOTAL ASSETS	24,006,525	22,149,471
FIXED ASSETS	1,223,346	1,483,781
Intangible fixed assets	33,382	32,174
Royalties	31,579	32,174
Software	30,072	26,762
Other royalties	1,507	5,412
Advances paid and intangible fixed assets in the course of construction	1,802	-
Advances paid for intangible fixed assets	1,802	-
Tangible fixed assets	1,041,795	1,322,774
Land and constructions	4,519	5,941
Constructions	4,519	5,841
Equipment	1,034,421	1,316,773
Equipment	1,034,421	1,316,773
Other tangible fixed assets	60	60
Tangible fixed assets – other	60	60
Advances paid and tangible fixed assets in the course of construction	2,795	-
Tangible fixed assets in the course of construction	2,795	-
Long-term investments	148,169	128,834
Investments – subsidiaries and controlling party	144,446	128,834
Other long-term investments	3,722	-
Advances paid for long-term investments	3,722	-
CURRENT ASSETS	22,180,420	19,954,196
Receivables	22,075,250	19,816,505
Long-term receivables	14,245,433	12,671,978
Trade receivables	14,218,555	12,638,168
Deferred tax asset	26,878	33,810
Short-term receivables	7,829,817	7,144,527
Trade receivables	5,986,869	5,667,027
Receivables – other	1,842,948	1,477,500
Taxes – receivables from the state	12,798	15
Short-term advances paid	2,200	2,225
Estimated receivables	20,196	22,465
Other receivables	1,807,754	1,452,794
Cash	105,170	137,692
Cash in hand	457	372
Cash at bank	104,713	137,320
Prepayments and accrued income	602,760	711,493
Prepaid expenses	562,473	633,006
Accrued income	40,287	78,487

	Balance Sheet	Opening balance sheet
	as at 31.12.2021	as at 01.01.2021
TOTAL LIABILITIES AND EQUITY	24,006,525	22,149,471
Equity	4,272,387	4,125,896
Share capital	500,000	500,000
Share premium	256,000	256,000
Other capital contributions	2,550,900	2,550,900
Assets and liabilities revaluation	4,787	(10,653)
Other reserve funds	68,799	64,790
Statutory and other reserves	4,447	4,763
Retained earnings / Accumulated losses	756,085	760,096
Profit / (loss) for the current period	131,367	–
Liabilities	19,658,716	17,911,459
Other provisions	39,413	46,429
Long-term payables	11,486,970	10,194,925
Liabilities due to financial institutions	11,486,970	10,194,825
Long-term advances received	–	100
Short-term payables	8,132,333	7,670,105
Liabilities due to financial institutions	7,829,536	7,408,744
Short-term advances received	150,024	122,340
Trade payables	11,387	745
Liabilities – other	141,387	138,276
Liabilities to employees	10,117	8,534
Liabilities for social security and health insurance	4,613	4,212
Taxes and state subsidies payable	8,422	27,873
Estimated payables	110,717	88,804
Other liabilities	7,517	8,854
Accruals and deferred income	75,422	112,116
Accrued expenses	18,922	15,642
Deferred income	56,501	96,474

3. Summary of Significant Accounting Policies

3.1 Tangible and Intangible Fixed Assets

Tangible fixed assets include asset for a separate technical-economic purpose with physical substance which have an estimated useful life greater than one year and a cost greater than CZK 80 thousand on an individual basis.

Intangible fixed assets include asset for a separate technical-economic purpose without physical substance which have an estimated useful life greater than one year and a cost greater than CZK 60 thousand.

Purchased tangible and intangible fixed assets are recorded at their acquisition costs, which consist of the purchase price and related costs (assembly, freight, etc.).

The assets acquired based on the collateralized transfer of the ownership right from loan contracts are recorded in tangible fixed assets in the amount of outstanding receivables from customers.

Technical improvement, if it exceeded the amount of CZK 40 thousand for an individual tangible or intangible asset in total for the tax period, increases the acquisition cost of the fixed asset.

Tangible assets with a cost below CZK 40 thousand, technical improvements and intangible assets with a cost below CZK 60 thousand are charged to expenses in the period in which they were acquired.

Depreciation for Accounting Purposes

Assets used by the Company

Assets are depreciated using the straight-line method over their estimated useful lives. Irrespective of their value, art works and assets under construction are not depreciated.

The depreciation periods of the individual asset categories are as follows:

Asset category	Depreciation period in years
Constructions	30
Machinery and equipment	4–12
Vehicles	5
Furniture and fixtures	4–6
Software, licenses and other intangible assets	4–12

Commencement of Depreciation

Depreciation of tangible and intangible fixed assets for internal use begins in the month following the month the assets are put into use.

Depreciation of leased movable assets commences in the month following the month the assets are put into use by the lessee, based on a putting-into-use record received.

Impairment of Leased Assets and Receivables

Allowances to impaired tangible and intangible fixed assets are established and updated as the difference between the carrying value of the relevant asset and its market value, based on a review of prematurely terminated contracts. The allowance is created as the full amount of the estimated difference less any underlying collateral.

Allowances to impaired leased tangible and intangible fixed assets for active contracts is calculated based on the exposure level to which a percentage based on the probability of loss of individual contracts is applied.

The impairment is assessed using a statistical model, which determines a specific impairment allowance for each contract. The level of the allowance depends on the category defined by Czech National Bank ("CNB"), the length of collection period and the course of collection.

For reporting purposes, this calculated allowance is then divided into an allowance to assets and an allowance to receivables, based on an analysis of the whole portfolio by commodity, reflecting the share of allowances arising from prematurely terminated transactions which are created separately against assets (see above) and against receivables (see Note 3.4).

An allowance to advances on tangible fixed assets is created on the basis of an analysis of the entity to which the advance was made.

Portfolio allowances are not created for active contracts under the guarantee of Česká spořitelna, a.s.

3.2 Long-term Financial Assets

Long-term financial assets are equity investments.

3.2.1 Ownership Interests in Subsidiaries

Ownership interests are valued at their acquisition cost upon purchase. The acquisition cost of securities and ownership interests includes direct costs related to the acquisition, e.g. fees and commissions paid to agents, advisors and stock exchanges.

At the date of acquisition of securities and ownership interests, the Company classifies these long-term financial assets based on their underlying characteristics as investments in subsidiaries and in associates.

Investments in companies in which the Company has the power to govern the financial and operating policies so as to obtain benefits from their operations are classified as "Subsidiaries".

As at the balance sheet date, investments in subsidiaries are valued as follows:

- Ownership interests in subsidiaries are valued under the equity method,
- Ownership interests recorded at acquisition cost upon acquisition are revalued at the balance sheet date to reflect the value of the Company's share of the subsidiary's and associate's equity.

3.3 Cash

Cash include stamps, vouchers and money in bank accounts.

3.4 Receivables

Upon origination, receivables are stated at their nominal value as subsequently reduced by appropriate allowances to doubtful and bad amounts.

Receivables are presented as short-term and long-term according to the maturity date.

Long-term receivable is receivable which is payable after more than one year from the balance sheet date.

Receivables consist of outstanding lease payments and the aggregate balance of amounts due from instalment sales and granted consumer loans.

For policy for impairment of leased assets and receivables see Note 3.1.

Allowances to receivables arising from penalties are recognised in respect of the entire carrying value of these receivable balances.

3.5 Derivatives

Derivatives are initially measured at cost. In the attached balance sheet, derivatives are stated as part of other long-term receivables.

At the balance sheet date derivatives are remeasured to fair value. Changes in the fair values of derivatives are recognized in financial expenses, resp. revenues.

3.6 Equity

The share capital of the Company is stated at the amount recorded in the Commercial Register maintained in the Municipal Court. Other capital funds consist of monetary contributions in excess of share capital.

General Meeting may decide to establish a reserve fund from profits and to allocate the net income (or part) as reported in the annual financial statements to the reserve fund. The reserve fund can be used to cover the loss or for any other purpose approved by the General Meeting.

3.7 Trade Payables

Trade payables are recorded at their nominal values. Other liabilities also include values hedged as a result of the measurement of derivative financial instruments at fair value.

3.8 Loans Received

Loans are stated at their outstanding nominal value. Loan interest is recorded on the accrual basis and included in the profit or loss for the period to which it belongs to.

Any portion of long-term debt which is due within one year of the balance sheet date is classified as short-term debt.

3.9 Provisions

Provisions are created in order to cover future payables or expenses the purpose of which is known and is probable that they will arise although their amount and date of arising are usually uncertain.

3.10 Foreign Currency Translation to the Czech Currency

Assets and liabilities acquired in a foreign currency are translated and recorded in CZK at the rate of exchange valid at the transaction date and at the balance sheet date, the monetary items were translated at the exchange rate valid on 31 December published by the Czech National Bank.

All exchange gains and losses on cash, receivables and liabilities balances are recorded in the income statement and presented net.

3.11 Taxes

3.11.1 Depreciation of Fixed Assets for Tax Purposes

Assets held under finance leases from contracts concluded since 1 January 2008 are depreciated in accordance with § 31 of Act No. 586/1992 Coll., on Income Taxes as amended, as this method appropriately spreads depreciation over the lease term.

3.11.2 Current Tax Payable

The current tax payable is based on taxable profit for the reporting period.

Taxable profit differs from the net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are never taxable or deductible, further adjusted by tax allowances and potential credits of tax paid abroad.

The current tax payable is determined using tax rates applicable as at the balance sheet date.

3.11.3 Deferred Tax

Deferred tax is accounted for using the balance sheet liability method.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent to which it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred tax is charged or credited to the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also included in equity.

Deferred tax assets and liabilities are offset and reported on an aggregate net basis in the balance sheet, except when partial tax assets cannot be offset against partial tax liabilities.

3.12 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of fixed assets are added to the cost of those assets.

3.13 Revenue Recognition

Revenues are divided into operational and financial.

Revenues relating to future periods are recognised on the accrual basis:

- Interest from provided loans is accrued over the loan contract period and is always recognised as at the last day of the month,
- Fees for the processing of contracts are accrued on a straight-line basis over the contract period and are always recognised as at the last day of the month. Other revenues are recognised on an accrual basis into income for the period in which they were earned.

The Company settles the received rents under financial and operating leases using the straight-line method for the lease period from the month following its conclusion. For the same period, it depreciates leased fixed assets.

Differences between equally recognized rental income and lease payments are included in deferred income.

The Company accounts for income from prematurely terminated contracts when the receivable arises in accordance with the general terms and conditions.

3.14 Costs

Costs are recorded on the accrual basis, i.e. in the period to which they belong to. Dealer commissions are deferred and amortised over the contract term on a straight-line basis.

The Company also differentiates any commissions to suppliers for the duration of the lease agreement. The Company recognizes uncommitted commissions in prepaid expenses.

Interest on business loans is recognized when a specific amount is prescribed. At the end of 2021, accrued income or estimated receivable include interest that is recognized for the period from the last instalment prescription to the balance sheet date.

3.15 Use of Estimates

The presentation of financial statements requires management to make estimates and assumptions that affect the reported amounts

of assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period. Management of the Company has made these estimates and assumptions on the basis of all the relevant information available. However, as the nature of the estimate suggests, the actual values in the future may differ from these estimates.

3.16 Cash Flow Statement

The cash flow statement is prepared using the indirect method. Cash equivalents include current liquid assets which is easily convertible into cash in an amount known in advance.

3.17 Related Parties

The Company's related parties are considered to be the following:

- parties, which directly or indirectly control the Company, their subsidiaries and associates,
- parties, which have directly or indirectly significant influence on the Company,
- members of the Company's or parent company's statutory and supervisory boards and management and parties close to such members, including entities in which they have a controlling or significant influence,
- subsidiaries and associates and joint-venture companies.

4. Balance Sheet and Income Statement – Additional Information

4.1 Fixed Assets

4.1.1 Intangible Fixed Assets

Acquisition cost

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Royalties	19,571	1,844	-	21,415	434	-	(10,518)	11,331
Software	143,130	6,880	-	150,010	21,849	13,564	(3,758)	181,665
Total	162,701	8,724	-	171,425	22,283	13,564	(14,276)	192,996

Accumulated amortisation

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Royalties	(15,239)	(813)	-	(16,052)	(385)	(1,023)	7,636	(9,824)
Software	(116,807)	(7,837)	-	(124,644)	(20,453)	(7,865)	3,171	(149,791)
Total	(132,046)	(8,650)	-	(140,696)	(20,838)	(8,889)	10,808	(159,615)

Net book value

CZK ths.	As at 01.01.2020	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Royalties	4,332	5,363	49	1,507
Software	26,323	25,366	1,396	31,875
Total, incl. allowances	30,655	30,729	1,445	33,382

All the intangible fixed assets are used by the Company.

Amortisation of intangible fixed assets.

CZK ths.	2020	2021
Total	8,650	8,889

As at 1 January 2021 the net impact of the merger is an increase in the net book value of intangible fixed assets by CZK 1,445 thousand.

4.1.2 Tangible Fixed Assets

4.1.2.1 Own Tangible Fixed Assets

Acquisition Costs

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Constructions	–	–	–	–	244	–	–	244
Individual movable assets, of which:	38,064	2,799	(2,004)	38,859	23,655	8,609	(4,786)	66,338
Devices, machinery and equipment	430	160	–	590	3,953	2,795	(185)	7,153
Vehicles	15,590	2,399	(2,163)	15,826	8,296	1,944	(4,601)	21,465
IT equipment	22,044	400	–	22,444	11,406	3,870	–	37,720
Other tangible fixed assets, of which:	–	–	–	–	60	–	–	60
Artworks	–	–	–	–	60	–	–	60
Total	38,064	2,799	(2,004)	38,859	23,959	8,609	(4,786)	66,642

Accumulated Depreciation

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Constructions	–	–	–	–	(98)	(8)	–	(106)
Individual movable assets, of which:	(25,103)	(5,311)	1,551	(28,864)	(18,971)	(5,393)	3,771	(49,456)
Machinery and equipment	(351)	(21)	–	(372)	(3,685)	(64)	186	(3,935)
Vehicles	(6,875)	(2,931)	1,550	(8,256)	(4,280)	(4,083)	3,585	(13,034)
IT equipment	(17,877)	(2,359)	–	(20,236)	(11,006)	(1,246)	–	(32,487)
Total	(25,103)	(5,311)	1,551	(28,864)	(19,069)	(5,401)	3,771	(49,562)

*Additions and disposals to accumulated depreciation include both the additions and disposals to accumulated depreciation and the net book value of fixed assets sold and/or damaged.

Net Book Value

CZK ths.	As at 01.01.2020	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Constructions	–	–	146	138
Individual movable assets, of which:	12,961	9,996	4,684	16,882
Machinery and equipment	79	218	268	3,218
Vehicles	8,715	7,570	4,016	8,431
IT equipment	4,167	2,208	400	5,233
Other tangible fixed assets, of which:	–	–	60	60
Artworks	–	–	60	60
Total	12,961	9,995	4,890	17,080

Depreciation of Tangible Fixed Assets

CZK ths.	31.12.2020	31.12.2021
Total	5,311	5,400

Since 2021, as a result of the merger, the Company has been reporting constructions, inventory and artworks in long-term assets. As at 1 January 2021, the net impact on fixed assets is an increase of CZK 4,890 thousand.

4.1.2.2 Tangible Leased Fixed Assets and Seized Assets

Acquisition Cost

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Immovable assets, of which:	-	-	-	-	32,043	-	(4,517)	27,526
Constructions	-	-	-	-	31,943	-	(4,417)	27,526
Lands	-	-	-	-	100	-	(100)	-
Individual movable assets, of which	1,596,993	134,029	(477,190)	1,253,832	1,905,525	421,294	(1,001,638)	2,579,013
Machinery and equipment	39,721	7,148	(3,809)	43,060	1,485,311	160,918	(387,269)	1,302,020
Vehicles	1,522,316	70,380	(416,435)	1,176,261	412,363	146,321	(519,822)	1,215,123
Furniture and fixtures	1,911	-	-	1,911	794	-	(1,911)	794
Seized assets from client loans	33,045	56,501	(56,946)	32,600	7,057	114,055	(92,636)	61,076
Other tangible fixed assets, of which	-	77,483	(77,483)	-	-	307,165	(307,165)	-
Other tangible fixed assets	-	77,483	(77,483)	-	-	307,165	(307,165)	-
Total	1,596,993	134,029	(477,190)	1,253,832	1,937,568	421,294	(1,006,155)	2,606,539

Accumulated Depreciation

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Constructions	-	-	-	-	(25,964)	(1,327)	4,158	(23,133)
Individual movable assets, of which:	(665,566)	(426,251)	477,145	(614,672)	(1,138,672)	(560,478)	827,085	(1,486,737)
Machinery and equipment	(31,553)	(3,980)	3,809	(31,724)	(897,094)	(236,038)	363,717	(801,139)
Vehicles	(632,420)	(365,134)	416,390	(581,164)	(241,104)	(249,983)	387,211	(685,040)
Furniture and fixtures	(1,593)	(191)	-	(1,784)	(474)	(211)	1,911	(558)
Seized assets from client loans	-	(56,946)	56,946	-	-	(74,246)	74,246	-
Total	(665,566)	(426,251)	477,145	(614,672)	(1,164,636)	(561,805)	831,243	(1,509,870)

Allowances

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Constructions	-	-	-	-	(285)	-	272	(13)
Allowance to individual movable assets, of which:	(49,207)	(74,802)	77,833	(46,176)	(57,743)	(67,694)	99,673	(71,940)
Allowance to machinery and equipment	-	-	-	-	(32,707)	(3,852)	18,030	(18,529)
Allowance to vehicles	(21,904)	(34,119)	37,110	(18,913)	(18,372)	(21,303)	37,194	(21,394)
Allowance to seized assets from client loans	(27,303)	(40,683)	40,723	(27,263)	(6,664)	(42,539)	44,449	(32,017)
Total	(49,207)	(74,802)	77,833	(46,176)	(58,028)	(67,694)	99,945	(71,953)

Net Book Value

CZK ths.	As at 01.01.2020	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Immovable assets, of which:	–	–	5,794	4,380
Constructions	–	–	5,694	4,380
Land	–	–	100	–
Individual movable assets, of which:	882,220	592,984	709,110	1,020,336
Machinery and equipment	8,168	11,336	555,510	482,352
Vehicles	867,992	576,184	152,887	508,689
Furniture and fixtures	318	127	320	236
Seized assets from client loans	5,742	5,337	393	29,059
Total	882,220	592,984	714,904	1,024,716

Depreciation of Tangible Fixed Assets

CZK ths.	31.12.2020	31.12.2021
Total	239,122	487,559

Since 2021, as a result of the merger the Company has also reported new constructions and land in long-term leased assets. As at January 2021, the net impact to fixed assets is an increase of CZK 714,904 thousand.

4.1.3 Long-term Investments

Ownership Interests in Subsidiaries

As at 31 December 2021, the Company holds 100% ownership interest in DINESIA a.s. The ownership interest in DINESIA a.s. was acquired based on a contract, from Česká spořitelna, a.s., in 2008.

As at 31 December 2021, the Company holds 100% ownership interest in s Autoleasing SK, s.r.o.; the ownership interest was acquired through establishing a subsidiary in 2012.

As at 1 January 2021, the merger company acquired a 100% ownership interest in S SERVIS, s.r.o. As at 1 January 2021, the net impact of the merger on non-current financial assets is CZK 3,900 thousand.

2021

Subsidiaries CZK ths.	As at 01.01.2021	Additions/ Disposals	Revaluation	As at 31.12.2021
DINESIA a.s.	11,214	–	904	12,118
s Autoleasing SK, s.r.o.	113,720	–	1,313	115,033
S SERVIS, s.r.o.	3,900	–	13,395	17,295
Total	128,834	–	15,612	144,446

2020

Subsidiaries CZK ths.	As at 01.01.2020	Additions/ Disposals	Revaluation	As at 31.12.2020
DINESIA a.s.	10,552	–	662	11,214
s Autoleasing SK, s.r.o.	111,282	–	2,438	113,720
Total	121,834	–	3,100	124,934

*Data for the year 2021 are based on audited financial statements.

Acquisition Cost

Name CZK ths.	Registered office	Acquisition cost	Voting rights	Equity	Profit/loss for the year	Dividends and other income per year 2021	Valuation as at 31.12.2021
DINESIA a.s.	Střelničná 8/1680, Prague 8	2,105	100%	12,118	904	–	12,118
s Autoleasing SK, s.r.o.	Vajnorská 100/A, Bratislava	40,538	100%	115,033	7,315	–	115,033
S SERVIS, s.r.o.	Horní náměstí 264/18, Znojmo	3,900	100%	17,295	1,850	–	17,295
Total		46,543		144,446	10,069	–	144,446

4.2 Long-term Receivables

The Company records long-term trade receivables from loan contracts with maturity over one year. These receivables are all due to be paid.

Gross Value

CZK ths.	As at 01.01.2020	Change in loans	As at 31.12.2020	Impact of the merger As at 01.01.2021	Change in loans	As at 31.12.2021
Loans granted – private persons	1,858,680	(263,004)	1,595,676	–	(118,544)	1,477,132
Loans granted – entrepreneurs/legal entities	4,828,965	437,570	5,266,535	6,104,634	1,789,818	13,160,987
Total	6,687,645	174,566	6,862,211	6,104,634	1,671,274	14,638,119

Allowances

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Allowance to principal – private person	(10,742)	(14,741)	13,263	(12,219)	–	(34,885)	26,010	(21,094)
Allowance to principal – entrepreneurs/legal entities	(58,239)	(162,513)	124,519	(96,233)	(220,224)	(237,741)	155,728	(398,470)
Total	(68,981)	(177,254)	137,782	(108,453)	(220,224)	(272,626)	181,738	(419,564)

Net Value

CZK ths.	As at 01.01.2020	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Loans granted – private persons	1,847,938	1,583,457	–	1,456,038
Loans granted – entrepreneurs/legal entities	4,770,726	5,170,302	5,884,410	12,762,517
Total	6,618,664	6,753,758	5,884,410	14,218,555

As at 1 January 2021, the net financial impact of the merger is an increase in long-term receivables by CZK 5,884,410 thousand.

4.3 Short-term Receivables

4.3.1 Aging of Trade Receivables

Trade receivables represent the aggregate of receivables arising from lease instalments, instalment sales and loan contracts.

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Receivables from instalment sales	10,823	–	10,822
Receivables from lease instalments	11,425	23,759	61,432
Receivables from consumer loans	3,382,433	–	3,684,988
Receivables from client loans	–	2,532,295	2,555,633
Total receivables	3,404,681	2,556,054	6,312,875

Year/Category CZK ths.	Before due date						Past due More than 2 years	Total
		0–90 days	91–180 days	181–360 days	1–2 years			
2021								
Gross	6,172,382	41,656	29,524	27,186	11,766	30,362	6,312,875	
Allowance							(326,006)	
Net							5,986,869	
2020								
Gross	3,295,904	20,122	25,630	23,948	10,277	28,801	3,404,681	
Allowance							(158,422)	
Net							3,246,259	

As at 1 January 2021, short-term trade receivables increased by CZK 2,556,054 thousand. Allowances to these receivables increased by CZK 135,286 thousand. The net impact of the merger is an increase in short-term trade receivables by CZK 2,420,768 thousand.

4.3.2 Allowances to Short-term Receivables

CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Current contracts	(35,975)	(79,681)	66,903	(48,753)	(109,619)	(146,398)	97,264	(207,506)
Prematurely terminated contracts	(60,523)	(92,793)	89,238	(64,078)	(4,578)	(95,233)	102,165	(61,724)
Contractual penalties	(19,177)	(12,298)	12,655	(18,819)	–	(13,467)	13,788	(18,499)
Bankruptcy	(25,968)	(9,094)	8,291	(26,772)	(21,089)	(19,085)	28,668	(38,277)
Total allowances to trade receivables	(141,643)	(193,866)	177,087	(158,422)	(135,286)	–	241,885	(326,007)
Other receivables	–	–	–	–	(29,289)	(1,263)	21,318	(9,234)
Stock financing	(107,655)	(108,863)	127,173	(89,345)	–	(188,667)	201,179	(76,833)
Total allowances to receivables	(249,298)	(302,729)	304,260	(247,767)	(164,575)	(464,113)	464,382	(412,074)

As at 1 January 2021 total allowances to short-term receivables increased by CZK 164,575 thousand.

4.3.3 Short-term Receivables Including Intercompany Receivables

Company name CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Česká spořitelna, a.s.	1,144	56	1,179
s Autoleasing SK, s.r.o.	–	–	1,902
S SERVIS, s.r.o.	–	1,300	–
S Slovensko, s.r.o.	–	11	–
Energie ČS, a.s.	–	78	–
Total short-term intercompany receivables	1,144	1,445	3,081
Receivables to third parties	4,966,503	2,587,777	8,238,810
Total short-term receivables (gross)	4,967,647	2,589,222	8,241,891

Short-term receivables consist of trade receivables, including intercompany receivables, tax receivables, short-term advances paid, estimated receivable and other short-term receivables.

As at 1 January 2021, short-term receivables increased by a total of CZK 2,589,222 thousand, i.e., reduction of tax receivables by CZK 3,458 thousand and an increase of other short-term receivables by a total of CZK 2,592,679 thousand.

4.4 Other Receivables

4.4.1 Tax Receivables and Short-term Advances Paid

Tax receivables include receivables arising from income tax and VAT.

The advance payments include in particular items related to facility management and advances paid to suppliers in the ordinary course of business.

4.4.2 Estimated Receivables

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Insurance commissions	8,315	1,489	7,734
Other	242	–	347
Interest income on dealer loans	11,219	–	10,835
Unbilled receivables	1,200	–	1,280
Total estimated receivables	20,976	1,489	20,196

As at 1 January 2021 estimated receivables increased by CZK 1,489 thousand.

4.4.3 Other Receivables

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Short-term loan to suppliers – Gross	1,536,443	34,985	1,893,821
Loan allowances	(89,345)	(29,289)	(86,067)
Total other receivables	1,447,098	5,696	1,807,754

Other receivables include short-term loans provided to the suppliers of leased assets.

As at 1 January 2021 other receivables increased by a net amount of CZK 5,696 thousand as a result of the merger.

4.5 Cash

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Cash in hand	248	124	457
Cash at bank	13,338	123,982	104,713
Total cash	13,586	124,106	105,170

4.6 Prepaid Expenses

Prepaid expenses include supplied services invoiced in the current period but related partially to the subsequent period. These expenses will be charged against income in the period to which they relate on the accrual basis.

Prepaid expenses include commissions for the mediation of business transactions. The commission expenses are charged against income over the term of the lease and loan contract.

Accrued income includes unbilled lease revenues and unbilled interest on loans granted, which are recognized into income in the year in which they were earned.

As at 1 January 2021 prepaid expenses from the impact of the merger were reflected in the growth of both prepaid expenses, in the amount of CZK 27,919 thousand, as well as in accrued income, in the amount of CZ 44,563 thousand.

4.7 Equity

The Annual General Meetings held on 28 April 2021 approved the profit distribution for 2020 (see Statement of Changes in Shareholders' Equity). In accordance with its Articles of Association, the Company allocated a portion of profit to the reserve fund in amount of CZK 4,009 thousand. The statutory reserve funds thus increased to the amount of CZK 59,427 thousand.

Disposable profit for year 2020 in amount CZK 76,174 thousand, was transferred into the retained earnings account. The retained earnings thus increased to the amount of CZK 386,007 thousand.

The Company expects to use the profit of 2021 to allocation to reserve fund and retained earnings.

Impact of the merger on 1 January 2021 in equity:

Erste Leasing, a.s.		Leasing České spořitelny, a.s.	
Balance as at 31.12.2020 CZK ths.		As at 01.01.2021 transferred CZK ths.	
Share capital	200,000	Other capital contributions	200,000
Other capital contributions	794,000	Other capital contributions	794,000
Other reserve funds	9,372	Other reserve funds	9,372
Statutory and other reserves	4,763	Statutory and other reserves	4,763
Retained earnings	481,855	Retained earnings	481,855
Profit for 2020 in the approval procedure	65,921	Retained earnings	65,921
Total equity	1,555,911		1,555,911

CZK ths.	Balance as at 01.01.2021
Share capital	500,000
Share premium	256,000
Other capital funds	2,550,900
Assets and liabilities revaluation (+/-)	(10,653)
Other reserves from profit	64,790
Statutory and other reserves	4,763
Retained earnings	613,992
Retained profit for 2020	146,104
Total equity as at 1 January 2021	4,125,896

4.7.1 Assets and Liabilities Revaluation

Ownership interest CZK ths.	Revaluation as at 01.01.2020	Additions	Disposals	Revaluation as at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	Revaluation as at 31.12.2021
DINESIA a.s.	8,447	662	-	9,109	-	904	-	10,013
s Autoleasing SK, s.r.o.	(20,469)	2,438	-	(18,031)	-	1,313	-	(16,718)
S Servis, s.r.o.	-	-	-	-	-	13,394	-	13,394
Deferred tax arising from revaluation differences	(1,605)	-	(126)	(1,731)	-	-	(171)	(1,902)
Total revaluation	(13,627)	3,100	(126)	(10,653)	-	15,611	(171)	4,787

4.8 Provisions

At the end of 2021 provision balance was CZK 39,413 thousand (in 2020: CZK 4,041 thousand). As a result of the merger, provisions increased by CZK 42,388 thousand as at 1 January. These reserves are created mainly for litigation.

4.9 Bank Loans and Borrowings

4.9.1 Bank Loans

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Long-term bank loans	5,536,381	4,658,444	11,486,970
Short-term bank loans	4,650,947	2,757,797	7,829,536
Total bank loans	10,187,328	7,416,241	19,316,506

Balance of bank loans has increased by CZK 7,416,241 thousand as a result of merger as at 1 January 2021, of which long-term by CZK 4,658,444 thousand and short-term by CZK 2,757,797 thousand.

2021

Bank/Creditor CZK ths.	Type of collateral	Currency	Impact of the merger as at 01.01.2021	As at 31.12.2021
Česká spořitelna, a.s.	no collateral	CZK	4,755,108	15,572,301
Česká spořitelna, a.s.	no collateral	EUR	1,861,133	2,389,913
Raiffeisenbank a.s.	bank guarantee	CZK	800,000	750,000
Raiffeisenbank a.s.	no collateral	CZK	-	140,778
Raiffeisenbank a.s.	bank guarantee	EUR	-	153,096
UniCredit Bank Praha	bank guarantee	CZK	-	10,418
ING Bank	no collateral	CZK	-	300,000
			7,416,241	19,316,506

2020

Bank/ Creditor CZK ths.	Type of collateral	Currency	As at 31.12.2020
Česká spořitelna, a.s.	no collateral	CZK	8,137,373
Česká spořitelna, a.s.	no collateral	EUR	276,197
Raiffeisenbank a.s.	bank guarantee	CZK	732,816
Raiffeisenbank a.s.	bank guarantee	EUR	105,636
UniCredit Bank Praha	bank guarantee	CZK	585,306
ING Bank	no collateral	CZK	350,000
			10,187,328

4.9.2 Payment Schedule of Bank Loans as at 31 December 2021

Bank/ Creditor CZK ths.	2022	2023	2024	2025	2026	2027	2028	2029	Total
Česká spořitelna, a.s.	6,534,607	4,471,922	3,201,241	2,034,819	990,966	452,943	179,131	96,587	17,962,215
Raiffeisenbank a.s.	984,512	46,529	11,500	1,333	-	-	-	-	1,043,874
UniCredit Bank Praha	10,418	-	-	-	-	-	-	-	10,418
ING	300,000	-	-	-	-	-	-	-	300,000
Total	7,829,536	4,518,451	3,212,741	2,036,152	990,966	452,943	179,131	96,587	19,316,506

4.10 Short-term Liabilities

4.10.1 Short-term Advances Received

Short-term advances received totalling CZK 150,024 thousand as at 31 December 2021 (as at 31 December 2020: CZK 79,832 thousand) include in particular payments received before the receivable due date. These advances have increased by CZK 42,508 thousand as a result of the merger as at 1 January 2021.

4.10.2 Short-term Trade Payables

Before due date CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Short-term trade payables	58	687	11,387

The Company has no overdue trade payables. Short-term trade payables comprise payables to suppliers. Payables have increased by CZK 687 thousand as a result of the merger as at 1 January 2021.

4.10.3 Other Short-term Liabilities

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Liabilities to employees	5,697	2,837	10,117
Liabilities from social security	2,864	1,348	4,613
Due to government – taxes	5,512	22,361	8,422
Estimated payables	73,718	15,086	110,717
– unbilled deliveries	53,680	6,486	80,728
– other	20,038	8,600	29,989
Other liabilities	6,751	2,103	7,518
Total other short-term liabilities	94,542	43,734	141,387

Total other liabilities have increased by CZK 43,734 as a result of the merger as at 1 January 2021, of which tax liabilities decreased by CZK 3,458 thousand and other liabilities increased by CZK 47,193 thousand. Estimated payables include mainly payables from unbilled deliveries of services and energy and interest expense from loan. No liabilities are overdue.

Overview of short-term liabilities from the perspective of related parties:

Company name CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Česká spořitelna, a.s. – loan interest	10,382	2,719	17,758
Česká spořitelna, a.s. – risk participation	1,731	8,600	11,109
Česká spořitelna, a.s. – payables	536	–	19,648
Energie ČS, a.s.	–	100	–
Total short-term intercompany payables	12,113	11,419	28,867

Guarantees received from Česká spořitelna, a.s., due to participation in the risk related to business transactions concluded which will be offset with receivables from clients from prematurely terminated contracts once final settlement with the customer is completed. As a result of the merger, as at 1 January unrecognized interest on the loan has increased by CZK 2,719 thousand and risk participation by CZK 8,600 thousand. Other payables to Energie ČS, a.s. amounted to CZK 100 thousand as at 1 January 2021.

4.11 Deferred Income

CZK ths.	As at 31.12.2020	Impact of the merger as at 01.01.2021	As at 31.12.2021
Lease instalments	32,616	60,167	55,045
Fee for entering into agreements	3,691	–	1,456
Total deferred income	36,307	60,167	56,501
Total accrued expenses	12,121	3,521	18,922

Accrued expenses have increased by CZK 3,521 thousand and deferred income by CZK 60,167 thousand.

Accrued expenses mainly include accrued interest on loans received and are charged to current year expenses.

The Company presents as deferred income the share of the first increased instalment (advance payment) attributable to the following period.

4.12 Derivatives

The Company started recognising derivatives as a result of the merger in 2021.

The dissolving company hedged its interest rate risk in 2020 and 2019 through interest rate CAPs linked to specific financing contracts. In accordance with accounting regulations, it decided to account for these derivatives as trading derivatives.

As at 31 December 2021 and 31 December 2020, the Company remeasured derivatives to fair value and positive values of derivatives are reported in other receivables.

The following table provides an overview of the nominal amounts and positive fair values of open derivatives held for trading.

CZK ths.	As at 31.12.2020				As at 31.12.2021			
	Contractual/ Nominal value	Fair value		Contractual/ Nominal value	Fair value			
		Positive	Negative		Positive	Negative		
Interest contracts – CAP	405,569	–	–	141,215	1	–		

4.13 Revenues from Ordinary Activities by Principal Activity

CZK ths.	2020	2021
Loan item sales (sales of goods)	135	1,271
Sales of goods total	135	1,271
Finance lease	167,802	441,497
Operating lease	110,401	91,627
Other	15,955	10,937
Total lease (sales of own products and services)	294,158	544,061
Commissions for the mediation of insurance	50,760	47,335
Revenues from fees for loan agreements conclusion and processing	4,389	2,251
Revenues from other fees	20,901	25,467
Other revenues	1,174	1,683
Total revenues from the sale of products and services	371,382	620,796
Total revenues from the sale of goods, products and services	371,517	622,067

All revenues from ordinary activities come from the Czech Republic. Related revenues are contract fees collected, commissions and the effects of prematurely terminated contracts.

4.14 Related Party Transactions

4.14.1 Revenues Generated from Related Party Transactions

Entity tis. Kč	Relation to company	2020	2021
Česká spořitelna, a.s.	Parent company	2,341	23,710
s Autoleasing SK, s.r.o.	Subsidiary	1,496	3,991
S SERVIS, s.r.o.	Subsidiary	112	648
Česká spořitelna – penzijní společnost, a.s.	Sister company	–	3
Erste Grantika advisory, a.s.	Sister company	10	–
Erste Leasing, a.s.	Sister company	764	–
Slovenská sporiteľňa, a.s.	Other related party	–	21
S Slovensko, spol. s r.o.	Other related party	–	42
Procurement Services CZ, s.r.o.	Other related party	165	66
Total		4,888	28,481

4.14.2 Expenses Incurred from Related Party Transactions

2021

Entity CZK ths.	Relation to company	Services	Other costs	Finance costs	Total
Česká spořitelna, a.s.	Parent company	49,865	1,639	231,625	283,129
s Autoleasing SK, s.r.o.	Subsidiary	–	–	96	96
S SERVIS, s.r.o.	Subsidiary	3,000	–	–	3,000
Slovenská sporiteľňa, a.s.	Other related party	2	–	–	2
Procurement Services CZ, s.r.o.	Other related party	383	–	–	383
Total		53,250	1,639	231,721	286,610

2020

Entity CZK ths.	Relation to company	Services	Other costs	Finance costs	Total
Česká spořitelna, a.s.	Parent company	19,367	6,910	163,638	189,915
Procurement Services CZ, s.r.o.	Other related party	231	-	-	231
Total		19,598	6,910	163,638	190,146

4.15 Consumption

CZK ths.	2020	2021
Consumed material	5,073	5,654
Energy and fuel consumption	657	1,553
Total consumption of material and energy	5,730	7,207

4.16 Services

CZK ths.	2020	2021
Marketing	22,232	18,600
Statutory auditor's fees	1,632	3,090
Legal and consulting services	(237)	712
Services related to the extraordinary termination of contracts	9,961	16,783
Professional services – agreements	14,466	32,901
Training	111	1,099
Telephone, fax, postal charges	1,758	2,710
Repairs and maintenance	6,427	13,467
Travel expenses	259	741
Outsourcing	4,856	7,279
Commissions for trade partners	286,339	257,207
Rental	7,972	11,429
Other services related to leasing	17,744	13,122
Other	15,435	25,186
Total	388,954	404,326

4.17 Staff Costs and |Number of Employees

The average number of employees and staff costs in 2021 and 2020 are as follows:

2021

CZK ths.	Number	Wages and salaries	Bonuses to members of statutory bodies	Social security and health insurance	Other costs	Total staff costs
Employees	158	103,714	-	37,974	9,399	151,087
Management	13	22,110	8,326	8,226	615	39,277
Total	171	125,824	8,326	46,200	10,014	190,364

2020

CZK ths.	Number	Wages and salaries	Bonuses to members of statutory bodies	Social security and health insurance	Other costs	Total staff costs
Employees	102	63,337	-	21,862	6,341	91,540
Management	12	18,855	9,937	7,015	524	36,331
Total	114	82,192	9,937	28,877	6,865	127,871

Management includes the Board of Directors and executive management.

In 2021, the Company entered a new Erste employee share program, where each employee will be provided with a number of Erste bank AG shares. In this context, the company recorded an estimated item of CZK 2,754 thousand.

4.17.1 Provided Loans, Credits and Other Items

Members of the Board of Directors received the following loans and compensation in excess of their base salaries:

CZK ths.	2020	2021
Contribution to life and pension insurance	18	20
Passenger cars/other movable and immovable items with the possibility of personal use*	475	860
Other items (personal fuel consumption)*	57	76
Total	550	956

* data represent an amount by which the tax base of employees is increased

4.18 Other Operating Income

CZK ths.	2020	2021
Fixed assets sold	143,361	198,552
Other operating income: of which	82,631	105,939
Contractual fines and interest on late payments	13,423	19,007
Loss compensation	62,521	77,588
Re-charge and insurance premium proceeds	3,353	5,260
Income from ceded and written-off receivables	2,011	2,515
Other income except for leases	1,323	1,569
Total other operating income	225,992	304,491

4.19 Other Operating Expense

CZK ths.	2020	2021
Net book value of sold fixed assets	162,815	210,242
Taxes and fees	1,457	1,062
Provisions from operating activities	-	520
Other operating expenses, of which:	67,228	101,914
Other operating expenses	8,857	12,018
Costs of ceded receivables	25,296	59,182
Write-off of receivables	2,567	2,638
Insurance premium cost	5,582	6,969
Shortages and losses in operating activities	24,926	21,107
Total other operating expenses	231,500	313,738

4.20 Interest Income

CZK ths.	2020	2021
Interest on loans granted to private persons (non-entrepreneurs)	243,506	194,557
Interest on loans granted to private persons (entrepreneurs) and legal entities	446,007	745,597
Interest – other debtors	42,244	31,134
Total	731,757	971,288

4.21 Interest Expense

CZK ths.	2020	2021
Interest on loans	168,359	237,666
Interest on overdrafts	-	8
Other financial income, including revaluation of derivatives	-	1
Total	168,359	237,675

4.22 Other Finance Income

CZK ths.	2020	2021
Foreign exchange gains	–	28,208
Other	543	508
Total	543	28,716

4.23 Other Finance Cost

CZK ths.	2020	2021
Foreign exchange losses	1,752	–
Bank fees	5,648	9,756
Other financial cost, including revaluation of derivatives	–	27
Total	7,400	9,783

5. Tax Analysis

5.1 Tax on Ordinary Activities

The tax charge for the year can be reconciled to the result per the income statement as follows:

CZK ths.	As at 31.12.2020	As at 31.12.2021
Profit before taxes	111,866	198,709
Tax non-deductible items	242,147	289,067
Tax deductible items	(151,625)	(173,079)
Tax base	202,388	314,697
Tax base decrease – gifts	–	–
Tax base adjusted	202,388	314,697
Tax at local income tax rate of 19% (2019: 19%)	38,454	59,792
Additional tax assessment/refund	498	790
Tax current	38,952	60,582
Tax deferred	(7,269)	6,760
Total tax on ordinary activities	31,683	67,342

5.2 Deferred Tax

Deferred tax can be analysed as follows:

Deferred tax from CZK ths.	As at 01.01.2020	Additions	Disposals	As at 31.12.2020	Impact of the merger as at 01.01.2021	Additions	Disposals	As at 31.12.2021
Net book value of fixed assets	75,840	10,411	–	86,251	(87,294)	–	(2,536)	(3,579)
Long-term financial assets	(1,605)	–	(126)	(1,731)	–	–	(171)	(1,902)
Impairment to assets (FI)	9,349	–	(576)	8,773	11,025	–	(6,127)	13,671
Impairment to receivables	–	–	(3,336)	(3,336)	2,690	2,030	–	1,384
Provisions and impairment to loans	5,382	1,358	–	6,740	6,622	–	(746)	12,616
Unpaid social and health insurance	3,225	–	(587)	2,638	1,432	618	–	4,688
Total	92,191	11,769	(4,625)	99,335	(65,525)	2,648	(9,580)	26,878

Total decrease of deferred tax asset in 2021 in the amount of CZK (72,457) thousand (2020: increase in the amount of CZK 7,144 thousand) resulted mainly from the impact of merger as at 1 January 2021 in the amount of CZK (65,525 thousand).

Decrease of deferred tax asset in 2021 in the amount of CZK 6,931 thousand was partially recorded against equity in the amount of CZK 171 thousand and against profit for the year in the amount of CZK 6,760 thousand.

6. Contingent Assets and Liabilities

As at 31 December 2021, the Company was not party to any litigation whose outcome would have a material impact on the Company, and which is not reflected in the reserves.

As at the balance sheet date, the Company has no contractual commitments comprising investment expenses from signed contracts.

7. Statement of Cash Flows

The cash flow statement was prepared under the indirect method. Cash and cash equivalents can be analysed as follows:

CZK ths.	31.12.2020	+/- 2021	31.12.2021
Cash in bank	13,338	91,375	104,713
Liquid valuables	248	209	457
Total cash and cash equivalents	13,586	91,584	105,170

Cash flows from investing and financing activities are presented in the cash flow statement as uncompensated.

8. Subsequent Events

At the end of February 2022, continuing political tensions between Russia and Ukraine escalated into a conflict with Russia's military invasion of Ukraine. The global response to Russia's violations of international law and aggression against Ukraine has been the imposition of extensive sanctions and restrictions on business activity. We consider these facts to be non-adjusting subsequent events. The overall impact of recent developments has been reflected in increased volatility in financial and commodity markets and other implications for the economy. Business risks, including the adverse effects of economic sanctions on Russia, business disruptions (including supply chains), increased cyber-attacks, the risk of breaches of legal and regulatory rules and much more, are difficult to assess and their overall impact and potential effects are currently unknown.

No other events have occurred subsequent to year-end that would have a material impact on the financial statements as at 31 December 2021.

Prepared on 28. March 2022



Petr Vacek
Chairman of the Board of Directors



Tomáš Veverka
Vice Chairman of the Board of Directors

Person responsible for accounting (name, signature):



Tomáš Veverka
Vice Chairman of the Board of Directors

Person responsible for financial statements (name, signature):



Tomáš Veverka
Vice Chairman of the Board of Directors

Report on Relations between Related Parties

pursuant to Section 82 of Act No. 90/2012 Coll., the Corporations Act for the Accounting Period 2021

Leasing České spořitelny, a.s., with its registered seat Prague 4, Budějovická 1912/64B, 140 00, Identification Number (IČ) 27 08 94 44, incorporated in the Commercial Register, Section B, File No. 8912, maintained in the Municipal court in Prague (hereinafter the "Submitter") is a member of a group (concern) in which the following relations exist between the Submitter and the controlling persons and between the Submitter and other persons controlled by the same controlling persons (hereinafter the "Related Parties").

This Report on relations between the persons listed below has been prepared in compliance with the provisions of Section 82 of Act No. 90/2012 Coll., Business Corporations, as amended, for the period from 1 January 2021 till 31 December 2021 (hereinafter the "fiscal year"). The Submitter and the persons listed below entered into the following contracts and received or made the following legal acts and other distinct measures:

A. Overview of the Group and/or Persons Whose Relations are Described (See Notes B., C. and D Below)



B. Controlling Persons

- **Erste Group Bank AG**
with its registered address located in Vienna,
Am Belvedere 1, A-1100, Austria
Relation to the Company: indirectly controlling person

- **Česká spořitelna, a.s.**
with its registered address located in Prague 4, Olbrachtova
1929/62, Identification No. (IČ) 45 24 47 82
Relation to the Company: directly controlling person

C. Controlled Persons

- **s Autoleasing SK, s.r.o.**
with its registered address located in Bratislava,
Vajnorská 100/A, 831 04, Identification No. (IČ) 46 806 491
Relation to the Company: a company directly controlled
by the Submitter (subsidiary)
Description of relations – see Annex 2
- **S SERVIS, s.r.o.**
with its registered address located in Znojmo,
Horní náměstí 264/18, 669 02, Identification No. (IČ) 26 30 72 01
Relation to the Company: a company directly controlled
by the Submitter (subsidiary)
Description of relations – see Annex 2
- **Dinesia a.s.**
with its registered address located in Prague 8, Střelničná 8,
Czech Republic, Identification No. (IČ) 63 99 95 79
Relation to the Company: a company directly controlled
by the Submitter (subsidiary)
Description of relations – see Annex 2

D. Other Related Parties

- **Česká spořitelna – penzijní společnost, a.s.**
with its registered address located in Prague 4, Poláčkova
1976/2, Czech Republic, Identification No. (IČ) 61 67 20 33
Relation to the Company: a company directly controlled
by Česká spořitelna (sister company)
Description of relations – see Annex 3
- **Erste Grantika Advisory, a.s.**
with its registered address located in Brno, Jánská 448/10,
Czech Republic, Identification No. (IČ) 25 59 70 01
Relation to the Company: a company directly controlled
by Česká spořitelna (sister company)
Description of relations – see Annex 3

- **Procurement Services CZ, s.r.o.**
 with its registered address located in Prague 4 Krč, Budějovická 1912/64b, 140 00, Identification No. (IČ) 27 63 16 21
 Relation to the Company: a company directly controlled by Procurement Services GmbH
 Description of relations – see Annex 3
- **Slovenská sporiteľňa, a.s.**
 with its registered address located in Bratislava, Tomášikova 48, Slovak Republic, Identification No. (IČ) 00 151 653
 Relation to the Company: a company directly controlled by Erste Group Bank AG
 Description of relations – see Annex 3
- **S Slovensko, spol. s r.o.**
 with its registered address located in Bratislava, Tomášikova 17, Slovak Republic, Identification No. (IČ) 35 812 419
 Relation to the Company: a company directly controlled by Erste Group Bank AG
 Description of relations – see Annex 3

E. Other Legal Acts

The Board of Directors of Leasing České spořitelny, a.s. in 2020 approved the merger with the sister company Erste Leasing a.s. with its registered office at Znojmo, Horní náměstí 264/18, 669 02. The merger itself was implemented retroactively to 1 January 2021.

During the accounting period, Submitter initiated at the instigation or in the interest of the controlling party or other parties controlled by the controlling party the following legal acts and other measures related to assets exceeding 10% of the Company's

equity as determined according to the last financial statements as at 31 December 2021, i.e., the amount CZK 427,239 thousand.

Submitter increased the total drawdown of loans from its parent company, Česká spořitelna, a.s. by CZK 9,548,644 thousand, of which CZK 6,616,241 thousand is influence of merger with the company Erste Leasing, a.s., and CZK 2,932,403 thousand is net impact of the increase. There was an increase from the closing balance as at 31 December 2020 of CZK 8,413,570 thousand to CZK 17,962,214 thousand as at 31 December 2021.

During the accounting period, the processor did not adopt or perform any other legal acts or actions in the interest or at the instigation of related parties concerning assets that would exceed 10% of the processor's equity determined according to the last financial statements.

F. Other Factual Arrangement

Leasing České spořitelny, a.s. cooperates on group projects within Erste Group Bank. Cooperation on these group projects did not cause any harm to the Submitter. With respect to close relations within the field of providing loans and other outsourcing activities the Submitter has evaluated the relations among related parties as favourable for Leasing České spořitelny, a.s. with low risk.

Conclusion

Considering the relations between the Submitter and the Related Parties reviewed by us it is obvious that the Submitter has not suffered any detriment from the contracts, other legal acts or other measures entered into, made or received by the Submitter in the interest or at the instigation of the Related Parties in the 2021 fiscal year.

Annex No. 1 to the Related Party Report

Description of Relations to Česká spořitelna, a.s.

Performance received from contracts entered into in prior years:

Contract name	Contracting party	Year of conclusion	Performance description	Detriment, if any
Current account contract	Česká spořitelna, a.s.	2004	Current account maintenance	None incurred
Business cooperation contract	Česká spořitelna, a.s.	2006	Commission	None incurred
Master agency agreement on receivable portfolio administration	Česká spořitelna, a.s.	2006	Administration of receivable portfolio	None incurred
Business cooperation contract	Česká spořitelna, a.s.	2006	Participation in risk	None incurred
Contract of cooperation for securing of funds	Česká spořitelna, a.s.	2007	Patronage statement	None incurred
Credit line agreement no. 839/09/LCD	Česká spořitelna, a.s.	2009	Granting of loans	None incurred
Agreement on interrelated exchange of information throughout application KLIENT	Česká spořitelna, a.s.	2008	Use of application KLIENT	None incurred
Agreement on lease of non-residential premises	Česká spořitelna, a.s.	2012	Lease of non-residential premises in Brno Jánská	None incurred
Agreement on lease of business premises	Česká spořitelna, a.s.	2014	Lease of non-residential premises in Prague 4, Antala Staška	None incurred
Agreement on IT services provision	Česká spořitelna, a.s.	2014	Provision of HW and SW infrastructure	None incurred
General mandate agreement on receivable portfolio	Česká spořitelna, a.s.	2014	Administration of receivable portfolio	None incurred
Agreement on lease of non-residential premises	Česká spořitelna, a.s.	2014	Lease of non-residential premises in Prague 4, Budějovická, Trianon 13B	None incurred
Agreement on lease of non-residential premises	Česká spořitelna, a.s.	2016	Lease of non-residential premises in Prague 4, Budějovická 1912/64b	None incurred
Outsourcing service contract (as amended)	Česká spořitelna, a.s.	2020	Outsourcing contract	None incurred
Agreement on lease of safe deposit boxes	Česká spořitelna, a.s.	2013–2015	Lease of a safe deposit box	None incurred
Credit line providing agreement	Česká spořitelna, a.s.	2010	Providing credit line promise	None incurred
Master agency agreement	Česká spořitelna, a.s.	2012	Receivables portfolio monitoring	None incurred
Agreement on interrelated exchange of information throughout application KLIENT	Česká spořitelna, a.s.	2013	Adjustment of relations in connection with the implementation of FSČS risk management systems	None incurred
Business cooperation contract	Česká spořitelna, a.s.	2014	Participation in risk	None incurred
License and support agreement for ORACLE products	Česká spořitelna, a.s.	2019	ORACLE support	None incurred
Agreement on lease of business premises	Česká spořitelna, a.s.	2017	Lease of business premises – Prague	None incurred
Premises sub-lease agreement – TRIANON building	Česká spořitelna, a.s.	2017	Rental of parking spaces	None incurred
Agreement on lease of business premises	Česká spořitelna, a.s.	2017	Rental of space for the location and use of an ATM	None incurred
Framework agreement on trading on the financial market	Česká spořitelna, a.s.	2014	Financial market trading	None incurred

Summary of transactions with Česká spořitelna, a.s. as at the balance sheet date (in CZK thousands):

Receivables	1,179
Current accounts	10,823
Other assets	8,486
Liabilities	19,648
Loans	17,962,215
Other liabilities	17,758
Revenues	23,710
Costs	283,129

Other liabilities include guarantees from Česká spořitelna due to participation in the risk arising from closed business cases, which will be offset against receivables from clients from prematurely terminated contracts at the time of final settlement with the client and current accounts with Česká spořitelna.

In the fiscal year, the Submitter did not pay any dividends, profit shares or equity interests.

Annex No. 2 to the Related Party Report

Description of Relations to DINESIA a.s.

Ownership Interest

The Submitter is the sole shareholder of DINESIA a.s. The share capital of DINESIA a.s. as at 1.1.2021 was CZK 15,000 thousand. The Submitter reported the net value of the investment of CZK 12,118 thousand as at 31.12.2021.

Summary of transactions with DINESIA, a.s. as at balance sheet date (in CZK thousands):

Receivables	-
Liabilities	-
Revenues	-
Costs	-

Description of Relations to s Autoleasing SK, s.r.o.

Ownership Interest

The Submitter is the sole shareholder of s Autoleasing SK, s.r.o. The registered capital of s Autoleasing SK, s.r.o. is EUR 5,000 thousand. The Submitter reported net value of the investment of CZK 115,033 thousand in respect of the above ownership interest.

Performance rendered in relation to contracts entered into in prior years:

Contract name	Contracting party	Year of conclusion	Performance description	Detriment, if any
Consignment contract	s Autoleasing SK, s.r.o.	2012	Purchase of hardware, software and movable items (cars; IT technology)	None incurred
Provision of professional services contract	s Autoleasing SK, s.r.o.	2012	Provision of professional services	None incurred
Provision of services contract	s Autoleasing SK, s.r.o.	2018	Provision of IT support and services	None incurred

Summary of transactions with s Autoleasing SK, s.r.o. as at balance sheet date (in CZK thousands):

Receivables	1,902
Liabilities	-
Revenues	3,991
Costs	96

Description of Relations to S SERVIS, s.r.o.

Ownership Interest

The Submitter is the sole shareholder of S SERVIS, s.r.o. The registered capital S SERVIS, s.r.o. is CZK 3,000 thousand. The Submitter reported net value of the investment of CZK 17,295 thousand.

Performance rendered in relation to contracts entered into in prior years:

Contract name	Contracting party	Year of conclusion	Performance description	Detriment, if any
Accounting contract	S SERVIS, s.r.o.	2007	Accounting	None incurred
Agreement on sub-lease of non-residential premises	S SERVIS, s.r.o.	2016	Lease of business premises – Znojmo	None incurred

Performance received in relation to contracts entered into in prior years:

Contract name	Contracting party	Year of conclusion	Performance description	Detriment, if any
Agreement on insurance mediation and administration and provision of consulting services	S SERVIS, s.r.o.	2021	Insurance mediation and administration	None incurred

S Summary of transactions with S SERVIS, s.r.o. as at balance sheet date (in CZK thousands):

Receivables	-
Liabilities	-
Revenues	648
Costs	3,000

Annex No. 3 to the Related Party Report

Description of Relations to other Related Parties

Performance rendered in relation to contracts entered into in prior years:

Contract name	Contracting party	Year of conclusion	Performance description	Detriment, if any
Operating lease agreement incl. follow-up contract	Procurement Service CZ, s.r.o.	2016	Operative leasing of transport equipment	None incurred
Instalment financing agreement	Erste Grantika advisory, a.s.	2015	Instalment financing	None incurred
Agreement on the provision of the right to use and develop SAP transactions	S Slovensko, spol. s r.o.	2018	Use and development of SAP transactions	None incurred

Performance received in relation to contracts entered into in prior years:

Contract name	Contracting party	Year of conclusion	Performance description	Detriment, if any
Provision of services contract	Procurement Services CZ, s.r.o.	2018	Provision of services framework agreement (purchase of assets)	None incurred
Master Agreement for the Provision of Services	Procurement Services CZ, s.r.o.	2018	Providing shopping services	None incurred
Framework agreement	Slovenská sporiteľ'ňa, a.s.	2010	Financial market trading	None incurred

Summary of other related party transactions as at balance sheet date (in CZK thousands):

Receivables	-
Liabilities	-
Revenues	132
Costs	385

Prepared on: 28 March 2022.



Petr Vacek
Chairman of the Board of Directors



Tomáš Veverka
Vice Chairman of the Board of directors

Leasing České spořitelny, a.s.

Budějovická 1912/64b, 140 00 Prague 4

IČO: 27089444

Information line: 956 785 111

E-mail: info@leasingcs.cz

Internet: www.leasingcs.cz

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