Etalon Group PLC

Consolidated Financial Statements

For the year ended 31 December 2020

Contents

BOARD OF DIRECTORS AND OTHER OFFICERS

Board of Directors

	Sergey Egorov (appointed on 19 February 2019) Oleg Mubarakshin (appointed on 19 February 2019) Marina Ogloblina (appointed on 19 February 2019) Ganna Khomenko (appointed on 19 February 2019) Martin Robert Cocker (appointed on 12 November 2010) Boris Svetlichny (appointed on 15 April 2013) Charalampos Avgousti (appointed on 10 November 2016) Maksim Berlovich (appointed on 27 April 2018) Denis Vinokurov (appointed on 9 November 2018) Kirill Bagachenko (appointed on 15 November 2013 and resigned on 20 February 2020)
Secretary	G.T. Globaltrust Services Limited Themistokli Dervi, 15 Margarita House, 5th floor, flat/office 502 1066 Nicosia Cyprus
Registered Office	2-4 Arch. Makariou III Avenue Capital Center, 9th floor 1065 Nicosia Cyprus
Independent auditors	Deloitte Limited Certified Public Accountants and Registered Auditors 24 Spyrou Kyprianou Avenue 1075, Nicosia Cyprus

CONSOLIDATED MANAGEMENT REPORT

The Board of Directors of Etalon Group PLC (the “Company”) presents to the members its Consolidated Management Report together with the audited Consolidated Financial Statements of the Company and its subsidiaries (together referred to as the “Group”) for the year ended 31 December 2020. The Group’s financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

Review of the development and performance of the Group’s business and its position

The results of the Group for the year ended 31 December 2020 are set out on page 19 of the consolidated financial statements.

(a) Revenue

The Group’s total revenue for the year ended 31 December 2020 amounted to RUB 78 655 million as compared to RUB 84 330 million for the year ended 31 December 2019, recording a decrease of RUB 5 675 million or 7%.

Revenue of the reportable segment “Residential development” decreased by RUB 3 008 million or 4%, due to a decrease in the revenues recognised from the sales of flats by RUB 698 million or 1%, a decrease in the revenues recognised from the sales of parking places by RUB 1 232 million or 24%, and a decrease in the revenues recognised from the sale of built-in commercial premises by RUB 1 078 million or 18%.

External revenues of the reportable segment “Construction services” decreased by RUB 2 474 million or 44% mainly due to the overall reduction of activity in the sector as the result of COVID-19 pandemic.

External revenues of the reportable segment “Other” decreased by RUB 193 million or 4% due to a decrease in the sales of construction materials by RUB 246 million or 9% and a decrease in rental revenue by RUB 181 million or 21% partially offset by an increase in the sale of stand-alone commercial premises by RUB 122 million and an increase in other revenue related to servicing of premises by RUB 112 million or 7%.

The decrease of revenue was mainly driven by overall turbulence as the result of COVID-19 pandemic (refer to paragraph “COVID-19 and and other significant events” below).

(b) Gross profit

Gross profit for the year ended 31 December 2020 amounted to RUB 21 915 million as compared to RUB 20 057 million for the year ended 31 December 2019, recording an increase of RUB 1 858 million or 9%, which was mainly driven by the increase in gross profit of the reportable segment “Residential development” by RUB 1 385 million or 7%.

(c) Results from operating activities

Profit from operating activities during the year ended 31 December 2020 amounted to RUB 10 218 million as compared to RUB 6 484 million for the year ended 31 December 2019, recording an increase of RUB 3 734 million or 58%.

During the year ended 31 December 2020, general and administrative expenses decreased by RUB 2 045 million or 28%, selling expenses decreased by RUB 262 million or 5%, other expenses, net decreased by RUB 151 million or 9%, as compared to the year ended 31 December 2019.

(d) General and administrative expenses

The decrease in general and administrative expenses was mainly caused by contraction in payroll and related taxes by RUB 1 601 million or 33%, other taxes by RUB 277 million or 53% and audit and consulting services by RUB 192 million or 45%.

(e) Selling expenses

The decrease of RUB 262 million was driven by a decrease in advertising expenses by RUB 640 million or 36%, partially offset by an increase in agency fees by RUB 358 million or 36% and an increase in payroll and related taxes by RUB 97 million or 11%.

(f) Other expenses, net

During the year ended 31 December 2020, other expenses, net, decreased by RUB 151 million or 9% mainly due to a decrease in impairment loss on inventories of RUB 611 million or 47%, partially offset by a decrease in gain from disposal of property, plant and equipment by RUB 223 million or 81%, loss on disposal of inventories under construction and development of RUB 200 million and contingent consideration for acquisition of Leader-Invest of RUB 143 million, that were incurred in 2020.

(g) Net finance costs

Net finance costs for the year ended 31 December 2020 increased by RUB 783 million or 17% as compared to the year ended 31 December 2019.

Finance income decreased by RUB 975 million or 33% mainly due to a decrease in interest income on cash and cash equivalents and bank deposits by RUB 991 million or 47%, mainly caused by significant decrease of the Bank of Russia key rate (from 6,25% at 31.12.2019 to 4.25% as at 31.12.2020), and substantial introduction of escrow accounts that led to decrease of cash volume, and a decrease in the amount credited to the income statement in respect of the unwinding of the discount on trade receivables of RUB 71 million or 10%, offset by an increase in interest income - financing component under IFRS 15 by RUB 77 million or 105%.

Finance costs decreased by RUB 192 million or 2% due to a decrease in financing component under IFRS 15 by RUB 1 220 million or 47%, partially offset by an increase in borrowing costs by RUB 537 million or 12% due to the transition from the scheme of customer financing to the bank project financing scheme, and an increase in the amount debited to the income statement in respect of the unwinding of the discount on other payables by RUB 744 million or 435%, which was mainly caused by unwinding of the discount on long-term accounts payable for the acquisition of land plot (82% share in LLC “Specialized Developer “ZIL-YUG”).

(h) Income tax expense

Income tax expense for the year ended 31 December 2020 amounted to RUB 2 686 million as compared to an income tax expense of RUB 1 585 million during the year ended 31 December 2019.

(i) Profit for the year

The profit for the year ended 31 December 2020 amounted to RUB 2 036 million, as compared to a profit of RUB 186 million for the year ended 31 December 2019.

(j) Adjusted net debt/adjusted EBITDA and net corporate debt/adjusted EBITDA ratios

As described in note 23 and in the Supplementary Information section, certain bank loans are subject to restrictive covenants which are calculated based on the consolidated financial statements of the Group. The loans used to finance the acquisition of JSC “Leader Invest” require the Group to maintain adjusted net debt/adjusted EBITDA ratio below 4. The current structure of the Group’s adjusted net debt, being negative (specified assets exceed borrowings), secures the Group’s solid over-performance of the ratio, currently being minus 3,16.

The Group also monitors the ratio of net corporate debt (total loans and borrowings less secured project financing less cash and cash equivalents less bank deposits over 3 months) to adjusted EBITDA. Following the transition to settlements with the customers through escrow accounts and to financing of construction by means of project financing, the classical net debt/EBITDA indicator distorts the actual debt burden. At the appropriate level of coverage of project loan with cash on escrow accounts, nominal interest rates on such debt are reduced to near-zero values, while market rates vary from 8-10% per annum. As of 31 December 2020, the ratio amounted to 1,19 which is in line with the Group’s target for the ratio being less than 2-3x.

Principal risks and uncertainties

The principal risks and uncertainties faced by the Group are disclosed in the notes 1(b), 2(d) and 26 of the Consolidated Financial Statements.

Future developments of the Group

The Board of Directors expects continued growth in the Group’s operations in all markets of its presence, and the improvement in the financial position and financial performance of the Group.

Activities related to research and development

The Group has not undertaken any activities in the field of research and development during the year ended 31 December 2020.

Branches

The Group operated through branches in Moscow and Saint Petersburg and 15 representative (sales) offices across the Russian Federation during the year ended 31 December 2020. The Company did not operate through any branches other than in Moscow and Saint Petersburg.

Use of financial instruments by the Group

The classes of financial instruments used by the Group, the Group’s financial risk management objectives and policies as well as the Group’s exposure to credit risk, liquidity risk and market risk are disclosed in the note 26 of the consolidated financial statements.

Dividends

On 20 July 2020, the Board of Directors recommended a final dividend of RUB 12 per share for the year ended 31 December 2019. The final dividend for the total amount of RUB 3 539 million was approved by the Annual General Meeting of shareholders on 23 October 2020, and the dividends were paid on 16 December 2020. Up to the date of approval of these consolidated financial statements, no dividends were recommended for distribution for the year ended 31 December 2020.

Changes in the Company's share capital

There were no changes in the Company's share capital during 2020.

Changes in the composition, allocation of responsibilities or compensation of the Board of Directors

The changes in the composition and allocation of responsibilities of the Board of Directors during 2020 are disclosed in the Board of Directors and other Officers section of these consolidated financial statements. The changes in the compensation of certain members of the Board of Directors are disclosed in note 10 to these consolidated financial statements.

COVID-19 and other significant events

As the Russian Federation produces and exports large volumes of oil and gas, its economy is particularly sensitive to the price of oil and gas on the world market. In March 2020, oil prices dropped by more than 40%, which resulted in the immediate weakening of Russian Ruble against major currencies.

In addition, starting from early 2020, a new coronavirus disease (COVID-19) began rapidly spreading all over the world resulting in an announcement of pandemic status by the World Health Organization in March 2020. Responses put in place by the Russian Federation to contain the spread of COVID-19 resulted in significant operational disruption for many companies and had a significant effect on the businesses across a wide range of sectors, including, but not limited to such impacts as disruption of business operations as a result of interruption of production or closure of facilities, supply chain disruptions, quarantines of personnel, reduced demand and difficulties in raising financing.

The quarantine measures introduced in the Russian Federation included the closure of the Group's sales offices. In addition, the Government of Moscow imposed a temporary ban on construction works that lasted from the 13th of April until the 12th of May.

The Group managed to provide the necessary conditions for the safe conduct of construction works on all of its construction sites. In the Moscow region, the Group resumed construction shortly after the temporary ban on construction was lifted due to the flexible construction technology and the availability of own general contractors and sub-contractors. In Saint-Petersburg construction works continued uninterrupted. As a result, all projects that were planned for completion during the year ended 31 December 2020 were completed on time.

In the first weeks following the introduction of restrictive measures, the Group launched an online real estate sales service, formed operational teams of managers, and strengthened its call center. The Group developed a new model of interaction with clients including virtual showrooms, virtual and augmented reality projects that provide a complete picture of the future apartments.

The Group's office-based employees have been successfully moved to remote working.

The quarantine measures, accompanied by the reduction in the disposable income of households and the increase in unemployment rates, led to the overall decrease of the demand for real estate. At the same time, the Government of the Russian Federation has implemented various measures to support both the construction industry and its clients, including the introduction of the preferential 6,5% p.a. mortgage program and the increase of its price limits on apartments, that had a significant positive impact on the demand for real estate.

COVID-19 and other significant events (continued)

As of the reporting date, most of the restrictions imposed by the government authorities in the Russian Federation due to the COVID-19 pandemic have been lifted, including the operation of the Group's sales offices, and the Group observes that the demand for real estate has recovered.

Significant events subsequent to the reporting date are disclosed in note 33 of the Consolidated Financial Statements.

Independent Auditors

On 20 October 2020, the Annual General Meeting of shareholders of the Company appointed Deloitte Limited as auditor of the Company to hold office until the conclusion of the next annual general meeting and authorised the Board of Directors to fix the auditor's remuneration.

CORPORATE GOVERNANCE REPORT

Company's internal control and risk management in relation to the preparation of the financial statements

The main documents regulating the activities of the Company are the Cyprus Companies Law, Cap. 113, the UKLA Listing, Prospectus and Disclosure and Transparency Rules, together with the Memorandum and Articles of Association of the Company. The Company has also enacted a number of governance policies and procedures, such as the Management Policy and Committee terms of reference, to ensure that a proper system of corporate governance is in place.

The Board of Directors is responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with the International Financial Reporting Standards as adopted by the European Union (IFRS-EU) and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for making an assessment of the Group's and the Company's ability to continue as a going concern, taking into account all available information about the future and for disclosing any material uncertainties related to events or conditions that may cast significant doubt upon the Group's and the Company's ability to continue as a going concern.

Those charged with governance are responsible for the implementation of internal control necessary for the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and in particular for the design, implementation and maintenance of internal control to prevent and detect fraud and error.

The Audit Committee is responsible for monitoring the financial reporting process and the integrity of the Company's financial statements. It is also responsible for reviewing internal controls, overseeing how management monitors compliance with the Group's risk management policies and procedures, the effectiveness of the Group's Internal Audit function and the independence, objectivity and the effectiveness of the external audit process. The Audit Committee is also responsible for considering the terms of appointment and remuneration of the external auditor.

Each of the subsidiaries of the Group keeps accounting records for statutory purposes. The preparation of consolidated IFRS financial statements involves the transformation of the statutory accounting records into IFRS and the consolidation of financial statements. The Group continues the process of implementing of a single Group-wide information system featuring automated consolidation of the accounts that will strengthen internal control and risk management in relation to the preparation of the consolidated financial statements.

The Group believes that its financial reporting functions and internal control systems are sufficient to ensure compliance with the requirements of the FSA's Disclosure and Transparency Rules as a listed company and with the requirement of Cyprus Companies Law, Cap. 113.

Significant direct or indirect shareholdings (including indirect shareholdings through pyramid structures and cross-shareholdings)

The share capital of the Company is GBP 34 748 divided into 294 957 971 ordinary Shares having the par value of GBP £0.00005 each and 20 000 preference shares having the par value of GBP 1 each. 193 747 322 ordinary shares (65,7%) are deposited for the issuance of Global Depositary Receipts (GDRs) pursuant to the Deposit Agreement between the Company and the Bank of New York Mellon. The GDRs represent one ordinary share each and are listed and traded on the Main Market of the London Stock Exchange. Starting from 3 February 2020, the Company's GDRs started trading on Moscow Stock Exchange.

As at 31 December 2020, the Company was aware of the following interests in its share capital:

Shareholders	**%**
Free float	73,6%
Sistema PJSFC	25,6%
Management of the Company	0,8%
Total	**100%**

The holders of any shares with special control rights and a description of these rights

The Company does not have any shares with special control rights.

Restrictions in exercising of voting rights of shares

The 20 000 shares having the par value of GBP 1 each issued by the Company, bear no voting rights. The Company does not have any other restrictions in exercising of the voting rights of its shares.

The rules regarding the appointment and replacement of board members

The Company may by ordinary resolution appoint any person as a director and may by ordinary resolution of which special notice has been given, in accordance with sections 178 and 136 of the Cyprus Companies Law, cap. 113 (the Law), remove a director. Any such director will receive special notice of the meeting and is entitled to be heard at the meeting. Any director has to confirm in writing that he is eligible under the Law.

A director may resign from office as a director by giving notice in writing to that effect to the Company, which notice shall be effective upon such date as may be specified in the notice.

The rules regarding the appointment and replacement of board members (continued)

The directors have the power from time to time, without sanction of the Company in general meeting, to appoint any person to be a director, either to fill a casual vacancy or as an additional director.

The office of a director shall be vacated if the director:

(a) becomes of unsound mind or an order is made by a court having jurisdiction (whether in Cyprus or elsewhere) in matters concerning mental disorder for their detention or for the appointment of a receiver, curator or other person to exercise powers with respect to their property or affairs; or

(b) is prohibited from acting as director in accordance with section 180 of the Law; or
(c) becomes bankrupt or makes any arrangement or composition with their creditors generally or otherwise has any judgment executed on any of their assets; or
(d) dies; or
(e) resigns their office by written notice to the Company; or
(f) the Company removes them from their position in accordance with section 178 of the Law.

The rules regarding the amendment of the articles of association

Subject to the provisions of the Law, the Company may, by special resolution, alter or add to its articles of association. Any alteration or addition shall be as valid as if originally contained therein, and be subject in like manner to alteration by special resolution.

By order of the Board of Directors,

Charalampos Avgousti	Sergey Egorov
Director	Director

Nicosia

22 March 2021

Responsibility statement of the Directors and management of the Company in accordance with the Transparency Law

We, the members of the Board of Directors and the Company officials responsible for the drafting of the consolidated financial statements of ETALON GROUP PLC (the 'Company'), the names of which are listed below, in accordance with the requirements of the Section 9 of the Transparency Requirements (Security Admitted to Trading) Law 190(I)/2007 (hereinafter the "Transparency Law"), as amended, confirm that we have complied with the requirements in preparing the financial statement and that to the best of our knowledge:

(a) The consolidated annual financial statements for year ended 31 December 2020:

(i) Have been prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the European Union (EU), in accordance with the provisions of section 9(4) of the Transparency Law and in accordance with Cyprus Companies Law, Cap.113;

(ii) Give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company and the undertakings included in the consolidated financial account as a whole, and

(b) The management report provides a fair overview on information required as per Section 9(6)(a) of the Transparency Law.

SERGEY EGOROV, Chairman of the Board of Directors	
MAKSIM BERLOVICH, Member of the Board of Directors	
OLEG MUBARAKSHIN, Member of the Board of Directors	
MARINA OGLOBLINA, Member of the Board of Directors	
GANNA KHOMENKO, Member of the Board of Directors	
MARTIN ROBERT COCKER, Member of the Board of Directors	
BORIS SVETLICHNY, Member of the Board of Directors	
CHARALAMPOS AVGOUSTI, Member of the Board of Directors	
DENIS VINOKUROV, Member of the Board of Directors	
GENNADII SHCHERBINA, Chief Executive Officer	
ILYA KOSOLAPOV, Chief Financial Officer	

22 March 2021

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Independent Auditor's Report

To the Members of Etalon Group PLC

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Etalon Group PLC (the "Company") and its subsidiaries (the "Group"), which are presented in pages 19 to 87 and comprise the consolidated statement of financial position as at 31 December 2020 and the consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We remained independent of the Group throughout the period of our appointment in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in Cyprus, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Independent Auditor's Report (continued)

To the Members of Etalon Group PLC

Key audit matters incorporating the most significant risks of material misstatements, including assessed risk of material misstatements due to fraud

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Why the matter was determined to be a key audit matter	How the matter was addressed in the audit
Revenue recognition	
In accordance with IFRS 15 *Revenue from Contracts with Customers*, the Group recognizes revenue from sale of real estate inventories as performance obligations are satisfied (i.e. over time) or when performance obligations are satisfied (i.e. at a point in time) depending on the type of contract and the date of its registration with the state authorities. We consider revenue recognition under IFRS 15 to be a key audit matter due to: • significance of judgments applied when determining at the reporting date percentage of construction completion and the progress toward satisfying the Group's performance obligations and cost to completion under share participation agreements giving rise to over-time revenue recognition; • the complexity of judgements involved in determining the financing component for the particular share participation agreements, as well as calculating the correct portion to be recognized in profit or loss of the reporting period. The accounting policies on revenue under share participation agreements and key sources of estimation uncertainly are disclosed in Note 2(d) and Note 3(i). For other disclosures of revenue refer to Note 6.	Our audit procedures included amongst others: We analyzed the Group's contracts with customers to identify the rights and obligations of the parties, challenged the appropriateness of revenue recognition method used by the Group, taking into account current legal practices in respect of such contracts. We obtained an understanding, assessed design and implementation and tested the operating effectiveness of controls over the construction costs budgeting process and assessed the appropriateness of assumptions related to estimating the planned costs and expected construction timeline, which are used by the Group's management in measuring the progress toward completion when revenue is recognized over time. In addition, we performed a retrospective analysis of the Group's fulfilment of the budgets and construction milestones in the past. On a sample basis, we verified the costs of particular construction stages in accordance with the agreements with contractors signed by the reporting date to the costs in the respective stages of the construction budgets. In addition, we inspected a sample of primary documentation supporting the cost of construction incurred by contractors by the reporting date. We also verified the Group's calculations of recognized revenue and significant financing component by performing the following: • on a sample basis, we traced input data in the calculations to the respective share participation agreements; • we verified that the discount rates applied by the Group reflect the credit characteristics of the party receiving financing in the contract, and that the rates determined at contract inception are applied consistently over the contract term; • we checked the arithmetical accuracy of the Group's calculations. We reviewed the disclosures in the consolidated financial statements for compliance with the requirements of IFRS 15. All the above procedures were completed in a satisfactory manner.

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Independent Auditor's Report (continued)
To the Members of Etalon Group PLC

Why the matter was determined to be a key audit matter	How the matter was addressed in the audit
Net realizable value of inventories	

The Group has significant inventory balance (refer to Note 17 in the consolidated financial statements), which includes real estate under construction and development, as well as completed properties, construction materials and other inventories. The Group measures its inventories at the lower of cost and net realizable value.
 	
We consider this area to be a key audit matter because it requires use of observable and unobservable inputs and application of a significant degree of judgment when developing assumptions, in particular in relation to:
• the cost to complete construction;
• expected timing and prices of sale;
• the level of overhead expenses as percentage of revenue;
• the discount rate used to arrive to the present value of the future expected cash flows.
 	
The accounting policies on inventories key sources of estimation uncertainly are disclosed in Note 2(d) and Note 3(h).
	Our audit procedures included amongst others:
	
	We evaluated the appropriateness of management's assumptions applied in calculating the carrying value of inventories including:
	• understanding the Group's processes and procedures for developing assumptions used;
	• assessing the appropriateness of the discount rate used;
	• reviewing, recalculating and critically assessing the reasonableness of the assumptions used in calculation of allowance for inventories considering:
	  ◦ historical turnover and prices of sales in these and/or similar projects;
	  ◦ price growth rates for future sales;
	  ◦ budgeted costs to complete construction;
	  ◦ budgeted general, administrative and selling expenses.
	We also assessed whether the disclosure in the consolidated financial statements in respect of the inventory allowances is in compliance with IFRS requirement.
	
	All the above procedures were completed in a satisfactory manner.

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Independent Auditor's Report (continued)

To the Members of Etalon Group PLC

Reporting on other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Consolidated Management Report and the Responsibility Statement of the Directors and management of the Company in accordance with the Transparency Law of the Directors and Management of the Company, which are presented in pages 4 to 11, and the supplementary information included in pages 88 to 89 presented for the purpose of additional analysis, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and those charged with governance for the Consolidated Financial Statements

The Board of Directors is responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 ISAs 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 consolidated financial statements.

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

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Independent Auditor's Report (continued)

To the Members of Etalon Group PLC

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continue)

- Identify and assess the risks of material misstatement of the consolidated 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 control;

- Obtain an understanding of internal control 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 Group's internal control;

- 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 Group'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 consolidated 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 Group to cease to continue as a going concern;

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves a true and fair view;

- Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance 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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period, and are therefore the key audit matters.

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Independent Auditor's Report (continued)

To the Members of Etalon Group PLC

Report on Other Legal and Regulatory Requirements

Pursuant to the requirements of Article 10(2) of the EU Regulation 537/2014 we provide the following information in our Independent Auditor's Report, which is required in addition to the requirements of International Standards on Auditing.

Appointment of the Auditor and Period of Engagement

We were first appointed as auditors of the Group on 19 December 2019 by an Extraordinary Meeting of shareholders. Our appointment has been renewed annually by shareholder resolution representing a total period of uninterrupted engagement appointment of two years.

Consistency of the Additional Report to the Audit Committee

We confirm that our audit opinion on the consolidated financial statements expressed in this report is consistent with the additional report to the Audit Committee of the Company, which we issued on 19 March 2021 in accordance with Article 11 of the EU Regulation 537/2014.

Provision of Non-audit Services

We declare that no prohibited non-audit services referred to in Article 5 of the EU Regulation 537/2014 and Section 72 of the Auditors Law of 2017 were provided. In addition, there are no non-audit services which were provided by us to the Group and which have not been disclosed in the consolidated financial statements or the consolidated management report.

Other Legal Requirements

Pursuant to the additional requirements of the Auditors Law of 2017, we report the following:

- In our opinion, based on the work undertaken in the course of our audit, the Consolidated Management Report has been prepared in accordance with the requirements of the Cyprus Companies Law, Cap. 113, and the information given is consistent with the consolidated financial statements.
- In light of the knowledge and understanding of the Group and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the Consolidated Management Report. We have nothing to report in this respect.
- In our opinion, based on the work undertaken in the course of our audit, the information included in the corporate governance report in accordance with the requirements of subparagraphs (iv) and (v) of paragraph 2(a) of Article 151 of the Cyprus Companies Law, Cap. 113, and which is included as a specific section of the Consolidated Management Report, have been prepared in accordance with the requirements of the Cyprus Companies Law, Cap. 113, and is consistent with the consolidated financial statements.
- In our opinion, based on the work undertaken in the course of our audit, the corporate governance report includes all information referred to in subparagraphs (i), (ii), (iii), (vi) and (vii) of paragraph 2(a) of Article 151 of the Cyprus Companies Law, Cap. 113.
- In light of the knowledge and understanding of the Group and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the corporate governance statement in relation to the information disclosed for items (iv) and (v) of subparagraph 2(a) of Article 151 of the Cyprus Companies Law, Cap. 113. We have nothing to report in this respect.

Deloitte.

Independent Auditor's Report (continued)

To the Members of Etalon Group PLC

Other Matters

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Article 10(1) of the EU Regulation 537/2014 and Section 69 of the Auditors Law of 2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

The engagement partner on the audit resulting in this independent auditor's report is Kerry Whyte.

Kerry Whyte

Kerry Whyte
Certified Public Accountant and Registered Auditor
for and on behalf of

Deloitte Limited
Certified Public Accountants and Registered Auditors

Nicosia, 22 March 2021

mln RUB	**Note**	**2020**	**2019**
Revenue from sale of real estate accounted for at historical cost		51 801	62 609
Revenue from sale of real estate acquired through business combinations and recognised at fair value at initial recognition		18 675	10 875
Other revenue		8 179	10 846
Revenue	6	**78 655**	**84 330**
Cost of sales of real estate accounted for at historical cost		(33 744)	(44 150)
Cost of sales of real estate acquired through business combinations and recognised at fair value at initial recognition		(15 605)	(9 592)
Other cost of sales		(7 391)	(10 531)
Cost of sales		**(56 740)**	**(64 273)**
Gross profit from sales of real estate accounted for at historical cost		18 057	18 459
Gross profit from sales of real estate acquired through business combinations and recognised at fair value at initial recognition		3 070	1 283
Gross profit from other sales		788	315
Gross profit		**21 915**	**20 057**
General and administrative expenses	7	(5 235)	(7 280)
Selling expenses		(4 560)	(4 822)
Impairment loss on trade and other receivables	26 (b)(iii)	(329)	(476)
Gain from bargain purchase	27	-	729
Other expenses, net	8	(1 573)	(1 724)
Results from operating activities		**10 218**	**6 484**
Finance income – interest revenue	11	1 887	2 872
Finance income - other	11	129	119
Finance costs	11	(7 512)	(7 704)
Net finance costs		**(5 496)**	**(4 713)**
Pofit before income tax		**4 722**	**1 771**
Income tax expense	12	(2 686)	(1 585)
Profit for the year		**2 036**	**186**
Total comprehensive income for the year		**2 036**	**186**
Profit attributable to:			
Owners of the Company		2 036	795
Non-controlling interest		-	(609)
Profit for the year		**2 036**	**186**
Total comprehensive income attributable to:			
Owners of the Company		2 036	795
Non-controlling interest		-	(609)
Total comprehensive income for the year		**2 036**	**186**
Earnings per share			
Basic and diluted earnings per share (RUB)	22	6,90	2,70

The consolidated statement of profit or loss and other comprehensive income is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

mln RUB	Note	2020	2019
ASSETS			
Non-current assets			
Property, plant and equipment	13	3 508	3 561
Investment property	14	691	1 065
Other long-term investments	15	424	190
Trade and other receivables	18	4 253	4 692
Deferred tax assets	16	6 692	3 921
Total non-current assets		**15 568**	**13 429**
Current assets			
Inventories under construction and development	17	102 179	85 270
Inventories - finished goods	17	11 291	14 286
Other inventories	17	1 975	1 133
Advances paid to suppliers	18	8 137	9 750
Costs to obtain contracts		840	752
Contract assets	18	7 138	2 463
Trade receivables	18	6 358	7 444
Other receivables	18	6 991	5 486
Short-term investments	19	212	203
Cash and cash equivalents	20	25 830	31 128
Total current assets		**170 951**	**157 915**
Total assets		**186 519**	**171 344**
EQUITY AND LIABILITIES			
Equity			
Share capital	21	2	2
Share premium	21	15 486	15 486
Reserve for own shares	21	(1)	(1)
Retained earnings		35 586	37 089
Total equity attributable to equity holders of the Company		**51 073**	**52 576**
Non-controlling interest		-	-
Total equity		**51 073**	**52 576**

The consolidated statement of financial position is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

mln RUB	Note	2020	2019
Non-current liabilities			
Loans and borrowings	23	34 636	42 258
Trade and other payables	25	26 734	3 227
Provisions	24	129	116
Deferred tax liabilities	16	7 930	6 463
Total non-current liabilities		**69 429**	**52 064**
Current liabilities			
Loans and borrowings	23	15 869	10 434
Trade and other payables	25	21 399	19 142
Contract liabilities	25	28 351	36 439
Provisions	24	398	689
Total current liabilities		**66 017**	**66 704**
Total equity and liabilities		**186 519**	**171 344**

These Consolidated Financial Statements were approved by the Board of Directors on 22 March 2021 and were signed on its behalf by:

Charalampos Avgousti
Director

Sergey Egorov
Director

The consolidated statement of financial position is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

	Attributable to equity holders of the Company						
mln RUB	**Share capital**	**Share premium**	**Reserve for own shares**	**Retained earnings**	**Total**	**Non-controlling interest**	**Total equity**
Balance as at 1 January 2019	2	15 486	(1)	39 802	55 289	2	**55 291**
Total comprehensive income for the year							
Profit for the year	-	-	-	795	795	(609)	**186**
Total comprehensive income for the year	-	-	-	795	795	(609)	**186**
Transactions with owners, recorded directly in equity							
Dividends to equity holders	-	-	-	(3 577)	(3 577)	-	**(3 577)**
Dividends to non-controlling shareholders of JSC "Leader-Invest"	-	-	-	-	-	(13)	**(13)**
Acquisition of subsidiary with NCI (note 27)	-	-	-		-	15 289	**15 289**
Acquisition of NCI (note 21)	-			69	69	(14 669)	**(14 600)**
Total transactions with owners	-	-	-	(3 508)	(3 508)	607	**(2 901)**
Balance as at 31 December 2019	**2**	**15 486**	**(1)**	**37 089**	**52 576**	**-**	**52 576**

The consolidated statement of changes in equity is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

	Attributable to equity holders of the Company						
mln RUB	**Share capital**	**Share premium**	**Reserve for own shares**	**Retained earnings**	**Total**	**Non-controlling interest**	**Total equity**
Balance as at 1 January 2020	2	15 486	(1)	37 089	52 576	-	**52 576**
Total comprehensive income for the year							
Profit for the year	-	-	-	2 036	2 036	-	**2 036**
Total comprehensive income for the year	-	-	-	2 036	2 036	-	**2 036**
Transactions with owners, recorded directly in equity							
Dividends to equity holders	-	-	-	(3 539)	(3 539)	-	**(3 539)**
Total transactions with owners	-	-	-	(3 539)	(3 539)	-	**(3 539)**
Balance as at 31 December 2020	**2**	**15 486**	**(1)**	**35 586**	**51 073**	**-**	**51 073**

The consolidated statement of changes in equity is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

mln RUB	**Notes**	**2020**	**2019**
OPERATING ACTIVITIES:			
Profit for the year		2 036	186
Adjustments for:			
Depreciation	13, 14	481	542
Gain on disposal of property, plant and equipment	8	(51)	(274)
Gain on disposal of investment property	8	(103)	(13)
Loss on disposal of inventories under construction and development	8	200	-
Impairment loss on inventories	17	676	1 287
Impairment loss on trade and other receivables, advances paid to suppliers and investments	26 (b)(iii)	418	578
Gain on disposal of subsidiary		-	(87)
Gain from bargain purchase	27	-	(729)
Significant financing component from contracts with customers recognised in revenue		(1 210)	(1 703)
Savings on escrow-backed loans recognised in revenue		(448)	-
Finance costs, net	11	5 496	4 713
Income tax expense	12	2 686	1 585
Cash from operating activities before changes in working capital and provisions		**10 181**	**6 085**
Change in inventories		(15 619)	12 506
Change in accounts receivable		2 642	544
Change in accounts payable		24 390	(9 511)
Change in provisions	24	(278)	(420)
Change in contract assets	18	(4 675)	(1 219)
Change in contract liabilities	25	(8 088)	9 290
Cash generated from operating activities		**8 553**	**17 275**
Income tax paid		(4 647)	(3 939)
Interest paid		(4 803)	(4 824)
Net cash (used in)/from operating activities		**(897)**	**8 512**

The consolidated statement of cash flows is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

mln RUB	Notes	2020	2019
INVESTING ACTIVITIES:			
Proceeds from disposal of property, plant and equipment		265	346
Proceeds from disposal of investment property		440	76
Interest received		1 103	2 167
Acquisition of property, plant and equipment		(396)	(496)
Loans given		(216)	48
Loans repaid		2	-
Proceeds from disposal of subsidiaries, net of cash disposed of		-	19
Acquisition of subsidiary, net of cash acquired		-	(10 481)
Acquisition of other investments	15, 19	(139)	(75)
Disposal of other investments	15, 19	105	1 359
Net cash from/(used in) investing activities		**1 164**	**(7 037)**
FINANCING ACTIVITIES:			
Proceeds from borrowings	23	8 691	30 332
Repayments of borrowings	23	(10 108)	(4 432)
Acquisition of non-controlling interest	21 (e)	-	(14 600)
Payments for lease liabilities, excluding interest	28	(645)	(939)
Dividends paid		(3 527)	(3 599)
Net cash (used in)/from financing activities		**(5 589)**	**6 762**
Net (decrease)/increase in cash and cash equivalents		(5 322)	8 237
Cash and cash equivalents at the beginning of the year		31 128	23 066
Effect of exchange rate fluctuations		24	(175)
Cash and cash equivalents at the end of the year	20	**25 830**	**31 128**

The consolidated statement of cash flows is to be read in conjunction with the notes to, and forming part of, the consolidated financial statements set out on pages 26 to 87.

1 Background

a) Organisation and operations

Etalon Group PLC (Etalon Group Public Company Limited before 27 July 2017 and Etalon Group Limited before 5 April 2017) (the “Company”) and its subsidiaries (together referred to as the “Group”) comprise Russian joint stock companies and limited liability companies, as defined in the Civil Code of the Russian Federation, and companies located abroad.

The Company was incorporated on 8 November 2007 in the Bailiwick of Guernsey.

On 5 April 2017, the Company migrated from Guernsey, Channel Islands, and was registered in the Republic of Cyprus under the name of Etalon Group Public Company Limited.

On 27 July 2017, the Annual General Meeting of Shareholders resolved to change the name of the Company from Etalon Group Public Company Limited to Etalon Group PLC. On 8 August 2017, the change of the Company’s name was approved by the Registrar of Companies and Official Receiver of the Republic of Cyprus.

The Company’s registered office is located at:

2-4 Arch. Makariou III Avenue
Capital Center, 9th floor
1065 Nicosia
Cyprus

The Group’s principal activity is residential development in the Saint-Petersburg metropolitan area and the Moscow metropolitan area, both of which are located in the Russian Federation.

In April 2011, the Company completed an initial public offering and placed its ordinary shares in the form of global depository receipts ("GDR") on the Main Market of the London Stock Exchange.

b) Business environment

Starting from early 2020, a new coronavirus disease (COVID-19) began rapidly spreading all over the world resulting in an announcement of pandemic status by the World Health Organization in March 2020. Responses put in place by the Russian Federation to contain the spread of COVID-19 resulted in significant operational disruption for many companies and had a significant effect on businesses across a wide range of sectors, including, but not limited to such impacts as disruption of business operations as a result of interruption of production or closure of facilities, supply chain disruptions, quarantines of personnel, reduced demand and difficulties in raising financing.

The quarantine measures introduced in the Russian Federation included the closure of the Group’s sales offices. In addition, the Government of Moscow imposed a temporary ban on construction works that lasted from the 13th of April until the 12th of May.

The quarantine measures, accompanied by the reduction of disposable income of households and the increase in unemployment rates, led to the overall decrease of the demand for real estate. At the same time, the Government of the Russian Federation implemented various measures to support both the construction industry and its clients, including the introduction of the preferential 6,5% p.a. mortgage program and an increase of its price limits on apartments, that had a significant positive impact on the demand for real estate.

As of the reporting date, most of the restrictions imposed by the government authorities in the Russian Federation due to the COVID-19 pandemic have been lifted, including on the operation of the Group's sales offices, and the Group observes that the demand for real estate is recovering.

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

Starting in 2014, the United States of America, the European Union and some other countries have imposed and gradually expanded economic sanctions against a number of Russian individuals and legal entities. The imposition of the sanctions has led to increased economic uncertainty, including more volatile equity markets, a depreciation of the Russian rouble, a reduction in both local and foreign direct investment inflows and a significant tightening in the availability of credit. As a result, some Russian entities may experience difficulties accessing the international equity and debt markets and may become increasingly dependent on state support for their operations. The longer-term effects of the imposed and possible additional sanctions are difficult to determine.

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

2 Basis of preparation

a) Statement of compliance

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union (EU), and the requirements of the Cyprus Companies Law, Cap. 113.

b) Basis of measurement and going concern principle

The consolidated financial statements are prepared on the historical cost basis. Management prepared these consolidated financial statements on a going concern basis. When making an assessment of the Group's ability to continue as a going concern over the next 12 months, the management took into account all available information about the future, noting that there are no material uncertainties related to events or conditions that may cast significant doubt upon the Group's ability to continue as a going concern.

c) Functional and presentation currency

The national currency of the Russian Federation is the Russian Rouble ("RUB"), which is the Company's functional currency and the currency in which these consolidated financial statements are presented. The functional currency of most of the most Group's subsidiaries, including foreign operations, is the RUB, as the activities of foreign operations are carried out as an extension of the activities of the Group in the Russian Federation.

All financial information presented in RUB has been rounded to the nearest million.

d) Use of estimates and judgments

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

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

Critical accounting judgments

The following is the critical accounting judgement (apart from judgements involving estimation which are dealt with separately below), made during the year that had the most significant effect on the amounts recognised in the consolidated financial statements.

Effective from 1 January 2019, the Group ceased capitalisation of borrowing costs into the cost of inventories under construction and development, revenue for which is recognized over time. The change in accounting policy was driven by a change in significant judgment that the land cost, being the part of inventory (work-in-progress), is not a qualifying asset for capitalisation of borrowings costs as defined in IAS 23 Borrowing Costs.

Key sources of estimation uncertainty

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year is included in the following notes:

- Note 6 – revenue: measurement of the progress towards complete satisfaction of the performance obligation, including estimation of the total costs to satisfy the performance obligation;
- Note 17 – inventories –impairment provisions: the discount rate and the years of turnover of parking places; recognition of obligations for the construction of social infrastructure: construction budgets and timing of construction;
- Note 26(b)(ii) – measurement of Expected Credit Loss (ECL) allowance for trade and other receivables and contract assets: probability of default and loss given default;
- Note 27 – acquisition of subsidiary: fair value of the assets acquired and liabilities assumed.

e) Changes in accounting policies

The Group has consistently applied the accounting policies to all periods presented in these consolidated financial statements.

i) New Standards and Interpretations

The Group adopted all new standards and interpretations that were effective from 1 January 2020. The adoption of these standards and interpretations did not have any material effect on the Group's consolidated financial statements.

New and amended standards and interpretations issued but not yet effective

The following amendments to the standards and interpretations are effective for annual periods beginning on or after 1 January 2021. The Group has not yet analysed the likely impact of the new standards and interpretations on its financial position or performance.

- Amendments to IFRS 3 *Business Combinations* – Reference to the Conceptual Framework

The amendments update IFRS 3 so that it refers to the 2018 *Conceptual Framework* instead of the 1989 Framework. They also add to IFRS 3 a requirement that, for obligations within the scope of IAS 37 *Provisions, Contingent Liabilities and Contingent Assets*, an acquirer applies IAS 37 to determine whether at the acquisition date a present obligation exists as a result of past events. For a levy that would be within the scope of IFRIC 21 *Levies*, the acquirer applies IFRIC 21 to determine whether the obligating event that gives rise to a liability to pay the levy has occurred by the acquisition date.

Finally, the amendments add an explicit statement that an acquirer does not recognise contingent assets acquired in a business combination.

The amendments are effective for business combinations for which the date of acquisition is on or after the beginning of the first annual period beginning on or after 1 January 2022. Early application is permitted if an entity also applies all other updated references (published together with the updated *Conceptual Framework*) at the same time or earlier.

- IFRS 17 *Insurance Contracts* (effective for annual periods beginning on or after 1 January 2023);
- Amendments to IAS 1 *Presentation of Financial Statements* - classification of liabilities as current or non-current – (effective for annual periods beginning on or after 1 January 2023);
- Amendments to IFRS 9 *Financial Instruments* as a result of the 2018-2020 Annual Improvements to IFRSs. - fees in the "10 percent" test for derecognition of financial liabilities (effective for annual periods beginning on or after 1 January 2022);
- Amendments to IFRS 10 *Consolidated Financial Statements* and IAS 28 *Investments in Associates* - sale or contribution of assets between an investor and its associate or joint venture (effective date to be determined by the IASB);
- Amendments to IAS 16 *Property, Plant and Equipment*, prohibiting companies from deducting from the value of property, plant and equipment the amounts received from sale of manufactured items while the company is preparing the asset for its intended use (effective for annual periods beginning on or after 1 January 2022);
- Amendments to IAS 37 - costs to be included in assessing onerous contracts (effective for annual periods beginning on or after 1 January 2022);
- Other annual improvements to IFRSs.

3 Significant accounting policies

a) Basis of consolidation

(i) Business combinations

The Group accounts for business combinations using the acquisition method when control is transferred to the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The identifiable assets acquired and the liabilities assumed, as well as the consideration transferred in the acquisition are measured at their acquisition-date fair values.

The Group recognises goodwill as of the acquisition date as acquisition-date fair value consideration transferred plus the amount of any non-controlling interest in the acquiree plus the acquisition-date fair value of the acquirer's previously held equity interest in the acquire (in a business combination achieved in stages) less the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in profit or loss immediately. Transaction costs are expensed as incurred.

Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not remeasured and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognised in profit or loss.

(ii) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls another entity when it holds more than half of the voting rights of the other entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases. The Group's significant subsidiaries are disclosed in note 32.

(iii) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated.

b) Foreign currency

Transactions in foreign currencies are translated to the functional currency of Group entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortised cost in foreign currency translated at the exchange rate at the end of the reporting period. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Foreign currency differences arising in retranslation are recognised in profit or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction.

c) Financial instruments

(i) Recognition and initial measurement

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

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI) – debt investment; FVOCI – equity investment; or FVTPL.

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

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

– it is held within a business model whose objective is to hold assets to collect contractual cash flows; and

– its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

– it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and

– its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL.

Financial assets – Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

– the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

– how the performance of the portfolio is evaluated and reported to the Group's management;

– the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;

– the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

Financial assets – assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

– contingent events that would change the amount or timing of cash flows;
– terms that may adjust the contractual coupon rate, including variable-rate features;
– prepayment and extension features; and
– terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent solely with the payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets – Subsequent measurement and gains and losses

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial liabilities – Classification, subsequent measurement and gains and losses

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

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

(iii) Modification of financial assets and financial liabilities

Financial assets

If the terms of a financial asset are modified, the Group evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different (referred to as 'substantial modification'), then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised and a new financial asset is recognised at fair value.

The Group performs a quantitative and qualitative evaluation of whether the modification is substantial, i.e. whether the cash flows of the original financial asset and the modified or replaced financial asset are substantially different. The Group assesses whether the modification is substantial based on quantitative and qualitative factors in the following order: qualitative factors, quantitative factors, combined effect of qualitative and quantitative factors. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset deemed to have expired. In making this evaluation the Group analogizes to the guidance on the derecognition of financial liabilities.

If the cash flows of the modified asset carried at amortised cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Group recalculates the gross carrying amount of the financial asset and recognises the amount arising from adjusting the gross carrying amount as a modification gain or loss in profit or loss. The gross carrying amount of the financial asset is recalculated as the present value of the renegotiated or modified contractual cash flows that are discounted at the financial asset's original effective interest rate. Any costs or fees incurred adjust the carrying amount of the modified financial asset and are amortised over the remaining term of the modified financial asset.

Financial liabilities

The Group derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

If a modification (or exchange) does not result in the derecognition of the financial liability the Group applies accounting policy consistent with the requirements for adjusting the gross carrying amount of a financial asset when a modification does not result in the derecognition of the financial asset, i.e. the Group recognises any adjustment to the amortised cost of the financial liability arising from such a modification (or exchange) in profit or loss at the date of the modification (or exchange).

Changes in cash flows on existing financial liabilities are not considered as modification if they result from existing contractual terms, e.g. changes in fixed interest rates initiated by banks due to changes in the CBR key rate, if the loan contract entitles banks to do so and the Group have an option to either accept the revised rate or redeem the loan at par without penalty. The Group treats the modification of an interest rate to a current market rate using the guidance on floating-rate financial instruments. This means that the effective interest rate is adjusted prospectively.

The Group performs a quantitative and qualitative evaluation of whether the modification is substantial considering qualitative factors, quantitative factors and combined effect of qualitative and quantitative factors. The Group concludes that the modification is substantial as a result of the following qualitative factors:

– change in the currency of the financial liability;

– change in collateral or other credit enhancement;

– inclusion of conversion option;

– change in the subordination of the financial liability.

For the quantitative assessment the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortised over the remaining term of the modified liability.

(iv) Derecognition

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

(v) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(vi) Impairment

Financial instruments and contract assets

The Group recognises loss allowances for ECLs on:

– financial assets measured at amortised cost;

– debt investments measured at FVOCI; and

– contract assets.

The Group uses a simplified approach to measure loss allowance at an amount equal to lifetime ECLs for trade receivables and contract assets that result from transactions that are within the scope of IFRS 15, irrespective of whether they contain a significant financing component or not.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

For measuring of loss allowance for trade receivables and contract assets, the Group allocates those financial assets into the following two categories based on shared credit risk characteristics that are determined by existence of a collateral:

– Trade receivables and contract assets arising from sales of real estate;

– Trade receivables and contract assets arising from provision of construction services and other operations.

The Group does not transfer title for sold properties to customers until they settle their accounts in full. In case a customer fails to settle obligations in a reasonable time as determined in their sales contract, the Group initiates termination of the sales contract, the properties are returned to the Group and in addition, the Group withholds a penalty from the amount of consideration it returns to the customer. The properties are subsequently sold to other customers, and the cash flows from sale of collateral are included into the cash flows that the Group expects to receive under the initial contract. The Group estimates and recognises ECLs on trade receivables based on its own statistics about contract termination and credit losses incurred.

For the second category of receivables and contract assets, the Group calculates ECL based on individual credit risk ratings of each debtor and the remaining terms to maturity. The Group determines the inputs for calculation of ECL such as probability of default and loss given default using both internal and external statistical data. ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive).

The Group defines default event when a financial asset is more than 90 days past due or it is unlikely that the debtor's obligations to the Group will be repaid in full without the Group taking such actions as the sale of the collateral (if any).

Credit-impaired financial assets

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

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

– significant financial difficulty of the borrower or issuer;
– a breach of contract such as a default or being more than 90 days past due;
– the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
– it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
– the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the statement of financial position

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

Write-off

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. The Group individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery of a financial asset. The Group expects no significant recovery from the amount written off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

d) Advances paid and contract liabilities

Due to the nature of its activities, the Group receives significant advances from customers (designated as contract liabilities), and makes significant prepayments to sub-contractors and other suppliers. Advances paid are recognised on an undiscounted basis. The Group adjusts contract liabilities for the significant financing component if the timing of payments agreed to by the parties provides the Group with a significant benefit of financing.

e) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and bank balances and call deposits with original maturities of three months or less. In accordance with IFRS 9, cash and cash equivalents are classified at amortised cost.

f) Property, plant and equipment

(i) Recognition and measurement

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment loss.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the asset to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and borrowing costs on qualifying assets for which the commencement date for capitalisation is on or after 1 January 2008, the date of transition to IFRSs.

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

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised net within "other income" in profit or loss.

(ii) Subsequent costs

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

(iii) Depreciation

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

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

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

- Buildings and constructions 7-30 years;
- Machinery and equipment 5-15 years;
- Vehicles 5-10 years;
- Other assets 3-7 years.

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate. No estimates in respect of plant and equipment were revised in 2020.

g) Investment property

Investment property is measured at cost less accumulated depreciation and any accumulated impairment losses.

Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss.

h) Inventories

Inventories comprise real estate properties under construction and development (including residential premises, stand-alone and built-in commercial premises) when the Group acts in the capacity of a developer, finished goods, and construction and other materials.

The Group accounts for stand-alone and built-in commercial properties within inventories because it does not intend to engage in renting-out those assets and keeping those as investment properties to generate rental income and benefit from appreciation. Properties classified as inventory may be rented out on a temporary basis while the Group is searching for a buyer. Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

The cost of real estate properties under construction and development is determined on the basis of specific identification of their individual costs. The costs of individual residential units and built-in commercial premises are arrived at by allocating the costs of a particular development project to individual apartments and built-in premises on a pro rata basis relative to their size.

Since 1 January 2017, for items on which revenue is recognized over time, real estate property under construction and development is treated as an asset ready for sale in its current condition and is not a qualifying asset for the capitalization of borrowing costs.

The costs of real estate property comprise costs of construction and other expenditure directly attributable to a particular development project.

The cost of inventories, other than construction work in progress intended for sale, is based on the weighted average cost formula and includes expenditure incurred in acquiring the inventories, production or conversion costs and other costs incurred in bringing them to their existing location and condition. Cost of manufactured inventories and work in progress includes an appropriate share of overheads based on normal operating capacity. Transfer from real estate properties under construction and development to the stock of finished goods occurs when the respective building is approved by the State commission established by the local regulating authorities for acceptance of finished buildings and the building is ready for housing.

The Group's inventory is not limited to 12 months and may be of longer term since the development cycle exceeds 12 months. Inventories are classified as current assets even when they are not expected to be realised within twelve months after the reporting date.

i) Revenue

(i) Revenue from sale of real estate properties (including flats, commercial premises and parking places)

Revenue is measured based on the consideration specified in a contract with a customer adjusted for the effect of the time value of money (significant financing component) if the timing of payments agreed to by the parties provides the customer or the Group with a significant benefit of financing. The timing of satisfaction of the Group's performance obligations does not necessarily correspond to the typical payment terms, as the Group either accepts full down payments at the inception of construction, or provides instalment plans for the whole period of construction or beyond it.

The Group recognises revenue when (or as) it transfers control over an asset to a customer. Transfer of control may vary depending on the individual terms of the sales contracts.

For contracts for the sale of finished goods, the Group generally considers that control have been transferred on the date when a buyer signs the act of acceptance of the property.

For each performance obligation satisfied over time (promise to transfer an apartment specified in the contract with a customer in a multicompartment building under construction), the Group recognises revenue over time by measuring the progress towards satisfaction of that performance obligation using the input method.

The Group applies the input method because it believes that there is a direct relationship between the Group's inputs and the transfer of control of goods or services to a customer. The measurement of the value to the customer of the goods or services transferred to date, applied under the output method, is not available for the Group without undue cost. The Group excludes from the input method the effects of any inputs that do not contribute to the Group's progress in satisfying the performance obligation.

Under the input method, revenue is recognised on the basis of costs incurred relative to the total expected costs to the satisfaction of that performance obligation that is the proportion of costs incurred to date to construct a multicompartment building to the total costs to construct the building in accordance with a business plan.

The progress is considered to be the same for all apartments within a building, irrespective of their floors, and revenue is recognised with respect to apartments that are contracted under share participation agreements. Costs used to measure progress towards complete satisfaction of performance obligation include costs of design and construction of a multicompartment building and exclude the cost of acquisition of land plots. The cost of acquisition of land plot is recognised in cost of sales consistently with the transfer to the customers of the apartments to which the land plot relates.

In relation to sales via housing cooperatives, revenue is recognized on the date when sold real estate property is transferred to, and accepted by, the cooperative. Before that date, the respective building has to be approved by the State commission for acceptance of finished buildings.

When adjusting the promised amount of consideration (monetary or non-monetary) for a significant financing component, the Group applies discount rates that would be reflected in a separate financing transaction between the entity and its customer at contract inception that is typically the average mortgage rate for contract assets and the Group's incremental borrowing rate for contract liabilities.

When the Group finances construction of residential buildings using project financing backed by balances on escrow accounts, it adjusts transaction price for the difference between interest expense on borrowings calculated using the base interest rate and the preferential interest rate. Interest rate on project financing depends on the proportion of balances on escrow accounts to the balance of project loan and varies from base interest rate (no balances on escrow accounts) to preferential interest rates (balances on escrow accounts exceed or equal balance of project loan).

As a practical expedient, the Group does not adjust the promised amount of consideration for the effects of a significant financing component if the Group expects, at contract inception, that the period between the transfer of a promised good to a customer and the customer's payment for that good will be one year or less.

Costs to obtain contracts

The Group recognises as an asset the incremental costs of obtaining a contract with a customer. These costs usually include sales commissions and insurance payments for share participation agreements. Such assets are amortised on the basis of the progress towards complete satisfaction of respective performance obligations and are included into selling expenses.

(ii) Revenue from construction services

For accounting purposes, the Group distinguishes two types of construction contracts:

1) Contracts for provision of construction services;

2) Contracts for construction of an asset.

For the first type of contracts, revenue from construction services rendered is recognized in the consolidated statement of Profit or Loss and Other Comprehensive Income when the Group transfers control of a service to customer. These contracts are normally short-term, therefore revenue is recognised when the customer signs the act of acceptance of the construction service.

For the second type of contracts revenue is recognized over time by measuring progress towards complete satisfaction of the performance obligation at the reporting date, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs, using the input method. Contract costs are recognised as expenses in the period in which they are incurred except when the costs are the costs that generate or enhance resources of the entity that will be used in satisfying a performance obligation in future.

Some or all of an amount of variable consideration is included in the transaction price only to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when that uncertainty associated with the variable consideration is subsequently resolved.

The Group accounts for a contract modification (change in the scope or price (or both)) when that is approved by the parties to the contract.

Where the outcome of a performance obligation cannot be reasonably measured, contract revenue is recognised to the extent of costs incurred in satisfying the performance obligation that is expected to be recovered.

When it becomes probable that total contract costs will exceed total contract revenue, the Group recognises expected losses from onerous contract as an expense immediately.

(iii) Revenue from sale of construction materials

Revenue from the sale of construction materials is recognised in the consolidated statement of profit or loss and other comprehensive income when the Customer obtains control of a promised asset.

j) Leases

Under IFRS 16, a contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration.

The Group recognises right-of-use assets and lease liabilities primarily for its operating leases of land plots for development purposes.

The Group does not present right-of-use assets for land plots separately in the statement of financial position but includes such assets within inventories under construction and development. The depreciated part of right-of-use asset arising from lease of land plots is recognised within cost of sales on the same basis as the cost of acquisition of land plots, see note 3(h)(i).

The Group presents lease liabilities in "Trade and other payables" (note 25) in the statement of financial position.

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

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

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payment made. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, a change in the estimate of the amount expected to be payable under a residual value guarantee, or as appropriate, changes in the assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not to be exercised.

Lease modifications

A lessee accounts for a lease modification as a separate lease if both:

(a) the modification increases the scope of the lease by adding the right to use one or more underlying assets; and

(b) the consideration for the lease increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For lease modifications that are not accounted for as separate leases, lease liabilities are remeasured by discounting the revised lease payments using revised discount rates and making corresponding adjustments to the right-of-use assets.

k) Income tax

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

Current tax is the expected tax payable or receivable on the taxable income or loss for the period, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. Current tax payable also includes any tax liability arising from the declaration of dividends.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investments in subsidiaries and associates to the extent that it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

In accordance with the tax legislation of the Russian Federation, tax losses and current tax assets of a company in the Group may not be set off against taxable profits and current tax liabilities of other Group companies. In addition, the tax base is determined separately for each of the Group's main activities and, therefore, tax losses and taxable profits related to different activities cannot be offset.

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

IFRIC 23 *Uncertainty over Income Tax Treatments* clarified how to account for a tax liability or a tax asset when there is an uncertainty over income tax treatments by the taxation authorities. The tax amounts recorded in these consolidated financial statements are consistent with the tax returns of the Group's subsidiaries and therefore no uncertainty is reflected in measurement of current and deferred taxes, as the Group believes that it is probable that the taxation authorities will accept the treatment in tax returns. The Group will reassess its judgements and estimates whenever there is a change in facts and circumstances – e.g. examinations of taxation authorities, changes in tax legislation or expiration of rights to examine tax amounts.

4 Determination of fair values

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

a) Non-derivative financial assets

The fair value of trade and other receivables, excluding construction work in progress and held to maturity investments, is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date. This fair value is determined for disclosure purposes.

b) Non-derivative financial liabilities

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

Further information about the assumptions made in measuring fair values in course of business combinations is included in the note 27 – Acquisition of subsidiary.

5 Operating segments

The Group has three reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products and services, and are managed separately because they require different technology and marketing strategies. The following summary describes the operations in each of the Group's reportable segments:

- *Residential development*. Includes construction of residential real estate including flats, built-in premises and parking places.
- *Construction services*. Includes construction services for third parties and for internal purpose.
- *Other operations.* Include selling of construction materials, construction of stand-alone premises for commercial use and various services related to sale and servicing of premises. None of these meets any of the quantitative thresholds for determining reportable segments during the year ended 31 December 2020 or 2019.

Performance of the reportable segments is measured by the management based on gross profits, on the way in which the management organises the segments within the entity for making operating decisions and in assessing performance.

Starting from 2020, the performance of the reportable segment "Residential development" is additionally assessed on the basis of gross profit adjusted for purchase price allocation from acquisition of Leader-Invest. The information for that reportable segment in respect of the year ended 31 December 2019 is provided for the comparability purposes.

General and administrative expenses, selling expenses, finance income and finance costs are treated as equally attributable to all reporting segments and are not analysed by the Group on a segment-by-segment basis and therefore not reported for each individual segment.

The transition from the scheme of customer financing to the bank project financing backed by escrow accounts led to the emergence of significant assets and liabilities that are attributable only to the reportable segment *Residential development* and are not attributable to other segments. Under the circumstances, the Board of Directors elected to focus on the measures of profit or loss of each reportable segment. Therefore the information about reportable segments' assets and liabilities, including the amounts for the year ended 31 December 2019, were excluded from the information about reportable segments.

a) Information about reportable segments

mln RUB	Residential development 2020	Residential development 2019	Construction services 2020	Construction services 2019	Other 2020	Other 2019	Total 2020	Total 2019
External revenues	70 476	73 484	3 137	5 611	5 042	5 235	**78 655**	**84 330**
Including:								
St. Petersburg metropolitan area	30 649	32 463						
Moscow metropolitan area	39 827	41 021						
Inter-segment revenue	-	-	16 459	15 187	2 149	626	**18 608**	**15 813**
Total segment revenue	70 476	73 484	19 596	20 798	7 191	5 861	**97 263**	**100 143**
Etalon without Leader-Invest	51 801	62 609	19 422	20 798	6 693	5 538	77 916	88 945
Leader-Invest sub-group	18 675	10 875	174	-	498	323	19 347	11 198
Gross profit adjusted for purchase price allocation from acquisition of Leader-Invest	24 987	22 420	251	110	558	205	**25 796**	**22 735**
Gross profit adjusted for purchase price allocation from acquisition of Leader-Invest, %	35%	31%						
Gross profit	21 127	19 742	251	110	537	205	**21 915**	**20 057**
Including:								
St. Petersburg metropolitan area	8 556	7 571						
Moscow metropolitan area	12 571	12 171						
Gross profit, %	30%	27%						
Including:								
St. Petersburg metropolitan area	28%	23%						
Moscow metropolitan area	32%	30%						

b) Geographical information

In presenting information on the basis of geographical information, revenue is based on the geographical location of properties. Non-current assets exclude financial instruments and deferred tax assets.

	Revenues		Non-current assets	
mln RUB	**2020**	**2019**	**2020**	**2019**
St. Petersburg metropolitan area	37 679	40 640	2 982	3 190
Moscow metropolitan area	40 976	43 690	1 217	1 436
	78 655	**84 330**	**4 199**	**4 626**

c) Reconciliations of reportable segment revenues and gross profit

mln RUB	**2020**	**2019**
Reconciliation of revenue		
Total revenue for reportable segments	97 263	100 143
Elimination of inter-segment revenue	(18 608)	(15 813)
Consolidated revenue	**78 655**	**84 330**
Reconciliation of gross profit adjusted for purchase price allocation from acquisition of Leader-Invest to profit before tax		
Total gross profit for reportable segments adjusted for purchase price allocation from acquisition of Leader-Invest	25 796	22 735
Purchase price allocation from acquisition of Leader-Invest included in cost of sales	(3 881)	(2 678)
Consolidated gross profit	**21 915**	**20 057**
Unallocated amounts		
General and administrative expenses	(5 235)	(7 280)
Selling expenses	(4 560)	(4 822)
Impairment loss on trade and other receivables	(329)	(476)
Gain from bargain purchase	-	729
Other expenses, net	(1 573)	(1 724)
Finance income and interest revenue	2 016	2 991
Finance costs	(7 512)	(7 704)
Consolidated profit before income tax	**4 722**	**1 771**

6 Revenue

mln RUB	2020	2019
Sale of flats - transferred at a point in time	13 781	14 032
Sale of flats - transferred over time	48 077	48 524
Sale of built-in commercial premises - transferred at a point in time	1 973	3 033
Sale of built-in commercial premises - transferred over time	2 815	2 833
Sale of parking places - transferred at a point in time	2 199	3 521
Sale of parking places - transferred over time	1 631	1 541
Total revenue - segment Residential development (note 5 (a))	70 476	73 484
Long term construction contracts - transferred over time	2 368	4 922
Short term construction services - transferred at a point in time	769	689
Total revenue of segment Construction services (note 5 (a))	3 137	5 611
Sale of construction materials - transferred at a point in time	2 429	2 675
Sale of stand-alone commercial premises - transferred over time	122	-
Other revenue - transferred over time	1 807	1 695
Total other revenue (note 5 (a))	4 358	4 370
Total revenues from contracts with customers	**77 971**	**83 465**
Rental revenue (note 5 (a))	684	865
Total revenues	**78 655**	**84 330**

Contract balances

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

mln RUB	2020	2019
Trade receivables	10 413	12 073
Contract assets	7 138	2 463
Contract liabilities	(28 351)	(36 439)

Contract assets primarily relate to the Group’s rights to consideration for work completed but not billed at the reporting date on sale of flats and built-in commercial premises under share participation agreements and for long-term construction contracts. Contract assets are transferred to trade receivables when the rights become unconditional.

Payment terms for contracts on the sale of flats and built-in commercial premises under share participation agreements usually include advance payments, payments in installments until the date of completion of construction and for specific projects - payment in arrears of 2 to 5 years after the date of completion of construction.

Contract liabilities include advance consideration received from customers.

The explanation of significant changes in contract asset and contract liability balances during the reporting period is presented in the table below.

	2020		2019	
mln RUB	Contract assets	Contract liabilities	Contract assets	Contract liabilities
Balance at 1 January	2 463	(36 439)	1 244	(27 149)
Revenue recognised in the reporting year that was included in the contract liability balance at the beginning of the year	-	33 524	-	28 984
Increases due to cash received, excluding amounts recognized as revenue during the year	-	(24 037)	-	(28 590)
Acquisition through business combination	-	-	134	(7 065)
Transfers from contract assets recognised at the beginning of the year to receivables	(1 552)	-	(1 037)	-
Increase as a result of changes in the measure of progress	6 077	-	2 049	-
Financing component under IFRS 15	150	(1 399)	73	(2 619)
Balance at 31 December	7 138	(28 351)	2 463	(36 439)
Change during the year	**4 675**	**8 088**	**1 219**	**(9 290)**

The following table includes revenue expected to be recognised in the future related to performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date.

31 December 2020 **mln RUB**	**2021**	**2022**	**2023**	**Total**
Residential development	28 867	9 270	691	**38 828**
Construction services	569	-	-	**569**
Construction of stand-alone commercial premises	2 591	1 931	-	**4 522**
Total	**32 027**	**11 201**	**691**	**43 919**

31 December 2019 **mln RUB**	**2020**	**2021**	**2022**	**2023**	**Total**
Residential development	23 294	5 434	869	98	**29 695**
Construction services	2 313	-	-	-	**2 313**
Total	**25 607**	**5 434**	**869**	**98**	**32 008**

The Group applies a practical expedient included in par. 121 of IFRS 15 and does not disclose information about its remaining performance obligations for contracts that have an original expected duration of one year or less.

7 General and administrative expenses

mln RUB	2020	2019
Payroll and related taxes	3 224	4 825
Services	655	460
Other taxes	244	521
Audit and consulting services	237	429
Depreciation	227	218
Bank fees and commissions	111	156
Repair and maintenance	75	102
Materials	50	73
Other	412	496
Total	**5 235**	**7 280**

Remuneration of the statutory audit firm for the year ended 31 December 2020 amounted to RUB 7.7 million for audit services (2019: RUB 5.9 million) and RUB 0.9 million for other assurance services (2019: RUB 3 million). Remuneration of other members of the statutory auditors' network for the year ended 31 December 2020 amounted to RUB 4.7 million for audit services (2019: RUB 4.7 million) and RUB 0.8 million for other assurance services (2019: RUB 7.9 million).

8 Other expenses, net

mln RUB	2020	2019
Other income		
Fees and penalties received	220	153
Gain on disposal of investment property	103	13
Gain on disposal of property, plant and equipment	51	274
Reversal of impairment of an investment in an associate	38	-
Gain on disposal of subsidiary	-	87
Other income	151	74
	563	**601**
Other expenses		
Impairment loss on inventories (note 17)	(676)	(1 287)
Other taxes	(265)	(493)
Loss on disposal of inventories under construction and development	(200)	-
Fees and penalties incurred	(67)	(231)
Cost of social infrastructure for completed projects	(178)	(125)
Contingent consideration for acquisition of Leader-Invest	(143)	-
Charity	(38)	(29)
Other expenses	(569)	(160)
	(2 136)	**(2 325)**
Other expenses, net	**(1 573)**	**(1 724)**

9 Personnel costs

mln RUB	2020	2019
Wages and salaries	7 121	8 030
Social security contributions	1 567	1 729
	8 688	**9 759**

Remuneration to employees in respect of services rendered during the year is recognised on an undiscounted basis as an expense in the consolidated statement of profit or loss and other comprehensive income as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus or other profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

The Group pays fixed contributions to Russia's State pension fund and has no legal or constructive obligation to pay further amounts.

During the year ended 31 December 2020, personnel costs and related taxes included in cost of production amounted to RUB 4 480 million (year ended 31 December 2019: RUB 4 032 million). The remaining part of personnel expenses was subsumed within general and administrative expenses and selling expenses in the total amount of RUB 4 208 million (year ended 31 December 2019: RUB 5 727 million).

The average number of staff employed by the Group during the year ended 31 December 2020 was 4 671 employees (year ended 31 December 2019: 4 821 employees).

10 Share-based payment arrangements

Share option programme (equity-settled)

On 8 June 2018, the Company granted awards in the form 5 550 000 GDRs of the Company’s ordinary shares under the Company's management incentive plan to senior management team employees and executive directors. There were no vesting conditions in the share based payment, but a restriction (lock up period) of 7 years, during which the participants were not entitled to sell, transfer or otherwise dispose any respective GDRs received from the Group, unless such sale, transfer or disposal has been approved by the Group.

Following the share based payment dated 8 June 2018, the Group has no share-based payment arrangements in place.

As of the date these consolidated financial statements have been authorised for issue, senior management team employee currently employed by the Group, continues holding the granted GDRs.

11 Finance income and finance costs

mln RUB	2020	2019
Recognised in profit or loss		
Finance income		
Interest income under the effective interest method on:		
- Cash and cash equivalents (except bank deposits)	518	1 358
- Unwinding of discount on trade receivables	634	705
- Bank deposits - at amortised cost	585	736
- Interest income - financing component under IFRS 15	150	73
Total interest income arising from financial assets measured at amortised cost	**1 887**	**2 872**
Gain on write-off of accounts payable	105	111
Impairment (loss)/reversal on investments	(12)	8
Net foreign exchange gain	36	-
Finance income - other	**129**	**119**
Finance costs		
Financial liabilities measured at amortised cost:		
- Interest expenses- financing component under IFRS 15	(1 399)	(2 619)
- Interest expenses - borrowing costs	(4 924)	(4 387)
- Interest expense on leases	(167)	(233)
- Unwinding of discount on other payables	(915)	(171)
Impairment loss on advances paid to suppliers	(9)	(102)
Other finance costs	(98)	(20)
Net foreign exchange loss	-	(172)
Finance costs	**(7 512)**	**(7 704)**
Net finance costs recognised in profit or loss	**(5 496)**	**(4 713)**

In addition to interest expense recognised in the consolidated statement of profit or loss and other comprehensive income, the following amounts of borrowing costs and significant financing component have been capitalised into the cost of real estate properties under construction and development (revenue for which is not recognised over time):

mln RUB	2020	2019
Borrowing costs and significant financing component capitalised during the year	274	397
Weighted average capitalisation rate	14,86%	14,86%

During the year ended 31 December 2020, borrowing costs and significant financing component that have been capitalised into the cost of real estate properties under construction and development (revenue for which was not recognised over time) in the amount of RUB 212 million (year ended 31 December 2019: RUB 1 164 million), were included into the cost of sales upon construction and sale of those properties – including borrowing costs in the amount of RUB 116 million (year ended 31 December 2019: RUB 808 million) and significant financing component in the amount of RUB 96 million (year ended 31 December 2019: RUB 356 million).

12 Income tax expense

The Company's applicable tax rate under the Cyprus Income Tax Law is 12.5%. The Cypriot subsidiaries' applicable tax rate is 12.5%. For the Russian companies of the Group the applicable income tax rate is 20% (year ended 31 December 2019: 20%).

mln RUB	2020	2019
Current tax expense		
Current year	3 991	3 390
(Over)/under-provided in prior year	(4)	9
	3 987	3 399
Deferred tax expense		
Origination and reversal of temporary differences	(1 301)	(1 814)
Income tax expense	**2 686**	**1 585**

Reconciliation between tax expense and the product of accounting profit multiplied by the applicable tax rate 20% :

mln RUB	2020	2019
Profit before income tax	4 722	1 771
Theoretical income tax at statutory rate of 20%	944	354
Adjustments due to:		
(Over)/under-provided in prior year	(4)	9
Tax losses for which no deferred tax asset was recognised	84	-
Write-off of previously recognised deferred tax assets	273	-
Tax effect of dividends from Russian subsidiaries	233	115
Expenses not deductible and income not taxable for tax purposes, net	1 156	1 107
Income tax expense	**2 686**	**1 585**

13 Property, plant and equipment

During the year ended 31 December 2020, depreciation expense of RUB 239 million (year ended 31 December 2019: RUB 281 million) has been charged to cost of sales, RUB 13 million (year ended 31 December 2019: RUB 16 million) to cost of real estate properties under construction and development, RUB 28 million to other expenses, net (year ended 31 December 2019: RUB 12 million) and RUB 179 million (year ended 31 December 2019: RUB 218 million) to general and administrative expenses.

mln RUB	Buildings and constructions	Machinery and equipment	Vehicles	Other	Land	Construction in progress	Total
Cost							
Balance at 1 January 2019	2 344	2 537	133	270	121	210	**5 615**
Additions	319	66	27	64	-	154	**630**
Acquisition through business combination	372	6	-	20	-	5	**403**
Disposals	(188)	(130)	(42)	(39)	(1)	(2)	**(402)**
Transfers	81	3	-	14	-	(98)	**-**
Balance at 31 December 2019	2 928	2 482	118	329	120	269	**6 246**
Balance at 1 January 2020	2 928	2 482	118	329	120	269	**6 246**
Additions	144	90	5	83	-	143	**465**
Disposals	(215)	(113)	(12)	(33)	(3)	-	**(376)**
Transfers	70	-	-	69	-	(139)	**-**
Balance at 31 December 2020	2 927	2 459	111	448	117	273	**6 335**
Depreciation and impairment losses							
Balance at 1 January 2019	(378)	(1 788)	(91)	(163)	-	-	**(2 420)**
Depreciation for the year	(287)	(159)	(18)	(61)	-	-	**(525)**
Disposals	105	94	36	25	-	-	**260**
Balance at 31 December 2019	(560)	(1 853)	(73)	(199)	-	-	**(2 685)**
Balance at 1 January 2020	(560)	(1 853)	(73)	(199)	-	-	**(2 685)**
Depreciation for the year	(232)	(140)	(16)	(69)	-	-	**(457)**
Disposals	182	101	10	22	-	-	**315**
Balance at 31 December 2020	(610)	(1 892)	(79)	(246)	-	-	**(2 827)**
Carrying amounts							
Balance at 1 January 2019	**1 966**	**749**	**42**	**107**	**121**	**210**	**3 195**
Balance at 31 December 2019	**2 368**	**629**	**45**	**130**	**120**	**269**	**3 561**
Balance at 1 January 2020	**2 368**	**629**	**45**	**130**	**120**	**269**	**3 561**
Balance at 31 December 2020	**2 317**	**567**	**32**	**202**	**117**	**273**	**3 508**

14 Investment property

mln RUB	2020	2019
Cost		
Balance at 1 January	1 375	587
Acquisition through business combination	-	838
Additions	-	15
Disposals	(358)	(65)
Balance at 31 December	**1 017**	**1 375**
Accumulated depreciation and impairment losses		
Balance at 1 January	(310)	(281)
Depreciation for the period	(37)	(31)
Disposals	21	2
Balance at 31 December	**(326)**	**(310)**
Carrying amount at 1 January	1 065	306
Carrying amount at 31 December	**691**	**1 065**

The Group's investment properties represent various commercial property. The Group accounts for investment properties at cost less accumulated depreciation and impairment losses.

As at 31 December 2020, the fair value of investment property amounted to RUB 1 027 million (31 December 2019: RUB 1 289 million), which was determined based on discounted cash flows from the use of the property. Fair value estimate represents level 3 of the fair value hierarchy. The Group did not identify any indicators of impairment as at 31 December 2020 and 31 December 2019, and did not recognise any impairment losses for investment property during the year ended 31 December 2020 and 2019.

15 Other long-term investments

mln RUB	2020	2019
Loans - at amortised cost	321	106
Investment in associate	124	-
Bank promissory notes - at amortised cost	3	96
	448	**202**
Loss allowance for loans given	(24)	(11)
Loss allowance for promissory notes	-	(1)
	424	**190**

As at 31 December 2020, bank promissory note in the amount of RUB 3 million (31 December 2019: nil) was pledged as security for secured bank loan, see note 23.

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

16 Deferred tax assets and liabilities

(a) Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

mln RUB	Assets		Liabilities		Net	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Property, plant and equipment	178	288	(255)	(1 051)	(77)	(763)
Investments	169	26	(28)	(73)	141	(47)
Inventories	9 269	6 541	(3 522)	(5 179)	5 747	1 362
Contract assets and trade and other receivables	1 750	698	(4 034)	(3 605)	(2 284)	(2 907)
Deferred expenses	19	483	-	(729)	19	(246)
Loans and borrowings	52	53	(130)	(29)	(78)	24
Provisions	141	614	(95)	(37)	46	577
Contract liabilities and trade and other payables	5 285	1 483	(11 146)	(2 706)	(5 861)	(1 223)
Tax loss carry-forwards	1 295	845	-	(1)	1 295	844
Other	155	78	(341)	(241)	(186)	(163)
Tax assets/(liabilities)	18 313	11 109	(19 551)	(13 651)	(1 238)	(2 542)
Set off of tax	(11 621)	(7 188)	11 621	7 188	-	-
Net tax assets/(liabilities)	**6 692**	**3 921**	**(7 930)**	**(6 463)**	**(1 238)**	**(2 542)**

(b) Unrecognised deferred tax liability

At 31 December 2020, a deferred tax liability arising on temporary differences of RUB 70 777 million (31 December 2019: RUB 66 132 million) related to investments in subsidiaries was not recognized because the Company controls whether the liability will be incurred and it is satisfied that it will not be incurred in the foreseeable future.

(c) Movement in temporary differences during the period

mln RUB	1 January 2020	Recognised in profit or loss	31 December 2020
Property, plant and equipment	(763)	685	(77)
Investments	(47)	188	141
Inventories	1 362	4 385	5 747
Contract assets and trade and other receivables	(2 907)	623	(2 284)
Deferred expenses	(246)	265	19
Loans and borrowings	24	(102)	(78)
Provisions	577	(531)	46
Contract liabilities and trade and other payables	(1 223)	(4 638)	(5 861)
Tax loss carry-forwards	844	451	1 295
Other	(163)	(25)	(186)
	(2 542)	**1 301**	**(1 238)**

mln RUB	1 January 2019	Recognised in profit or loss	Acquisition through business combination	31 December 2019
Property, plant and equipment	(692)	16	(87)	(763)
Investments	(28)	(2)	(17)	(47)
Inventories	3 909	2 623	(5 170)	1 362
Contract assets and trade and other receivables	(4 915)	1 837	171	(2 907)
Deferred expenses	(330)	84	-	(246)
Loans and borrowings	20	7	(3)	24
Provisions	362	109	106	577
Contract liabilities and trade and other payables	2 898	(3 023)	(1 098)	(1 223)
Tax loss carry-forwards	73	236	535	844
Other	(90)	(73)	-	(163)
	1 207	**1 814**	**(5 563)**	**(2 542)**

17 Inventories

mln RUB	2020	2019
Inventories under construction and development		
Own flats under construction and development	81 898	70 831
Built-in commercial premises under construction and development	14 453	8 406
Parking places under construction and development	8 526	8 394
	104 877	**87 631**
Less: Allowance for inventories under construction and development	(2 698)	(2 361)
Total inventories under construction and development	**102 179**	**85 270**
Inventories - finished goods		
Own flats	4 684	7 157
Built-in commercial premises	2 426	2 563
Parking places	5 993	5 495
	13 103	**15 215**
Less: Allowance for inventories - finished goods	(1 812)	(1 466)
Total inventories - finished goods	**11 291**	**13 749**
Other inventories		
Construction materials	1 297	939
Other	700	760
	1 997	**1 699**
Less: Allowance for other inventories	(22)	(29)
Total other inventories	**1 975**	**1 670**
Total	**115 445**	**100 689**

a) Barter transactions

During 2013 - 2019, the Group entered into several transactions for the acquisition of investment rights for land plots in five construction projects, where certain parts of the acquisition price had to be paid by means of transfer of specified premises constructed on these land plots. The Group included the land component of these construction projects into inventories at fair value of the investment rights acquired, while the respective liabilities to the sellers of land plots (landlords) were recognised within contract liabilities. Such liabilities will be settled against revenue recognised from transfer of specified premises to these landlords.

The fair values of land plots were determined by independent appraisers based on discounted cash flows from the construction and sale of properties. The details of transactions are specified below.

Project 1, years ended 31 December 2013-2016

The fair value of the investments rights acquired equal to RUB 1 862 million (land plot acquired in 2013), RUB 3 835 million (land plot acquired in 2014), RUB 3 105 million (land plot acquired in 2015), RUB 222 million (land plot acquired in 2016).

The following key assumptions were used by the appraiser:

- Cash flows were projected based on the business plans for construction of residential property;
- Inflation rates – 4,5%-6,4% per annum, a rate within this range was used, depending on year of recognition of land component;
- Discount rates – 11,5% - 25% per annum, a rate within this range was used, depending on year of recognition of land component and stage of the project.

Project 2, year ended 31 December 2015

The fair value of the investments rights acquired equal to RUB 4 522 million.

The following key assumptions were used by the appraiser:

- Cash flows were projected based on the business plans for construction of residential property;
- Inflation rates – 4,5%-6,4% per annum;
- Discount rate – 23% per annum.

Project 3, year ended 31 December 2017

The fair value of the investments rights acquired equal to RUB 4 395 million.

The following key assumptions were used by the appraiser:

- Cash flows were projected based on the business plans for construction of residential property;
- Inflation rates – 2,5%-4% per annum;
- Discount rate – 13% per annum.

Project 4, year ended 31 December 2017

The fair value of the investments rights acquired equal to RUB 1 800 million.

The following key assumptions were used by the appraiser:

- Cash flows were projected based on the business plans for construction of residential property;
- Inflation rates – 2,5%-4% per annum;
- Discount rate – 13% per annum.

Project 5, year ended 31 December 2019

The Group entered into a transaction for the acquisition of investment rights for two land plots where part of the acquisition price is to be paid by means of transfer of certain premises that were in the course of construction on the previously acquired land plots.

The fair value of the investments rights acquired equal to RUB 1 193 million was determined based on discounted cash flows from the construction and sale of properties in previously acquired land plots.

The following key assumptions were used by the appraiser:

- Cash flows were projected based on the business plans for construction of residential property;
- Inflation rates – 0,9% - 1% per annum;
- Discount rate – 12,78% per annum.

Accordingly, at 31 December 2020, the cost of land plots (Project 1) measured as described above and related to sold premises, was recognised in cost of sales during 2013 – 2020 in the amount of RUB 8 514 million, while the remaining balance of RUB 260 million is included into finished goods and RUB 250 million - into inventories under construction and development.

At 31 December 2020, the cost of land plots (Project 2) measured as described above and related to premises sold under share participation agreements concluded since 1 January 2017, was recognised in cost of sales during the year ended 31 December 2020 in the amount of RUB 3 712 million, while the remaining balance of RUB 10 million is included in finished goods and RUB 799 million in inventories under construction and development.

At 31 December 2020, the cost of land plots (Project 3) measured as described above and related to premises sold under share participation agreements concluded since 1 January 2017, was recognised in cost of sales during the year ended 31 December 2020 in the amount of RUB 4 132 million, while the remaining balance of RUB 66 million is included in finished goods and RUB 197 million in inventories under construction and development.

At 31 December 2020, the cost of land plots (Project 4) measured as described above and related to premises sold under share participation agreements concluded since 1 January 2017, was recognised in cost of sales during the year ended 31 December 2020 in the amount of RUB 1 770 million, while the remaining balance of RUB 13 million is included in finished goods and of RUB 17 million in inventories under construction and development.

At 31 December 2020, the cost of land plots (Project 5) measured as described above and related to premises sold under share participation agreements, was recognised in cost of sales during the year ended 31 December 2020 in the amount of RUB 396 million, while the remaining balance of RUB 797 million is included in inventories under construction and development.

In the course of implementation of several development projects the Group has to construct and transfer certain social infrastructure to City authorities. As at 31 December 2020, the cost of such social infrastructure amounts to RUB 1 001 million and is included into the balance of finished goods and inventories under construction and development (31 December 2019: RUB 1 219 million). These costs are recoverable as part of projects they relate to. The cost of social infrastructure is recognised in cost of sales consistently with the transfer to the customers of the apartments to which this social infrastructure relates.

b) Allowance for impairment of inventories

The following is movement in the allowance for impairment of inventories:

mln RUB	**2020**	**2019**
Balance at 1 January	3 856	2 569
Impairment loss on inventories (note 8)	676	1 287
Balance at 31 December	**4 532**	**3 856**

As at 31 December 2020, the net realizable value testing resulted in an amount which was less than the carrying amount by RUB 4 532 million (31 December 2019: RUB 3 856 million) and the respective allowance was recognised in other expenses, see note 8. As at 31 December 2020, the allowance of RUB 4 283 million relates to parking places (31 December 2019: RUB 3 414 million).

The balance of parking places is equal to RUB 14 519 million as at 31 December 2020 (31 December 2019: RUB 13 889 million). An impairment allowance was made based on the following key assumptions:

- Cash flows were projected during the expected period of sales equal to years of turnover of parking places determined based on historical information on contracts concluded with customers;

- Discount rate –10,96% per annum;
- Inflation rates – 3,55 – 4,19% per annum;
- In case there was no historical information on sales of certain parking places, the Group considered historical information in relation to similar parking places.

The determination of net realizable value for parking places is subject to significant estimation uncertainty and, as such, the impairment allowance is judgmental. Changes in the above assumptions - in particular the discount rate and the years of turnover of parking places - could have a material impact on the impairment allowance amount.

The following table demonstrates changes in key inputs and sensitivity of measurement of allowance for impairment:

	31 December 2020		
	Change of parameter	**Impact on allowance for impairment**	**In monetary terms (mln RUB)**
Growth of discount rate	2%	5%	207
Growth of inflation rates	2%	-7%	(278)
Reduction of turnover of finished goods	1	3%	104
Reduction of revenue from uncontracted parking places	2%	2%	83

	31 December 2019		
	Change of parameter	**Impact on allowance for impairment**	**In monetary terms (mln RUB)**
Growth of discount rate	2%	5%	159
Growth of inflation rates	2%	-6%	(199)
Reduction of turnover of finished goods	1	4%	121
Reduction of revenue from uncontracted parking places	2%	3%	101

c) Rent out of property classified as inventories – finished goods

The Group has temporarily rented out a part of certain items of property classified as inventories – finished goods in these consolidated financial statements. As at 31 December 2020, the total carrying value of these items of property was RUB 361 million (31 December 2019: RUB 327 million). The Group is actively seeking buyers for these properties.

d) Pledges

As at 31 December 2020, inventories with a carrying amount of RUB 16 505 million (31 December 2019: RUB 7 139 million) are pledged as security for borrowings, see note 23.

e) Cost of acquisition of construction projects (land plots)

The following table summarises cash spent on acquisition of construction projects (land plots) and related costs incurred during the reporting period.

mln RUB	**2020**	**2019**
Cost of acquisition of rights for land plots during the year	1 496	3 706
Including fees for changing of the type of permitted use of land plots	*539*	*805*
Capitalised lease payments for land plots	896	1 020
Total	**2 392**	**4 726**

18 Contract assets, trade and other receivables

The Group's exposure to credit and currency risks and impairment losses related to trade and other receivables are disclosed in note 26.

mln RUB	2020	2019
Long-term trade and other receivables		
Trade receivables	4 082	4 596
Less: Allowance for doubtful trade accounts receivable	(27)	(57)
Long-term trade receivables less allowance	**4 055**	**4 539**
Other receivables	231	164
Less: Allowance for doubtful other accounts receivable	(34)	(11)
Long-term other receivables less allowance	**197**	**153**
Advances paid to suppliers	1	-
Total long-term trade and other receivables	**4 253**	**4 692**
Short-term trade and other receivables		
Contract assets	7 138	2 463
Trade receivables	6 993	8 134
Less: Allowance for doubtful trade accounts receivable	(635)	(690)
Short-term trade receivables less allowance	**13 496**	**9 907**
Advances paid to suppliers	8 384	9 988
Less: Allowance for doubtful advances paid to suppliers	(247)	(238)
Short-term advances paid to suppliers less allowance	**8 137**	**9 750**
VAT recoverable	3 656	3 231
Income tax receivable	1 434	696
Financial asset arising from preferential rate on escrow-backed loans	1 053	-
Other taxes receivable	70	73
Other receivables due from related parties	187	108
Other receivables	1 521	2 130
	7 921	**6 238**
Less: Allowance for doubtful other accounts receivable	(930)	(752)
Short-term other receivables less allowance	**6 991**	**5 486**
Total short-term trade and other receivables	**28 624**	**25 143**
Total	**32 877**	**29 835**

19 Short-term investments

mln RUB	2020	2019
Bank promissory notes - at amortised cost	91	108
Bank deposits (over 3 months)	100	80
Loans - at amortised cost	109	146
	300	**334**
Loss allowance for loans given	(88)	(131)
Total	**212**	**203**

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

20 Cash and cash equivalents

mln RUB	2020	2019
Cash in banks, in RUB	10 456	18 423
Cash in banks, in USD	163	89
Cash in banks, in EUR	18	15
Cash in banks, in GBP	2	2
Petty cash	2	2
Cash in transit	1	-
Short-term deposits (less than 3 months)	15 188	12 597
Total	**25 830**	**31 128**

The Group keeps significant bank balances in major Russian banks with credit ratings assigned by international rating agencies of BBB-, BB+, BB, BB-, B+, B, B-, as well as in foreign bank with credit rating A+.

At 31 December 2020, the most significant amount of cash and cash equivalents held with one bank totalled RUB 13 707 million (31 December 2019: RUB 10 309 million). At 31 December 2020, the Group had outstanding loans and borrowings with the same bank that held the most significant amount of cash and cash equivalents in the amount of RUB 28 342 million (outstanding loans and borrowings with the same bank that held the most significant amount of cash and cash equivalents at 31 December 2019: nil). The bank has a Standard & Poor's/Moody's credit rating credit rating of BBB-.

At 31 December 2020, short-term deposits bore interest rate ranging from 2,27% to 4,56% per annum (31 December 2019: 3,73% to 6,7% per annum).

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

Bank balances on escrow accounts – supplementary disclosure

mln RUB	2020	2019
Bank balances in escrow accounts	23 572	692

Bank balances kept in escrow accounts are not included in the balance of cash and cash equivalents in the Group's consolidated statement of financial position. They represent funds received by authorized banks from escrow-account holders - participants of share participation agreements for construction of real estate as a means of payment of consideration under such agreements. The funds will be transferred to the Group's bank accounts upon completion of construction of respective real estate.

The table below demonstrates the movement of funds on escrow accounts during the reporting period.

mln RUB	2020	2019
Balance at 1 January	692	-
Receipts of funds on escrow accounts	22 880	692
Release of funds from escrow accounts	-	-
Balance at 31 December	**23 572**	**692**

21 Capital and reserves

a) Share capital

The table below summarizes the information about the share capital of the Company.

Number of shares unless otherwise stated

	2020		2019	
	Ordinary shares	**Preference shares**	**Ordinary shares**	**Preference shares**
Issued shares				
Par value at the beginning of the year	0,00005 GBP	1 GBP	0,00005 GBP	1 GBP
On issue at the beginning of the year	294 957 971	20 000	294 957 971	20 000
Par value at the end of the year	0,00005 GBP	1 GBP	0,00005 GBP	1 GBP
On issue at the end of the year, fully paid	**294 957 971**	**20 000**	**294 957 971**	**20 000**

At 31 December 2019 and at 31 December 2020, the number of authorised and issued shares was 294.957.971. All issued ordinary shares are fully paid.

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

b) Share premium

The Company's share premium account originated from the initial public offering of 71 428 571 ordinary shares at a value USD 7 each in form of global depository receipts (GDR`s) on the London Stock Exchange on 4 April 2011, and from issuance of 117 647 ordinary £0.01 shares for a consideration of USD 82 352 900 in March 2008.

c) Reserve for own shares

During 2011-2017, the Company acquired 8 216 378 GDRs (Global Depositary Receipts) for own shares under the GDRs repurchase programme.

During the year ended 31 December 2018, the Group transferred 8 212 432 shares to certain members of its key management personnel as part of their remuneration, see note 10. As at 31 December 2020 and 31 December 2019, the total number of own shares acquired by the Group amounted to 3 946 shares or 0,001% of issued share capital.

The consideration paid for own shares, including directly attributable costs, net of any tax effects, is recognised as a deduction from equity. When own shares are sold or reissued subsequently, the amount received is recognised as an increase in equity, and the resulting surplus or deficit on the transaction is transferred to/from retained earnings.

GDR buyback programme

On 24 January 2020, the Board of Directors of the Company authorised a buyback programme to purchase up to 10% of the Company's issued capital in the form of GDR until 14 April 2021. On 22 March 2020, the program was approved by the extraordinary general meeting of shareholders. As at 31 December 2020, no shares have been purchased.

d) Dividends

As the majority of the Company's subsidiaries are incorporated in the Russian Federation, and in accordance with Russian legislation, the subsidiaries' distributable reserves are limited to the balance of retained earnings as recorded in their statutory financial statements prepared in accordance with Russian Accounting Principles.

During the year ended 31 December 2020, the Company paid dividends in the amount of RUB 3 527 million (year ended 31 December 2019: RUB 3 577 million).

e) Non-controlling interests in subsidiaries

On 19 February 2019, the Group acquired a 51% stake in JSC "Leader-Invest" (note 27). The non-controlling interest was measured as a 49%-share of the recognised amounts of the acquiree's net identifiable assets and amounted to RUB 15 289 million. On 16 August 2019, the Group acquired the remaining 49% of the share capital of JSC "Leader-Invest" for the consideration of RUB 14 600 million, while the carrying amount of the share of net assets acquired amounted to RUB 14 669 million. The excess of RUB 69 million of the share of net assets acquired over the consideration transferred was recognised as an increase in retained earnings.

22 Earnings per share

The calculation of basic earnings per share is based on the profit attributable to ordinary shareholders of the Company divided by the weighted average number of ordinary shares outstanding during the year, as shown below. The Company has no dilutive potential ordinary shares.

Number of shares unless otherwise stated	2020	2019
Issued shares at 1 January	294 954 025	294 954 025
Weighted average number of shares for the year ended 31 December	**294 954 025**	**294 954 025**

	2020	2019
Profit attributable to the owners of the Company, mln RUB	2 036	795
Basic and diluted earnings per share (RUB)	6,90	2,70

23 Loans and borrowings

This note provides information about the contractual terms of the Group's interest-bearing loans and borrowings, which are measured at amortised cost. For more information about the Group's exposure to interest rate, foreign currency and liquidity risk, see note 26.

mln RUB	2020	2019
Non-current liabilities		
Secured bank loans	26 571	27 965
Secured project financing	4 995	-
Unsecured bank loans	1 375	4 316
Unsecured bond issues	1 695	9 977
	34 636	**42 258**
Current liabilities		
Current portion of secured bank loans	2 329	2 393
Current portion of unsecured bank loans	4 988	4 438
Current portion of unsecured bond issues	8 552	3 603
	15 869	**10 434**

The reconciliation of movements of liabilities to cash flows arising from financing activities during the reporting period is presented in the table below.

mln RUB	1 January 2020	Proceeds from borrowings	Repayment of borrowings	Other changes	31 December 2020
Secured bank loans	30 358	787	(2 236)	(10)	28 899
Secured project financing	-	5 782	-	(787)	4 995
Unsecured bank loans	8 754	2 122	(4 518)	5	6 363
Unsecured bond issues	13 580	-	(3 354)	22	10 248
	52 692	**8 691**	**(10 108)**	**(771)**	**50 505**

mln RUB	1 January 2019	Proceeds from borrowings	Repayment of borrowings	Other changes	Changes from acquisition of subsidiaries (note 27)	31 December 2019
Secured bank loans	1 622	30 048	(1 313)	(220)	221	30 358
Unsecured bank loans	9 298	284	(1 469)	25	616	8 754
Unsecured bond issues	9 992	-	(1 650)	(78)	5 316	13 580
	20 912	**30 332**	**(4 432)**	**(273)**	**6 153**	**52 692**

During the year ended 31 December 2020, the Group received new credit line facilities to finance construction of residential buildings with variable interest rates adjusted based on the volume of escrow accounts balances (designated as “Project financing” in these consolidated financial statements). The loans’ rates have two components: the base rate and the preferential rate applied to debt covered by escrow account balances. In case of excess of balances on escrow accounts over outstanding loans, the rate is capped depending on the amount of the excess.

mln RUB	Currency	Nominal interest rate as of 31 December	Year of maturity	2020 Face value	2020 Carrying amount	2019 Face value	2019 Carrying amount
Secured bank loans				**35 023**	**33 896**	**30 658**	**30 358**
Secured bank loan	RUB	CBR's key rate + 3%	2027	14 642	14 522	14 642	14 566
Secured bank loan	RUB	CBR's key rate + 2,35%	2024	13 700	13 529	15 224	15 000
Secured project financing	RUB	0,01% - 9,5%	2025	3 402	2 814	-	-
Secured project financing	RUB	0,01%-7,1%	2024	1 539	1 372	-	-
Secured bank loan	RUB	CBR's key rate + 3,5%	2022	482	482	460	460
Secured bank loan	RUB	10,00%	2020	-	-	332	332
Secured project financing	RUB	0,01%-7,1%	2024	440	407	-	-
Secured project financing	RUB	0,01-9%	2022	445	404	-	-
Secured bank loan	RUB	10,50%	2023	373	366	-	-
Unsecured bank loans				**6 371**	**6 363**	**8 754**	**8 754**
Unsecured bank loan	RUB	7,15%	2022	2 124	2 124	-	-
Unsecured bank loan	RUB	9,25%	2022	827	819	902	902
Unsecured bank loan	RUB	CBR's key rate + 1%	2021	482	482	740	740
Unsecured bank loan	RUB	4,25 - 8,9%	2021	751	751	1 502	1 502
Unsecured bank loan	RUB	8,75%	2021	501	501	501	501
Unsecured bank loan	RUB	4,25 - 8,7%	2022	501	501	501	501
Unsecured bank loan	RUB	CBR's key rate + 1,75%	2021	500	500	500	500
Unsecured bank loan	RUB	4,25% - 9,70%	2021	435	435	1 458	1 458
Unsecured bank loan	RUB	CBR's key rate + 1,75%	2021	250	250	250	250
Unsecured bank loan	RUB	4,50% - 9,00%	2020	-	-	1 200	1 200
Unsecured bank loan	RUB	8,30%	2020	-	-	1 200	1 200
Unsecured bond issues				**10 289**	**10 246**	**13 652**	**13 580**
Unsecured bonds	RUB	11,70%	2021	5 215	5 181	5 213	5 166
Unsecured bonds	RUB	8,95%	2022	3 919	3 911	5 022	5 005
Unsecured bonds	RUB	11,85%	2021	1 155	1 154	3 363	3 355
Unsecured bonds	RUB	7,95%	2020	-	-	54	54
				51 683	**50 505**	**53 064**	**52 692**

As of 31 December 2020, the weighted average interest rate on current credit portfolio amounted to 8,31% p.a. (31 December 2019: 9,47% p.a.).

Bank loans are secured by:

- inventories with a carrying amount of RUB 16 505 million (31 December 2019: RUB 7 139 million), see note 17;
- pledge of bank promissory note in the amount of RUB 3 million (31 December 2019: nil), note 15;
- pledge of 48% of shares in subsidiary company JSC “Zatonskoe” which represents RUB 2 866 million in its net assets* (31 December 2019: 68% of shares represents RUB 4 198 million in net assets);
- pledge of 100% of shares in subsidiary company LLC “Specialized Developer “LS-Rielty” which represents RUB 4 151 million in its net assets* (31 December 2019: RUB RUB 2 259 million in net assets);
- pledge of 100% shares of JSC “Leader-Invest” and 100% of other 45 subsidiary companies of JSC “Leader-Invest” which collectively represent RUB 43 927 million in net assets* (31 December 2019: RUB 36 059 million in net assets);
- pledge of 100% shares of JSC “Etalon LenSpetsSMU”, LLC “ZhK Moskovskiy” and LLC “Zolotaya Zvezda”, which collectively represent RUB 45 994 million in net assets* (31 December 2019: RUB 46 695 million in net assets);
- pledge of 98,3% shares of LLC “Specialized Developer “Serebryaniy Fontan” which represents RUB 3 487 million in its net assets.

*net assets are based on individual IFRS accounts of the relevant companies.

The bank loans are subject to certain restrictive covenants. Financial covenants are based on the individual financial statements of certain entities of the Group, as well as on the consolidated financial statements of the Group. Operating covenants prescribe certain legal actions to be executed by the Group or the level of operations to be maintained with a bank.

Except as described further, there has been no breach of any of the financial covenants during the reporting period. However, at the end of the year, the Group breached operating covenants on several loans. The Group obtained waivers from the banks, and the obligations were not transferred to current liabilities.

24 Provisions

mln RUB	Warranty provision	Provision for deferred works	Provision for onerous contracts	Provision for litigations and claims	Total
Balance at 1 January 2019	121	909	52	-	1 082
Provisions made during the year	48	403	-	93	544
Assumed through business combination	-	47	-	95	142
Provisions used during the year	(53)	(822)	-	(54)	(929)
Provision reversed during the year	-	(30)	(4)		(34)
Balance at 31 December 2019	**116**	**507**	**48**	**134**	**805**
Balance at 1 January 2020	116	507	48	134	805
Provisions made during the year	173	1 825	-	5	2 003
Provisions used during the year	(54)	(1 905)	-	(52)	(2 011)
Provision reversed during the year	(106)	(58)	(23)	(83)	(270)
Balance at 31 December 2020	**129**	**369**	**25**	**4**	**527**
Non-current	129	-	-	-	129
Current	-	369	25	4	398
	129	**369**	**25**	**4**	**527**

a) Warranties

The provision for warranties relates mainly to the residential units sold during the year. The provision is based on estimates made from historical experience from the sale of such units. The Group expects the expenses to be incurred over the next three years on average. The warranty provision relates to construction works done.

b) Provision for deferred works

The Group records provisions in respect of the Group's obligation to incur additional costs associated with landscaping and other works after finishing the construction of apartment buildings. The provision is estimated based on historical experience. The Group expects the expenses to be incurred over the next year.

25 Contract liabilities, trade and other payables

mln RUB	2020	2019
Long-term		
Trade payables	25 695	1 462
Lease liabilities	998	1 365
Other payables	41	400
	26 734	**3 227**
Short-term		
Contract liabilities	28 351	36 439
Trade payables	6 396	5 382
VAT payable	3 466	3 383
Payroll liabilities	928	874
Income tax payable	183	105
Other taxes payable	302	348
Lease liabilities	864	673
Other payables	9 260	8 377
	49 750	**55 581**
Total	**76 484**	**58 808**

Long-term trade payables mainly consist of an obligation equal to RUB 25 245 million (31 December 2019: nil) for acquisition of 88% of share capital of LLC “Specialized Developer “ZIL-YUG” (an entity owning the land plot in the Moscow metropolitan area), payable in 2022-2024. In addition, the short-term part of the obligation in the amount of RUB 2 265 million (31 December 2019: nil) is included into short-term trade payables. The carrying amounts of these payable were calculated by discounting the consideration of RUB 32 200 million payable in 2021-2024 described in the note 30 (b) to reflect the time value of money.

Short-term other payables mainly consist of an obligation equal to RUB 6 847 million (31 December 2019: RUB 6 394 million) to construct social infrastructure objects and a liability of RUB 1 928 million (31 December 2019: RUB 1 096 million) to the City authorities for change of intended use of land plot recognised as part of inventories.

Contract liabilities include advances from customers in the amount of RUB 1 777 million which will be satisfied after 12 months from the reporting date (31 December 2019: RUB 2 563 million). They are classified within short-term liabilities as the development cycle of construction projects exceeds one year.

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

26 Financial instruments and risk management

a) Accounting classifications and fair values

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

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments:

- *Level 1 inputs*

  Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

- *Level 2 inputs*

  Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

- *Level 3 inputs*

  Level 3 inputs are unobservable inputs for the asset or liability.

mln RUB	**Carrying amount**		**Fair value**		
31 December 2020	**At amortised cost**	**Total**	**Level 1**	**Level 2**	**Total**
Financial assets not measured at fair value					
Loans and receivables (excluding taxes receivable and advances paid to suppliers)	14 194	**14 194**	-	13 846	**13 846**
Bank deposits (over 3 months)	100	**100**	-	100	**100**
Bank promissory notes	94	**94**	-	93	**93**
Cash and cash equivalents	25 830	**25 830**	25 830	-	**25 830**
	40 218	**40 218**	**25 830**	**14 039**	**39 869**
Financial liabilities not measured at fair value					
Secured bank loans	(28 899)	**(28 899)**	-	(30 438)	**(30 438)**
Secured project financing	(4 997)	**(4 997)**		(4 592)	**(4 592)**
Unsecured bank loans	(6 363)	**(6 363)**	-	(6 526)	**(6 526)**
Unsecured bond issues	(10 246)	**(10 246)**	(10 147)	-	**(10 147)**
Trade and other payables	(44 175)	**(44 175)**	-	(37 179)	**(37 179)**
	(94 680)	**(94 680)**	**(10 147)**	**(78 735)**	**(88 882)**

mln RUB	Carrying amount		Fair value		
31 December 2019	**At amortised cost**	**Total**	**Level 1**	**Level 2**	**Total**
Financial assets not measured at fair value					
Loans and receivables (excluding taxes receivable and advances paid to suppliers)	13 733	**13 733**	-	13 272	**13 272**
Bank deposits (over 3 months)	80	**80**	-	80	**80**
Bank promissory notes	203	**203**	-	231	**231**
Cash and cash equivalents	31 128	**31 128**	31 128	-	**31 128**
	45 144	**45 144**	**31 128**	**13 583**	**44 711**
Financial liabilities not measured at fair value					
Secured bank loans	(30 358)	**(30 358)**	-	(31 233)	**(31 233)**
Unsecured bank loans	(8 754)	**(8 754)**	-	(8 805)	**(8 805)**
Unsecured bond issues	(13 580)	**(13 580)**	(15 066)	-	**(15 066)**
Trade and other payables	(18 533)	**(18 533)**	-	(17 497)	**(17 497)**
	(71 225)	**(71 225)**	**(15 066)**	**(57 535)**	**(72 601)**

Fair values of financial assets and financial liabilities were determined by quantitative maturity analysis of contractual cash flows according to remaining contractual maturities, discounted using the following Central Bank of Russia rates:

	Discounting factor	**2020**	**2019**
Receivables (excluding taxes receivable and advances paid to suppliers)	Weighted average rate on mortgages issued during the year	7,36%	9,56%
Loans given	Weighted average interest rates on loans to non-financial organizations	6,88%	8,33%
Unsecured loans and bond issued, and trade and other payables		6,88%	8,33%
Bank promissory notes	Weighted average interest rate on deposits of non-financial organizations	4,30%	5,87%

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

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

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

Risk management framework

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

b) Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from cash and cash equivalents, deposits with banks as well as credit exposures to customers, including outstanding trade and other receivables.

Credit risk with regards to cash and cash equivalents and deposits with banks is managed by placing funds primarily in the banks listed in note 20.

Credit risk connected with trade receivable arising from the sale of apartments to individuals is managed by securing those receivables against sold apartments. A significant share of such sales is made on a prepayment basis.

To manage the credit risk of trade receivables from legal entities the Group has established a credit policy under which each new customer is analysed individually for creditworthiness before the Group's standard payment and delivery terms and conditions are applied.

(i) Trade and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. As at 31 December 2020, receivables from one customer equalled to RUB 284 million or 2% of the Group`s consolidated trade and other receivables (31 December 2019: RUB 610 million or 4%).

(ii) Exposure to credit risk

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

	Carrying amount	
mln RUB	**31 December 2020**	**31 December 2019**
Financial assets and contract assets		
Loans and receivables (excluding taxes receivable, advances paid to suppliers), including contract assets *	10 627	7 409
Bank promissory notes	94	203
Bank deposits (over 3 months)	100	80
Cash and cash equivalents	25 830	31 128
	36 651	**38 820**

* presented net of receivables arising from the sale of real estate that is secured by a pledge of the sold real estate (see 3(c)(vi)).

The amount of trade and other receivables including contract assets represents the maximum exposure to credit risk without taking account of trade receivables covered by collateral.

The maximum exposure to credit risk for trade receivables at the reporting date by geographic region was concentrated in the St. Petersburg region.

The maximum exposure to credit risk for trade receivables at the reporting date by type of customer was concentrated on industrial customers – legal entities included in the segment “Construction services”.

Maturity analysis and impairment

The ageing of trade receivables at the reporting date was:

	Gross	Impairment	Gross	Impairment
mln RUB	**2020**		**2019**	
Not past due	7 650	(7)	10 293	(153)
Past due 0-30 days	318	-	461	(5)
Past due 31-90 days	395	-	513	(275)
Past due 91-120 days	198	-	60	(9)
Past due more than 120 days	2 514	(655)	1 493	(305)
	11 075	**(662)**	**12 820**	**(747)**

The ageing of loans given at the reporting date was:

	Gross	Impairment	Gross	Impairment
mln RUB	**2020**		**2019**	
Not past due	342	(24)	120	(10)
Past due 0-30 days	-	-	46	(46)
Past due more than 120 days	88	(88)	86	(86)
	430	**(112)**	**252**	**(142)**

<u>Allowance for impairment in respect of trade receivables</u>

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

mln RUB	**2020**	**2019**
Balance at 1 January	747	719
Amounts written off	(137)	(89)
Net remeasurement of loss allowance	52	117
Balance at 31 December	**662**	**747**

The Group calculates lifetime expected credit losses for trade receivables at an individual asset and a collective level. All individually significant assets were individually assessed for impairment. Assets that were not individually significant were collectively assessed for impairment. Collective assessment was carried out by grouping together assets with similar risk characteristics.

In assessing collective impairment, the Group used historical information published by Moody’s Investors Service about the probabilities of default (PD) and losses given default (LGD) for issuers with different credit ratings and financial instruments with different durations.

To assess the probability of default of individual debtors, the Group assigned to them credit ratings similar to the classification of Moody's Investors Service. Speculative ratings (speculative-grade) were assigned to debtors that do not have official ratings and are not undergoing bankruptcy procedures. Such counterparties represent a major part of the Group debtors.

The Group defines a default event when a financial asset is more than 90 days past due.

The Group established an allowance for accounts receivable arising from the sale of real estate, in accordance with the methodology, described in the note 3(c)(vi).

During the reporting period, there were no changes in the quality of the collateral. There were no changes in the collateral policies of the Group during the year 2020.

Allowance for impairment in respect of other receivables

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

mln RUB	2020	2019
Balance at 1 January	763	524
Amounts written off	(72)	(129)
Net remeasurement of loss allowance	273	368
Balance at 31 December	**964**	**763**

Allowance for impairment in respect of financial investments (loans given and promissory notes)

The movement in the allowance for impairment in respect of loans given during the reporting period was as follows:

mln RUB	2020	2019
Balance at 1 January	143	157
Amounts written off	(43)	(6)
Net remeasurement of loss allowance	12	(8)
Balance at 31 December	**112**	**143**

Allowance for impairment of cash and cash equivalents

The Group assessed impairment of cash and cash equivalents on the 12-month expected loss basis that reflects the short maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The Group uses a similar approach for assessment of expected credit losses for cash and cash equivalents to those used for debt securities.

Allowance for impairment in respect of advances paid to suppliers

During the reporting period, the movement in the allowance for impairment in respect of advances paid to suppliers, which are outside the scope of IFRS 9, was as follows:

mln RUB	2020	2019
Balance at 1 January	238	348
Amounts written off	(68)	(212)
Increase during the year	77	102
Balance at 31 December	**247**	**238**

The Group includes a specific loss component that relates to individually significant exposures in its allowance for impairment of advances paid to suppliers.

c) Liquidity risk

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

Each year the Group prepares a cash flow budget to forecast possible liquidity deficits and to define the sources of financing of those deficits.

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements. It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts. However, repayment of secured project financing may occur prior to their contractual maturities – as soon as construction projects are completed and funds from escrow accounts are released.

Contractual maturities of financial liabilities were as follows:

31 December 2020

mln RUB	Carrying amount	Contractual cash flows	0 - 12 mths	1-2 yrs	2-3 yrs	3-4 yrs	4-5 yrs	Over 5 yrs
Non-derivative financial liabilities								
Loans and borrowings	50 505	60 507	18 994	11 779	9 984	11 395	4 358	3 997
Trade and other payables (excluding taxes payable and contract liabilities)	42 313	42 315	11 810	1 881	9 836	18 569	217	2
Lease liabilities	1 862	1 460	593	366	183	25	26	267
	94 680	**104 282**	**31 397**	**14 026**	**20 003**	**29 989**	**4 601**	**4 266**

31 December 2019

mln RUB	Carrying amount	Contractual cash flows	0 - 12 mths	1-2 yrs	2-3 yrs	3-4 yrs	4-5 yrs	Over 5 yrs
Non-derivative financial liabilities								
Loans and borrowings	52 692	66 263	14 655	17 164	10 227	9 847	6 864	7 506
Trade and other payables (excluding taxes payable and contract liabilities)	16 495	16 587	10 155	3 032	1 271	1 217	867	45
Lease liabilities	2 038	2 622	972	806	388	182	20	254
	71 225	**85 472**	**25 782**	**21 002**	**11 886**	**11 246**	**7 751**	**7 805**

d) Market risk

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

(i) Currency risk

The Group's exposure to foreign currency risk is limited. As at 31 December 2020 and 31 December 2019 the Group's net positions in foreign currency were as follows:

	2020			2019		
mln RUB	**USD**	**GBP**	**EUR**	**USD**	**GBP**	**EUR**
Cash and cash equivalents (see note 20)	163	2	18	89	2	15
Net exposure	**163**	**2**	**18**	**89**	**2**	**15**

The following significant exchange rates applied during the year:

in RUB	**Average rate**		**Reporting date spot rate**	
	2020	**2019**	**31 December 2020**	**31 December 2019**
USD 1	72,32	64,62	73,88	61,91
EUR 1	82,84	72,32	90,68	69,34

(ii) Interest rate risk

Interest rate risk is the risk that changes in floating interest rates will adversely impact the financial results of the Group. The Group does not use any derivative instruments to manage interest rate risk exposure.

Profile

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

mln RUB	**Carrying amount**	
	2020	**2019**
Fixed rate instruments		
Financial assets	19 806	17 598
Financial liabilities	(22 602)	(22 009)
	(2 796)	**(4 411)**
Variable rate instruments		
Financial liabilities	(29 765)	(31 356)
	(29 765)	**(31 356)**

Cash flow sensitivity analysis for variable rate instruments

mln RUB	Profit or loss		Equity	
	200 bp increase	**100 bp decrease**	**200 bp increase**	**100 bp decrease**
31 December 2020				
Variable rate instruments	(595)	298	(595)	298
Cash flow sensitivity (net)	(595)	298	(595)	298
31 December 2019				
Variable rate instruments	(627)	314	(627)	314
Cash flow sensitivity (net)	(627)	314	(627)	314

Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore a change in interest rates at the reporting date would not affect profit or loss.

e) Capital management

The Board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns while maximising the return to equity holders through the optimisation of the debt and equity balance. The management of the Group reviews the capital structure on a regular basis. As part of this review, the management considers the cost of capital and the risks associated with it.

The capital structure of the Group consists of net debt (total loans and borrowings offset by cash and bank balances and bank deposits over 3 months) and equity of the Group (comprising issued capital and retained earnings as detailed in note 21). Certain subsidiaries of the Group may be subject to externally imposed capital requirements in accordance with Russian law.

The Group's debt to capital ratio at the end of the reporting period was as follows:

mln RUB	2020	2019
Loans and borrowings, note 23	50 505	52 692
Less: cash and cash equivalents, note 20	(25 830)	(31 128)
Less: bank deposits over 3 months, notes 19 and 15	(100)	(80)
Net debt	24 575	21 484
Total equity	51 073	52 576
Debt to capital ratio at end of period	0,48	0,41

At 31 December 2020, lease liabilities of RUB 1 888 million (31 December 2019: RUB 2 038 million) are included in trade and other payables (see notes 25 and 28) and are not included in the total amount of borrowings.

27 Acquisition of subsidiary

On 19 February 2019, the Group acquired 51% of the shares and voting interests in JSC "Leader-Invest" from Sistema PJSFC and its affiliates for the cash consideration of RUB 15 185 million. JSC "Leader-Invest" is a Moscow-based residential developer focusing on projects in the comfort, business and premium-class segments. As at 19 February 2019, its portfolio included 31 projects under construction and development or at the design stage, unsold inventory at twelve completed residential complexes, and commercial real estate, with a total NSA of 1.3 million square meters.

The primary reason for the acquisition was to increase the Group's share of the Moscow residential real estate market and to replenish its land bank.

Consideration transferred

The acquisition-date fair value of the total consideration transferred (cash payment) amounted to RUB 15 185 million.

Contingent consideration

The Group has agreed to pay the selling shareholders the Group's share of dividends received from Leader-Invest's affiliate company for three years following the acquisition as a deferred adjustment to the consideration described above. Due to the uncertainty of the outcome, the Group did not adjust the cost of combination in these consolidated financial statements.

During the year ended 31 December 2020, the Group paid out the consideration in the amount of RUB 143 million, which was recognised within net other expenses.

Acquisition-related costs

The Group incurred acquisition-related costs of RUB 256 million related to external legal fees and due diligence costs, which have been included in administrative expenses in the Group's consolidated statement of profit or loss and other comprehensive income.

Identifiable assets acquired and liabilities assumed

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the acquisition date.

mln RUB	Note	Recognised fair values on acquisition
Non-current assets		
Property, plant and equipment	13	403
Investment property	14	838
Other long term investments		4
Deferred tax assets		94
Current assets		
Inventories		45 655
Trade and other receivables		1 057
Advances issued		1 781
Short-term investment		752
Cash and cash equivalents		4 704
Other current assets		187
Non-current liabilities		
Loans and borrowings		(5 779)
Long-term trade and other payables		(998)
Deferred tax liabilities		(5 657)
Current liabilities		
Loans and borrowings		(374)
Trade and other payables		(11 322)
Provisions	24	(143)
Total identifiable net assets		**31 202**
Total identifiable net assets acquired (51%)		15 913
Non-controlling interest (49%)		15 289

Trade and other receivables comprised gross contractual amounts due of RUB 1 383 million, of which RUB 326 million was expected to be uncollectable at the date of acquisition.

Indemnification assets

The seller in a business combination had contractually indemnified the Group for the outcome of uncertainties related to specific liabilities, including losses above a specified amount by specified subsidiaries, liabilities arising from tax contingencies and recultivation costs above specified limit.

The Group did not recognise such liabilities at the acquisition date and therefore did not recognise any indemnification assets.

Measurement of fair values

The valuation techniques used for measuring the fair value of material assets acquired were as follows.

Inventories

The acquiree’s inventories are mainly represented by real estate development projects at different stages of development.

The fair values of real estate development projects were determined by an independent appraiser based on discounted cash flows from the construction and sale of such real estate.

The following key assumptions were used by the appraiser:

- Cash flows were projected based on the business plans for construction and sale of real estate;
- Inflation rates – in the range 3,5%-4,5% per annum;
- Discount rates – 12,3% - 23% per annum, depending on the class of the project, stage of development of a particular project and the availability of construction permits.

Bargain purchase

The Group recognised the excess of the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed over consideration transferred in the amount of RUB 729 million as a gain from bargain purchase in its consolidated statement of profit or loss and other comprehensive income.

From the date of acquisition to 31 December 2019 JSC “Leader-Invest” and its subsidiaries contributed revenues of RUB 11 198 million and a loss of RUB 3 145 million.

If the acquisition of the business had occurred on 1 January 2019, management estimates that consolidated revenue would have been RUB 86 132 million, and consolidated loss for the year would have been RUB 58 million. In determining these amounts, management has assumed that the fair value adjustments that arose on the date of acquisition would have been the same if the acquisition had occurred on 1 January 2019.

28 Leases

The Group leases a number of land plots for the purpose of the construction of residential and commercial premises for sale, as well as land plots occupied by its own production and office facilities. The leases typically run for the years of construction of premises for sale.

The following table summarises the movement in the right-of-use assets and lease liabilities during the reporting period.

mln RUB	Inventories under construction	Property, plant and equipment	Total
Right-of-use assets			
Balance at 1 January 2020	2 080	400	2 480
Additions to right-of-use assets	482	69	551
Modifications of lease contracts	(31)	(41)	(72)
Depreciation charge	(136)	(116)	(252)
Balance at 31 December 2020	**2 395**	**312**	**2 707**
Lease liabilities			
Balance at 1 January 2020	1 636	402	2 038
Settlement of lease liabilities, including interest	(632)	(180)	(812)
Interest expense on lease liabilities	132	35	167
Additions to lease liabilities	481	66	547
Modifications of lease contracts	(31)	(47)	(78)
Balance at 31 December 2020	**1 586**	**276**	**1 862**

mln RUB	Inventories under construction	Property, plant and equipment	Total
Right-of-use assets			
Balance at 1 January 2019	1 786	135	1 921
Additions to right-of-use assets	4	134	138
Termination of lease contracts	-	(39)	(39)
Depreciation charge	(342)	(149)	(491)
Acquired through business combination	631	319	950
Balance at 31 December 2019	**2 079**	**400**	**2 479**
Lease liabilities			
Balance at 1 January 2019	1 786	135	1 921
Settlement of lease liabilities, including interest	(975)	(197)	(1 172)
Interest expense on lease liabilities	190	43	233
Additions to lease liabilities	4	136	140
Termination of lease contracts	-	(34)	(34)
Assumed through business combination	631	319	950
Balance at 31 December 2019	**1 636**	**402**	**2 038**

Future cash outflows to which the Group is exposed that are not reflected in the measurement of lease liabilities arising from variable lease payments amount to RUB 812 million (31 December 2019: RUB 789 million).

29 Capital commitments

As at 31 December 2020, the Group had no capital commitments (31 December 2019: nil).

30 Contingencies

a) Insurance

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

b) Litigation

During the year ended 31 December 2019 and 2020, the Group was involved in a number of court proceedings (both as a plaintiff and a defendant) arising in the ordinary course of business.

One of the Group's subsidiaries was involved in an arbitral process as defendant, where plaintiff obliges the Group to purchase from the plaintiff 22% of share capital of LLC "Specialized Developer "ZIL-YUG" for the consideration of RUB 7 305 million. The Group declined to proceed with the acquisition since the project planning documentation provided by the plaintiff contradicted technical and economical parameters established in the initial tender documentation and agreed with the plaintiff.

On 30 July 2020, a mediation agreement, involving independent professional mediator of the Board of Mediators for Conciliatory Procedures at the Chamber of Commerce and Industry of the Russian Federation was prepared and signed by the parties. Under the terms of the agreement, the Group accepted project planning documentation provided by the plaintiff, and the plaintiff agreed to transfer to the Group the remaining 88% of share capital of LLC "Specialized Developer "ZIL-YUG" for the consideration of RUB 32 200 million payable in 2021-2024.

As a result of the mediation agreement, the plaintiff dismissed the claims to the Group described above.

In the opinion of management, there are no other current legal proceedings or other claims outstanding, which could have a material effect on the result of operations or financial position of the Group and which have not been accrued or disclosed in these consolidated financial statements.

31 Related party transactions

a) Transactions with management

(i) Management remuneration

Key management received the following remuneration during the year, which is included in personnel costs (see note 9):

mln RUB	2020	2019
Short-term employee benefits - salaries and bonuses	312	1 599
Termination benefit paid to key management personnel	3	57
	315	**1 656**

During the year ended 31 December 2020 and 2019, the Group did not grant any loans and pensions to its key management personnel.

During the year ended 31 December 2020, the remuneration of the members of the Board of Directors of the Company amounted to RUB 28 million (2019: RUB 48 million).

b) Transactions with other related parties

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

(i) Revenue

	Transaction value		Outstanding balance	
mln RUB	**2020**	**2019**	**2020**	**2019**
Other related parties	409	113	218	613
	409	**113**	**218**	**613**

All outstanding balances with related parties are to be settled in cash. None of the balances are secured.

(ii) Expenses

	Transaction value		Outstanding balance	
mln RUB	**2020**	**2019**	**2020**	**2019**
Other related parties	(178)	(123)	(116)	(221)
	(178)	**(123)**	**(116)**	**(221)**

All outstanding balances with related parties are to be settled in cash. None of the balances are secured.

(iii) Loans

	Amount loaned / received		Outstanding balance	
mln RUB	**2020**	**2019**	**2020**	**2019**
Loans given	(5)	4	2	6
Loans received	(1 210)	(298)	(5 145)	(3 935)
	(1 215)	**(294)**	**(5 143)**	**(3 929)**

All outstanding balances with related parties are to be settled in cash. None of the balances are secured.

(iv) Other transactions

	Transaction value		Outstanding balance	
mln RUB	**2020**	**2019**	**2020**	**2019**
Current accounts in banks - related parties	262	(469)	276	14
Proceeds from investments in associates	12	117	-	-
Interest payable	157	(51)	(6)	(163)
	431	**(403)**	**270**	**(149)**

32 Group entities

Significant subsidiaries

Subsidiary	Country of incorporation	31 December 2020	31 December 2019
“Etalon Group company” AO	Russian Federation	100,00%	100,00%
LLC “EtalonAktiv”	Russian Federation	100,00%	100,00%
JSC “Etalon LenSpetsSMU”	Russian Federation	100,00%	100,00%
JSC “Novator”	Russian Federation	100,00%	100,00%
JSC “LenSpetsSMU-Reconstruktsiya”	Russian Federation	100,00%	100,00%
LLC “Etalon-Invest”	Russian Federation	100,00%	100,00%
JSC “Zatonskoe”	Russian Federation	100,00%	100,00%
LLC “SPM-Zhilstroy”	Russian Federation	100,00%	100,00%
LLC “Specialized Developer “Serebryaniy Fontan”	Russian Federation	99,97%	99,97%
LLC “Specialized Developer “Etalon Galaktika”	Russian Federation	100,00%	100,00%
LLC “Specialized Developer “Etalon Development”	Russian Federation	100,00%	100,00%
JSC “Leader-Invest”	Russian Federation	100,00%	100,00%
LLC “Razvitiye”	Russian Federation	100,00%	100,00%
LLC “Specialized Developer “ZIL-YUG”	Russian Federation	100,00%	12,00%
LLC “Specialized Developer “MBI”	Russian Federation	100,00%	100,00%
JSC “Lobachevskogo 120”	Russian Federation	100,00%	100,00%

As at 31 December 2020, the Group controlled 119 legal entities (31 December 2019: 128). Their assets, liabilities, revenues and expenses have been included in these consolidated financial statements. The above is a list of the most significant subsidiaries.

33 Events subsequent to the reporting date

Operating events

Commitment for acquisition of a land plot

The Group is finalising negotiations on the acquisition of a land plot located in the St. Petersburg metropolitan area for the consideration of RUB 1 100 million payable in 2021 - 2022

Share capital increase and offering of newly issued ordinary shares

On 26 February 2021, the Board of Directors of the Company held a meeting where it was proposed that extraordinary general meeting of shareholders (“EGM”) of the Company authorises the Board of Directors to consider a potential share capital increase for a potential public or private placement. If approved, proceeds from such placement will enable the Company to replenish and develop its land bank, as well as finance the early development of new projects.

Subject to approval of EGM, the authorised share capital of the Company will be increased from £34,747.899 to £39,172.2686 by the creation of 88,487,391 ordinary shares of nominal value of £0.00005 each, and the authority will be given to the Board of Directors to allot and issue, out of the authorised but unissued share capital of the Company, up to 88,487,391 ordinary shares at par or at a premium as they deem appropriate, and such authority to expire on 22 March 2023. The share capital increase is expected to be structured in the form of one or several public and /or institutional offerings of newly issued ordinary shares represented by GDRs.

On 22 March 2021, the EGM resolved that the authorised share capital of the Company be increased from £34,747.899 to £39,172.2686 by the creation of 88,487,391 ordinary shares of nominal value of £0.00005 each.

Financing events

Subsequent to the reporting date, the Group has repaid loans and borrowings outstanding as at 31 December 2020 for the total amount of RUB 2 609 million and unsecured bonds for the total amount of RUB 1 257 million.

Subsequent to the reporting date, the Group has obtained additional tranches of loans for the total amount of RUB 6 019 million with nominal interest rates of 0,01% - 10,5% and repayable by 2025.

Subsequent to the reporting date, coupon rate on JSC «Leader-Invest» unsecured bond issue decreased from 11,7% to 7,95%.

Supplementary information

In this note, additional information is disclosed. We believe that the adjusted net debt/adjusted EBITDA ratio, together with measures determined in accordance with IFRS, provides the readers with valuable information and a further understanding of the underlying performance of the business.

The below non-IFRS measures should be considered and read in addition to, but not as a substitute for, the information contained in the consolidated financial statements. Non-IFRS measures are not uniformly defined by all companies, including those in the Group's industry. Therefore, the non-IFRS measures used by the Group may not be comparable to similar measures and disclosures made by other companies.

Adjusted net debt/Adjusted EBITDA ratio

mln RUB	2020	2019
Loans and borrowings	50 505	52 692
Less: cash and cash equivalents	(25 830)	(31 128)
Less: bank deposits over 3 months, note 19	(100)	(80)
Add: contract liabilities, reportable segment Residential development	25 530	32 798
Less: Inventories under construction, note 17	(102 179)	(85 270)
Adjusted net debt	**(52 074)**	**(30 988)**

	2020	2019
Gross profit	21 915	20 057
Less: General and administrative expenses	(5 235)	(7 280)
Less: Selling expenses	(4 560)	(4 822)
Adjusted operating profit	12 120	7 955
Add: Depreciation and amortisation	481	542
EBITDA	**12 601**	**8 497**
Add: Purchase price allocation from acquisition of Leader-Invest included in cost of sales	3 881	2 678
Adjusted EBITDA	**16 482**	**11 175**
Adjusted net debt/Adjusted EBITDA	**(3,16)**	**(2,77)**

Adjusted net debt represents net total of loans and borrowings less cash and cash equivalents and bank deposits over 3 months adjusted for contract liabilities in the Residential development segment less balance of inventories under construction and development. Adjusted net debt measures the Group's net indebtedness that provides an indicator of the overall balance sheet strength.

Adjusted EBITDA represents gross profit for the year adjusted by general and administrative expenses, selling expenses, depreciation and amortisation and effect of purchase price allocation from acquisition of subsidiary.

The result is the equivalent of profit (loss) for the year before net finance costs, income tax expense, depreciation and amortization and effect of purchase price allocation, impairment loss on trade and other receivables, gain from bargain purchase from acquisition of subsidiary and other operating expenses.

We believe that adjusted EBITDA provides useful information to investors because it is an indicator of the strength and performance of our ongoing business operations, including our ability to fund discretionary spending such as capital expenditures and other investments and our ability to incur and service debt.

Adjusted net debt/adjusted EBITDA ratio is used by creditors, credit rating agencies and other stakeholders.

Net corporate debt/Adjusted EBITDA

Net corporate debt represents net debt as defined in the note 26 (e) adjusted for the amount of project financing (borrowings backed by balances on escrow accounts).

mln RUB	2020	2019
Loans and borrowings	50 505	52 692
Less: secured project financing	(4 995)	-
Total corporate borrowings	45 510	52 692
Less: cash and cash equivalents	(25 830)	(31 128)
Less: bank deposits over 3 months, notes 15 and 19	(100)	(80)
Net corporate debt	**19 580**	**21 484**
Net corporate debt/Adjusted EBITDA	**1,19**	**1,92**

Net corporate debt and Adjusted net debt are not balance sheet measures under IFRS and they should not be considered as an alternative to other measures of financial position. Although Net corporate debt and Adjusted net debt are non-IFRS measures, they are widely used to assess liquidity and the adequacy of a company's financial structure. The Group believes that Net corporate debt and Adjusted net debt provide an accurate indicator of its ability to meet financial obligations, represented by gross debt, from available cash and future proceeds from sales. However, the use of Net corporate debt and Adjusted net debt effectively assumes that gross debt can be reduced by cash. In fact, it is unlikely that the Group would, or could, use all of its cash to reduce gross debt all at once, as those Group companies which sell properties using shared construction agreements are not entitled to use cash received from their customers for any purposes until commissioning of the relevant project.

The movement of the purchase price allocation (PPA) from the acquisition of Leader-Invest, recognised within Property, plant and equipment, Investment property, Inventories

PPA is a significant non-operational factor that significantly affects the Group's financial performance and will continue to do so in the next few years. The disclosure increases the transparency of the reporting and enables users of the financial statements to correctly assess the effect of PPA on the financial results.

mln RUB	2020	2019
Balance at 1 January	25 695	-
Adjustment to fair value of identified net assets of Leader-Invest	-	29 386
Included in Cost of sales	(3 881)	(2 678)
Included in General and administrative expenses	-	(38)
Included in Other expenses, net	(918)	(975)
Balance at 31 December	**20 896**	**25 695**