



«Uzagrolizing» Joint Stock Company

**Independent Auditor's Report and
Financial Statements
for the year ended 31 December 2024**



Independent Auditor's Report

To the Shareholders and the Supervisory Board of
Joint-Stock Company «UZAGROLEASING»

Opinion

We have audited the financial statements of the Joint Stock Company "Uzagroleasing" (hereinafter referred to as the "Company"), consisting of the statement of financial position as at 31 December 2024 and the statement of profit and loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year ended on that date, and the notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly in all material respects the financial position of the Company as at 31 December 2024, and its financial results and cash flows for the year ended on that date, in accordance with International Financial Reporting Standards (IFRS).

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 Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (the "IESBA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Uzbekistan, 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.

Key audit matters

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

Key audit matters

How the relevant key matters were addressed in our audit

Provision for credit losses on net investments in leasing

Due to the significant proportion of net investments in leases in the assets of the Company, and due to the complexity and need for judgment in measuring expected credit losses in accordance with IFRS 9 Financial Instruments ("IFRS 9"), this issue is key audit matter.

Determining whether there has been a significant increase in credit risk since initial recognition and allocating the net investment in leases by impairment stage requires the application of judgment and analysis of various factors indicative of a change in credit risk, including the length of time that arrears have been on the balance sheet.

Expected credit losses are estimated using complex statistical modeling and expert judgment. The probability of default, the amount of net investment in leasing subject to the risk of default, the level of losses in case of default are subject to calculation. The calculation is based on available historical data adjusted for macroeconomic forecast variables.

The calculation of the allowance for expected credit losses in respect of credit-impaired financial assets requires the determination of the most probable repayment scenario and the use of other assumptions. Estimation of expected future cash flows is based on such significant unobservable inputs as the value of the leased asset. The use of different modeling techniques, assumptions and forecasts may result in materially different estimates of the credit loss allowance. The Company's management approach to assessing and managing credit risk is described in Note 25.

We have reviewed the methodology for calculating the allowance for expected credit losses applied by the Company for compliance with the requirements of IFRS 9.

We have identified the credit risk factors selected by management to determine whether there has been a significant increase in credit risk. We verified that net investments in leases were allocated to impairment stages in accordance with the approved methodology.

We reviewed the statistical models underlying the calculation of expected credit losses, key inputs and assumptions, and forward-looking information.

We performed analytical procedures that looked for relationships between net investment in lease characteristics indicative of the level of credit risk and the level of allowance for expected credit losses.

For significant impaired net investments in leases, we have performed an analysis of the assumptions made by management in determining the recoverable amount and estimating expected future cash flows, based on our professional judgment and available market information.

We also reviewed the disclosures in the notes to the financial statements in relation to the credit loss allowance for net investment in leases.

Going Concern Assessment

As disclosed in Note 1.1 to the financial statements, the Company incurred a net loss of UZS 114,024 million for the year ended 31 December 2024 (2023: profit of UZS 75 million). In addition, the Company's ability to meet its obligations depends on continued government support and the successful completion of the post-year-end share issue and related debt set-off. We considered the assessment of the going concern basis of accounting as a key audit matter due to the significance of management's judgment and the potential impact on the financial statements.

We evaluated management's cash flow forecasts and their underlying assumptions, including forecast revenue, cost structures, and access to external support. We reviewed the legal documents and evidence supporting the share issue and debt set-off transactions occurring after the reporting date. We also assessed the adequacy of the disclosures in Note 1.1 in relation to going concern. Based on the audit evidence obtained, we concluded that the use of the going concern basis of accounting is appropriate.

Other information

Management is responsible for the other information. Other information includes information contained in the annual report, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether there are material inconsistencies between the other information and the financial statements or our knowledge from the audit, or whether the other information contains otherwise possible material misstatements. If, based on the work we have performed, we conclude that such other information contains a material misstatement, we are required to report that fact.

We have not identified any facts that need to be reflected in our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Management is responsible for the preparation and fair presentation of these financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with 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 financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence about the financial information of the entities or activities within the Company to express an opinion on the financial statements. We are responsible for directing, supervising and performing the audit of the Company. We remain fully 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, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most

significance in the audit of the financial statements of the current period and are therefore the key audit matters.

Of those matters that we have communicated to those charged with governance, we identify those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe those matters in our audit report unless public disclosure of those matters is prohibited by law or regulation or, in extremely rare circumstances, we conclude that a matter should not be disclosed in our report because the adverse consequences of communicating that information would reasonably be expected to outweigh the public benefit of doing so.

Yuldashev Sh.
Auditor's qualification certificate No
31506780530013
General Director
«HLB Tashkent» LLC



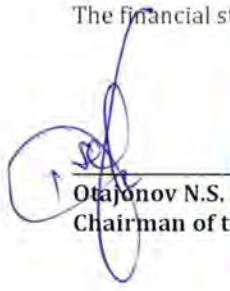
Zukhritdinova G.
Auditor's qualification certificate No
05948
Manager/Auditor

15 May 2025
Tashkent, Uzbekistan

«Uzagrolizing» Joint Stock Company
Statement of Financial Position as at 31 December 2024
(in millions of Uzbek soums, unless otherwise indicated)

<i>In millions of UZS</i>	Notes	31 December 2024	31 December 2023
Assets			
Cash and cash equivalents	6	158 830	8 366
Loans given		6 667	1 304
Finance lease receivables	7	3 567 473	1 536 925
Equipments for leasing	8	70 468	35 282
Prepayments for leasing equipments	9	345 591	35 997
Receivable from shareholders		22 864	22 740
Trade and other receivables	10	20 616	7 197
Investments		512	515
Deferred tax asset		17 621	-
Property, plant and equipment and intangible assets	11	166 581	168 700
Total assets		4 377 223	1 817 026
Liabilities			
Loans and borrowings received	12	3 438 151	1 218 310
Advances from lessees	13	127 119	41 303
Trade and other payables	14	472 344	99 401
Deferred tax liability	21	-	3 830
Income tax liabilities		1 873	79
Other liabilities	15	21 350	15 852
Total liabilities		4 060 837	1 378 775
Equity			
Share capital	16	391 409	391 409
Revaluation reserve		108 292	108 292
Accumulated loss		(183 315)	(61 450)
Total equity		316 386	438 251
Total liabilities and equity		4 377 223	1 817 026

The financial statements have been approved 15 May 2025.


Otajonov N.S.
 Chairman of the Board




Kodirova Sh.Sh.
 Chief Accountant

The figures in the statements of financial position should be read in conjunction with the notes on pages 11 to 55, which are an integral part of these financial statements.

«Uzagrolizing» Joint Stock Company
Statement of Profit or Loss and Other Comprehensive Income for the year ended 31 December 2024
(in millions of Uzbek soums, unless otherwise indicated)

<i>In millions of UZS</i>	Notes	2024 year	2023 year
Interest income	17	343 128	219 952
Interest expenses	18	(292 230)	(121 689)
Net interest income		50 898	98 263
Provision for impairment of finance lease receivables	19	(71 839)	(598)
Net interest (loss)/income on finance leases after provision for impairment of finance lease receivables		(20 941)	97 665
Net foreign exchange (loss)/gain		(1 001)	36
Administrative and operating expenses	20	(128 327)	(98 017)
Net other operating income		18 713	2 965
(Loss)/Profit before income tax		(131 556)	2 649
Income tax benefit/(expense)	21	17 532	(1 993)
(Loss)/Profit from continuing operations		(114 024)	656
Discontinued operation			
(Loss)/Profit from discontinued operation (net of income tax)	22	-	(581)
(Loss)/Profit for the year		(114 024)	75
Other comprehensive income		-	-
Total comprehensive (Loss)/Income for the year		(114 024)	75
Earning per share, in UZS		(702,91)	0,46

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Kodirova Sh.Sh.
 Chief Accountant

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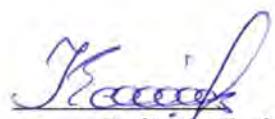
«Uzagrolizing» Joint Stock Company
Statement of Changes in Equity for the year ended 31 December 2024
(in millions of Uzbek soums, unless otherwise indicated)

<i>In millions of UZS</i>	Share capital	Accumulated deficit	Revaluation reserve	Total equity
Balance as at 1 January 2023	105 509	(54 316)	111 641	162 834
Net profit for the year	-	75	-	75
Issue of ordinary shares	285 900	-	-	285 900
Depreciation of revaluation of fixed assets	-	3 349	(3 349)	-
Dividends	-	(10 559)	-	(10 559)
Balance as at 31 December 2023	391 409	(61 451)	108 292	438 250
Net profit for the year	-	(114 024)	-	(114 024)
Dividends	-	(7 840)	-	(7 840)
Balance as at 31 December 2024	391 409	(183 315)	108 292	316 386

The financial statements have been approved 15 May 2025.


Otajonov N.S.
 Chairman of the Board



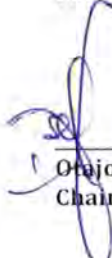

Kodirova Sh.Sh.
 Chief Accountant

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«Uzagrolizing» Joint Stock Company
Statement of Cash Flows for the year ended 31 December 2024
(in millions of Uzbek soums, unless otherwise indicated)

<i>In millions of UZS</i>	2024 year	2023 year
Cash flows from operating activities		
Interest income received on finance lease	220 374	185 726
Interest paid on bank loans	(206 608)	(144 915)
Cash received from leasees (except for interest income received)	163 315	312 559
Cash paid to suppliers of equipment	(2 019 442)	(237 378)
Paid administrative and operating expenses	(117 605)	(80 074)
Net cash used in operating activities before taxes paid	(1 959 966)	35 918
Income tax paid	(1 380)	(2 420)
Cash flows used in operations	(1 961 346)	33 498
Cash flows from investing activities		
Disposal of equipment and intangible assets	897	-
Purchases of equipment and intangible assets	(5 420)	(1 731)
Lending of loans	(5 364)	(100)
Selling of investments held for trading	3	3 125
Cash flows used in investing activities	(9 884)	1 294
Cash flows from financing activities		
Loans repaid to the Banks	(389 190)	(153 696)
Loans received from Banks	2 589 327	135 639
Loans repaid to the Fund	(70 376)	(87 599)
Loans received from the Fund	-	78 175
Dividends paid	(6 867)	(10 105)
Cash flows from financing activities	2 122 894	(37 586)
Net increase/(decrease) in cash and cash equivalents	151 664	(2 794)
Cash and cash equivalents at the beginning of the year	8 366	11 233
Effect of changes in ECL on cash and cash equivalents	(1 200)	(73)
Cash and cash equivalents at the end of the year	158 830	8 366

The financial statements have been approved 15 May 2025.


O'rajonov N.S.
 Chairman of the Board




Kodirova Sh.Sh.
 Chief Accountant

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