

PRAGUE DEVELOPMENT SICAV PLC

Annual Report and Audited Financial Statements

31 December 2022

Premium Banking Centre, 475, Triq il-Kbira San Guzepp, Santa Venera, SVR 1011, Malta

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Management and Administration

**DIRECTORS & INVESTMENT
COMMITTEE MEMBERS**

Mr. Michal Kocián
Vlastina 36/850
Prague 6, 161 00
Czech Republic

Mr. Štěpán Havlas
Horný Mecholupy
Drtikolova 156/32
Prague, 10
Czech Republic

DIRECTOR

Ms. Claire Camilleri Gauci
Flat 13, Crystal Towers, 22
Triq ir-Roża
Marsascala
Malta

**INVESTMENT COMMITTEE
MEMBER**

Joseph R Aquilina
77, Good Shepherd Avenue
Balzan
BZN 1623
Malta

**ADMINISTRATOR AND
COMPANY SECRETARY**

BOV Fund Services Limited
58
Zachary Street
Valletta, VLT 1130
Malta
*Recognised to provide Fund Administration
Services by the Malta Financial Services Authority*

AUDITORS

ECOVIS Malta Limited
Level 3, Victoria Centre
Valletta Road
Mosta MST 9012
Malta

LEGAL ADVISORS

Ganado & Associates Advocates
171
Old Bakery Street
Valletta, VLT 1455
Malta

BANKER

Československá obchodní banka, a.s.
FIB Praha - Na Příkopě
Na Příkopě 857/18
Czech Republic

Description

PRAGUE DEVELOPMENT SICAV PLC ("the Company") is organised under the laws of Malta as a professional investor fund with variable share capital (SICAV) pursuant to the Companies Act, 1995. The Company was registered on 3 November 2009 and as at 31 December 2022 consisted of the following funds: Finep Harfa Fund, Finep Prosek Fund and Finep Barrandov Fund.

The Company is licensed by the Malta Financial Services Authority as a non-retail Collective Investment Scheme under the Investment Services Act, 1994. The Company has no employees.

Manager's Report

As at 31 December 2022 Finep Harfa Fund holds:

- directly 99% interest as General Partner in the Limited Partnership FINEP Harfa k.s. (ID No: 27100626), a Limited Partnership registered in Czech Republic under Czech laws, and
- directly 90% interest as General Partner in the Limited Partnership FINEP Elektra k.s. (ID No: 62065271), a Limited Partnership registered in Czech Republic under Czech laws, and
- directly 98% interest as General Partner in the Limited Partnership FINEP Hloubětín 61 k.s. (ID No: 27922120), a Limited Partnership registered in Czech Republic under Czech laws.

As at 31 December 2022 Finep Prosek Fund holds:

- directly 98% interest as General Partner in the Limited Partnership FINEP Prosek bytová 10 k.s. (ID No: 29016347), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 99% interest as General Partner in the Limited Partnership FINEP Prosek bytová 12 k.s. (ID No: 29016380), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 99% interest as General Partner in the Limited Partnership FINEP Prosek bytová k.s. (ID No: 24716847), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 99% interest as General Partner in the Limited Partnership FINEP Prosek k.s. (ID No: 26762382), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 99% interest as General Partner in the Limited Partnership FINEP PROSEK bytová 5 k.s. (ID No: 02574527), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 99% interest as General Partner in the Limited Partnership FINEP Prosek bytová 2, k.s. (ID No: 24308773), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 49% interest as General Partner in the Limited Partnership FINEP RUZYNĚ bytová k.s. (ID No: 09008632), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 49.5% interest as General Partner in the Limited Partnership RED Thirteen k.s. (ID No: 27605931), a Limited Partnership registered in Czech Republic under Czech laws,
- directly 98% interest as General Partner in the Limited Partnership PROSEK Development k.s. (ID No: 24202061), a Limited Partnership registered in Czech Republic under Czech laws, and
- directly 93.5% interest as General Partner in the Limited Partnership B+3 REAL k.s. (ID No: 27364640), a Limited Partnership registered in Czech Republic under Czech laws.

As at 31 December 2022 Finep Barrandov Fund holds:

- 99% interest as General Partner in the Limited Partnership FINEP BARRANDOV ZÁPAD k.s. (ID No: 27918041), a Limited Partnership registered in Czech Republic under Czech laws,
- 99% interest as General Partner in the Limited Partnership FINEP BARRANDOV bytová k.s. (ID No: 05547776), a Limited Partnership registered in Czech Republic under Czech laws, and
- 99% interest as General Partner in the Limited Partnership VERANO REAL k.s. (ID No: 04663276), a Limited Partnership registered in Czech Republic under Czech laws.

The Limited Partnerships as specified above are set up in order to invests the assets of the three funds in a residential development project in Prague.

PROJECT HARFA PARK / PROJECT NOVÁ ELEKTRA – FINEP HARFA FUND

PROJECT HARFA PARK and NOVÁ ELEKTRA are situated in the large development territory of Vysočany / Hloubětín in Prague 9 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development phases:

- 8th phase (HARFA PARK VIII – house Y) is being developed by FINEP Harfa k.s. Phase HARFA PARK VIII includes 62 residential units, currently there are 59/62 units sold, construction of project was started in 08/2022, and
- 2nd Phase (NOVA ELEKTRA II – object Z – 160 units) which will be developed by FINEP Elektra k.s. has acquired the land required for the phase development from its sister company FINEP Hloubětín 61 k.s., and the zoning permit is expected to be issued in 04/2023, and construction of project is expected to be commenced in Q4/2023.

Manager's Report

PROJECT PROSEK PARK / NAD KROCÍNKOU – FINEP PROSEK FUND

PROJECT PROSEK PARK is situated in the territory of Střížkov in Prague 9 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development phases:

- phase PROSEK PARK – objects M, N, P - is being developed by FINEP Prosek bytová 10 k.s. Phase PROSEK PARK (objects M, N, P) includes 254 residential units, construction of project was started in 12/2022, and the whole project (all 254 units) is completely sold to institutional investor (daughter company of Česká spořitelna, a.s.).

PROJECT NAD KROCÍNKOU is situated in the territory of Prosek in Prague 9 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development phases:

- 1ST phase (NAD KROCÍNKOU I – house B1/B2) is being developed by FINEP PROSEK bytová 5 k.s. Phase NAD KROCÍNKOU I includes 82 residential units, currently there are 25/82 units sold, construction of project shall be commenced in 03/2023.

PROJECT U ŠÁRKY – FINEP PROSEK FUND

PROJECT U ŠÁRKY is situated in the large development territory of Ruzyně in Prague 6 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development phases:

- 2nd phase (U ŠÁRKY II – house B1/B2) is being developed by FINEP RUZYŇ bytová k.s. , it includes 75 residential units and the whole project (all 75 units) is completely sold. The construction of phase U ŠÁRKY II started in 03/2022, and
- 4th phase (U ŠÁRKY IV – house D1/D2/D3) is being developed by FINEP RUZYŇ bytová k.s., it includes 100 residential units, currently there are 96/100 units sold. The construction of phase U ŠÁRKY IV started in 08/2022.

KASKÁDY BARRANDOV – FINEP BARRANDOV FUND

Project KASKÁDY BARRANDOV is situated in the large development territory of Hlubočepy in Prague 5 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development phases:

- 13th phase (KASKÁDY BARRANDOV XIII - house X), is being developed by FINEP BARRANDOV bytová k.s., it includes 79 units (75 residential units and 4 commercial units) and the whole project (all 79 units) is completely sold. The construction of phase KASKÁDY BARRANDOV XIII started in 09/2022, and
- 16th phase (KASKÁDY BARRANDOV XVI - house Y), is being developed by FINEP BARRANDOV bytová k.s., it includes 72 residential units, and currently there are 68/72 units sold. The construction of phase KASKÁDY BARRANDOV XVI started in 09/2022.

Report of the Directors

The Directors are hereby laying their Annual Report of PRAGUE DEVELOPMENT SICAV PLC for the period 1 January 2022 to 31 December 2022.

In preparing these Annual Audited Financial Statements, the Directors are responsible for ensuring that the Financial Statements are complete and accurate in all material respects and conform to the MFSA's requirements of the Scheme's Licence Conditions.

Principal Activities

PRAGUE DEVELOPMENT SICAV PLC is organised under the laws of Malta as a multi-fund investment company with variable share capital (SICAV) pursuant to the Companies' Act, 1995. The Company may constitute segregated Sub-Funds which are segregated patrimonies and are represented by different classes of shares.

Review of Business Development

The Objective of the Company is the collective investment of its funds in securities and other movable or immovable property, or in any of them, with the aim of spreading investment risks and giving members the benefits of the results of the management of its funds.

The net asset value of PRAGUE DEVELOPMENT SICAV PLC as at 31 December 2022 stood at CZK 1,009,694,518 (2021: CZK 710,253,039).

Risk Management

The Company is exposed to a variety of risks and hence operates a risk management strategy with the objective of controlling and minimising the impact on the financial performance and position. A detailed review of the risk management policies employed by the Company with the exposures to credit risk, liquidity risk, market risk and operational risk is included in note 17 of the financial statements.

Listing Authorities

The funds of PRAGUE DEVELOPMENT SICAV PLC were listed on the official list of the Malta Stock Exchange on 26 January 2016.

Going Concern Statement

The directors consider that the financial position of the Company was satisfactory as at the reporting date, with total net assets of CZK 1,009,694,518 relative to total assets of CZK 1,154,755,280. The directors do not foresee any going concern issues in the foreseeable future during 2023.

Future Developments

The Company intends to maintain its key objective in the future, with aim to widen the number of projects and locations for development in the Czech Republic.

Results

The results for the period under review can be found in the statement of profit or loss and other comprehensive income on page 12.

Statement of Regulatory Breaches

As required by the Investment Services Rules for Investment Service Providers regulated by the MFSA, we report that there were no breaches of the standard licence conditions or other regulatory requirements during the reporting period which were subject to an administrative penalty or other regulatory sanction.

The Audited Financial Statements on pages 11 to 37 were authorised for issue by the Board of Directors on 17 April 2023.

On behalf of the Board


Michal Kocián
Director


Štěpán Havlas
Director

Statement of Directors' Responsibilities

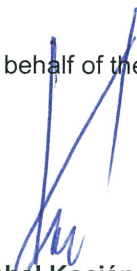
The Directors are required by the Companies Act, 1995 to prepare financial statements which give a true and fair view of the state of affairs of the Company as at the end of each financial period and of the profit or loss for the period.

In preparing the financial statements, the Directors are responsible for:

- ensuring that the financial statements have been drawn up in accordance with International Financial Reporting Standards, as adopted by the EU;
- selecting and applying appropriate accounting policies;
- making accounting estimates that are reasonable in the circumstances;
- ensuring that the financial statements are prepared on the going concern basis unless it is inappropriate to presume that the Company will continue in business as a going concern.

The Directors are also responsible for designing, implementing and maintaining internal control relevant to the preparation and the fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error, and that comply with the Companies Act, 1995. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Michal Kocián
Director

17 April 2023



Štěpán Havlas
Director

Independent Auditors' Report**To the Members of PRAGUE DEVELOPMENT SICAV PLC****Report on the Financial Statements****Opinion**

We have audited the financial statements of PRAGUE DEVELOPMENT SICAV PLC, set out on pages 11 to 37, which comprise the statement of financial position as at 31 December 2022, and the statement of profit or loss and other comprehensive income, statement of changes in net assets attributable to holders of redeemable shares and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2022, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU (EU IFRSs) and have been prepared in accordance with the requirements of the Companies Act (Cap. 386).

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 Auditors' 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 (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in accordance with the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act (Cap. 281) in Malta, 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.

Other Information

The directors are responsible for the other information. The other information comprises the Report of the Directors, the Manager's Report, Description of the Company and its Management and Administration, and the Information about the Scheme. Our opinion on the financial statements does not cover this information.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the Report of the Directors, we also considered whether the Report of the Directors includes the disclosures required by Article 177 of the Maltese Companies Act (Cap. 386) and other applicable legal requirements and is to include a statement that the Company is a going concern with supporting assumptions or qualifications as necessary, as required by Listing Rule 5.62 issued by the Listing Authority of Malta.

Independent Auditors' Report (continued)**To the Members of PRAGUE DEVELOPMENT SICAV PLC****Other Information (continued)**

Based on the work we have performed, in our opinion:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements;
- the Report of the Directors has been prepared in accordance with the Maltese Companies Act (Cap.386); and
- we have nothing to report in relation to the statement on going concern.

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

Responsibilities of the Directors

The directors are responsible for the preparation of the financial statements that give a true and fair view in accordance with IFRS as adopted by the European Union and the Maltese Companies Act (Cap. 386), and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' 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 auditors' 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 scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal 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.

Independent Auditors' Report (continued)**To the Members of PRAGUE DEVELOPMENT SICAV PLC****Auditors' Responsibilities for the Audit of the Financial Statements (continued)**

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' 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.

We communicate with the directors 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.

Other matters on which we are required to report by exception

Under the Maltese Companies Act (Cap. 386) we are required to report to you if, in our opinion:

- We have not received all the information and explanations we require for our audit.
- Adequate accounting records have not been kept, or that returns adequate for our audit have not been received from branches not visited by us.
- The financial statements are not in agreement with the accounting records and returns.

We have nothing to report to you in respect of these responsibilities.



Angele Sammut
(Director) for and on behalf of

ECOVIS Malta Limited
Registered Auditors

17 April 2023

PRAGUE DEVELOPMENT SICAV PLC
Statement of Financial Position
As at 31 December 2022

2022 Annual Report and Audited Financial Statements

Notes	Prague Development SICAV p.l.c. 31.12.2022 CZK	Prague Development SICAV p.l.c. 31.12.2021 CZK	Finep Harfa Fund 31.12.2022 CZK	Finep Harfa Fund 31.12.2021 CZK	Finep Prosek Fund 31.12.2022 CZK	Finep Prosek Fund 31.12.2021 CZK	Finep Barrandov Fund 31.12.2022 CZK	Finep Barrandov Fund 31.12.2021 CZK
Assets								
Investment in subsidiaries	8,101,779	2,552,123	3,453,623	2,152,123	4,648,156	400,000	-	-
Investment in jointly controlled entities	161,873	-	-	-	161,873	-	-	-
Financial assets at amortised cost	1,094,000,000	668,387,790	240,000,000	16,000,000	329,000,000	5,000,000	525,000,000	647,387,790
Taxation refundable	9,511,638	11,571,600	-	-	-	11,571,600	9,511,638	-
Trade and other receivables	9,890,313	7,135,037	1,769,034	130,746	766,791	1,185,305	7,354,488	5,818,986
Cash and cash equivalents	33,089,677	44,483,658	2,927,874	9,273,035	12,725,713	21,225,026	17,406,090	13,955,597
Total assets	1,154,755,280	734,130,208	248,150,531	27,555,904	347,302,533	39,381,931	559,272,216	667,162,373
Liabilities								
Deferred tax	25,267,233	19,709,960	-	-	-	-	25,267,233	19,709,960
Loans payable	95,000,000	-	95,000,000	-	-	-	-	-
Taxation payable	22,443,996	1,637,614	7,185,654	691,949	15,258,342	-	-	945,665
Trade and other payables	2,349,533	2,529,595	1,785,470	503,959	257,636	1,497,742	306,427	527,894
Total liabilities	145,060,762	23,877,169	103,971,124	1,195,908	15,515,978	1,497,742	25,573,660	21,183,519
Net assets attributable to holders of redeemable investor shares	1,009,694,518	710,253,039	144,179,407	26,359,996	331,786,555	37,884,189	533,698,556	645,978,854

The official closing middle rate of exchange applicable between CZK and EUR as at 31 December 2022 was 24.154 (2021: 25.858).

The accounting policies and notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

These financial statements on pages 11 to 37 were authorised for issue by the Board of Directors on 17 April 2023 and were signed on its behalf by:


Michal Kocián
Director


Štěpán Havlas
Director

Statement of Profit or Loss and Other Comprehensive Income

for the year ended 31 December 2022

	Prague Development SICAV p.l.c.	Prague Development SICAV p.l.c.	Finep Harfa Fund	Finep Harfa Fund	Finep Prosek Fund	Finep Prosek Fund	Finep Barrandov Fund
Notes	31.12.2022 CZK	31.12.2021 CZK	31.12.2022 CZK	31.12.2021 CZK	31.12.2022 CZK	31.12.2021 CZK	31.12.2021 CZK
Income							
Dividend income	571,351,357	247,597,294	154,861,415	16,111,491	312,788,787	6,176,154	225,309,649
Interest income	16,282,188	12,226,577	1,851,809	15,781	2,906,817	4,932	12,205,864
Other income	-	-	-	-	-	-	-
	587,633,545	259,823,871	156,713,224	16,127,272	315,695,604	6,181,086	237,515,513
Expenses							
Interest expenses	7,221,726	-	3,528,082	-	3,693,644	-	-
Auditors' remuneration	344,870	337,212	105,456	102,630	119,707	117,291	117,291
Loss on exchange differences	6,079	6,657	2,059	1,951	2,010	2,480	2,226
Administration fees	905,055	934,353	301,685	311,451	301,685	311,451	311,451
Legal and professional fees	625,327	990,402	249,194	238,200	198,994	238,200	514,002
Directors' remuneration	259,111	245,801	86,536	81,919	86,275	81,928	81,954
Investment committee fees	565,614	592,612	176,861	185,279	181,862	190,530	216,803
Operating loss from investments	2,890,784	1,562,350	1,575,048	222,521	1,098,785	1,216,093	123,736
Other operating expenses	626,443	559,982	208,087	189,617	214,434	185,014	185,351
(Reversal - IFRS 9 provision)	(1,612,210)	(3,459,468)	-	-	-	-	(3,459,468)
	11,832,799	1,769,901	6,233,008	1,333,568	5,897,396	2,342,987	(1,906,654)
Net income	575,800,746	258,053,970	150,480,216	14,793,704	309,798,208	3,838,099	239,422,167
Distribution to shareholders	(245,000,000)	(428,000,000)	(25,000,000)	(10,000,000)	-	(38,000,000)	(380,000,000)
Tax expense	(31,359,267)	(12,946,206)	(7,660,805)	(813,199)	(15,895,842)	(288,150)	(11,844,857)
Increase/(decrease) in net assets attributable to redeemable investor shares	299,441,479	(182,892,236)	117,819,411	3,980,505	293,902,366	(34,450,051)	(152,422,690)

The notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

Statement of Changes in Net Assets Attributable to Holders of Redeemable Shares

for the year ended 31 December 2022

	Prague Development SICAV p.l.c. 31.12.2022 CZK	Prague Development SICAV p.l.c. 31.12.2021 CZK	Finep Harfa Fund 31.12.2022 CZK	Finep Harfa Fund 31.12.2021 CZK	Finep Prosek Fund 31.12.2022 CZK	Finep Prosek Fund 31.12.2021 CZK	Finep Barrandov Fund 31.12.2022 CZK	Finep Barrandov Fund 31.12.2021 CZK
Net assets at the beginning of the year	710,253,039	893,145,275	26,359,996	22,379,491	37,884,189	72,334,240	645,978,854	798,401,544
Net increase/(decrease) in net assets during the year	299,441,479	(182,892,236)	117,819,411	3,980,505	293,902,366	(34,450,051)	(112,280,298)	(152,422,690)
Net assets attributable to redeemable shares at the end of the year	1,009,694,518	710,253,039	144,179,407	26,359,996	331,786,555	37,884,189	533,698,556	645,978,854

The notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

	Prague Development SICAV p.l.c. 31.12.2022 CZK	Prague Development SICAV p.l.c. 31.12.2021 CZK	Finep Harfa Fund 31.12.2022 CZK	Finep Harfa Fund 31.12.2021 CZK	Finep Prosek Fund 31.12.2022 CZK	Finep Prosek Fund 31.12.2021 CZK	Finep Barrandov Fund 31.12.2022 CZK	Finep Barrandov Fund 31.12.2021 CZK
Cash flows from operating activities								
(Acquisitions)/disposals of investments	(5,711,529)	-	(1,301,500)	-	(4,410,029)	-	-	-
Losses on investments paid	(4,453,134)	(228,338)	(1,797,569)	(212,704)	(2,314,878)	(15,634)	(340,687)	-
Interest received/(paid)	8,275,120	8,025,138	(1,886,245)	-	(1,528,333)	-	11,689,698	8,025,138
Operating expenses paid	(3,517,439)	(3,629,829)	(1,165,653)	(1,101,319)	(1,145,114)	(1,140,720)	(1,206,672)	(1,387,790)
Dividends received	570,948,651	245,000,000	154,972,906	16,000,000	313,964,941	5,000,000	102,010,804	224,000,000
Taxation (paid)/received	(2,935,650)	(7,936,900)	(1,167,100)	228,450	10,934,100	6,262,450	(12,702,650)	(14,427,800)
Net cash flows from/(used in) operating activities	562,606,019	241,230,071	147,654,839	14,914,427	315,500,687	10,106,096	99,450,493	216,209,548
Cash flows from financing activities								
Loans (paid)/received	(329,000,000)	55,000,000	(129,000,000)	(16,000,000)	(324,000,000)	(5,000,000)	124,000,000	76,000,000
Dividends paid	(245,000,000)	(428,000,000)	(25,000,000)	(10,000,000)	-	(38,000,000)	(220,000,000)	(380,000,000)
Net cash flows (used in)/from financing activities	(574,000,000)	(373,000,000)	(154,000,000)	(26,000,000)	(324,000,000)	(43,000,000)	(96,000,000)	(304,000,000)
Net (decrease)/increase in cash and cash equivalents	(11,393,981)	(131,769,929)	(6,345,161)	(11,085,573)	(8,499,313)	(32,893,904)	3,450,493	(87,790,452)
Cash and cash equivalents at beginning of the year	44,483,658	176,253,587	9,273,035	20,358,608	21,225,026	54,118,930	13,955,597	101,746,049
Cash and cash equivalents at end of the year (note 7)	33,089,677	44,483,658	2,927,874	9,273,035	12,725,713	21,225,026	17,406,090	13,955,597

The notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

Accounting Policies

1. BASIS OF PREPARATION

These financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union, and comply with the Companies Act, 1995. They have also been prepared in accordance with the requirements of the Malta Financial Services Authority's Investment Services Guidelines.

These financial statements are being prepared from 1 January 2022 to 31 December 2022, whilst the comparative figures relate to the period 1 January 2021 up till 31 December 2021.

The preparation of financial statements in conformity with IFRSs requires the use of certain accounting estimates. It also requires Directors to exercise their judgment in the process of applying its accounting policies. The Statement of Financial Position presents assets and liabilities in increasing order of liquidity and does not distinguish between current and non-current items. Investments in subsidiaries and jointly controlled ventures are intended to be held for an indefinite period of time and may be sold in response to needs for liquidity or in accordance to the Sub-Investment Manager's or the Advisor's recommendations. The maturity of all other assets and liabilities are disclosed in note 17.

Consolidated financial statements as required by International Financial Reporting Standard 10 have not been drawn up, since the Company has taken advantage of the exemption from so doing conferred on it by Article 174 of the Companies Act, 1995 (Chapter 386, Laws of Malta). Accordingly, these financial statements present information about the Company and not about its group. The Company forms part of the Group FINEP HOLDING, SE. FINEP HOLDING, SE is a company domiciled in the Czech Republic and the address of its registered office is Havlíčkova 1030/1, Nové Město, 110 00, Prague 1. FINEP HOLDING, SE prepares consolidated financial statements in accordance with International Financial Reporting Standards. A copy of the consolidated financial statements of the group can be obtained from FINEP HOLDING, SE's registered office.

Changes in accounting policies and disclosures

The principal accounting policies adopted in the preparation of these financial statements are set out below:

Standards, interpretations and amendments to published standards as endorsed by the European Union effective in the current year

The Company has adopted the following new and amended IFRS and IFRIC interpretations. The adoption of these new standards and interpretations did not have any material effect on the Company.

- Amendments to IFRS 16 Leases: COVID-19 Related Rent Concessions beyond 30 June 2021 (effective for financial years beginning on or after 1 April 2021)
- Amendments to IAS 16 Property, Plant and Equipment: Proceeds before Intended Use (effective for financial years beginning on or after 1 January 2022)
- Amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts - Cost of fulfilling a Contract (effective for financial years beginning on or after 1 January 2022)
- Amendments to IFRS 3 Business Combinations: Reference to the Conceptual Framework (effective for financial years beginning on or after 1 January 2022)
- Annual Improvements to IFRS Standards 2018-2020 (effective for financial years beginning on or after 1 January 2022)

Accounting Policies

1. BASIS OF PREPARATION (continued)

Changes in accounting policies and disclosures (continued)

Standards, interpretations and amendments to published standards as endorsed by the European Union that are not yet effective

Up to the date of approval of these financial statements, certain new standards, amendments and interpretations to existing standards have been published but are not yet effective for the current reporting period and which have not been adopted early.

- IFRS 17 Insurance Contracts (effective for financial years beginning on or after 1 January 2023)
- Amendments to IFRS 17 and Initial Application of IFRS 17 and IFRS 9 – Comparative Information (effective for financial years beginning on or after 1 January 2023)
- Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting Policies (effective for financial years beginning on or after 1 January 2023)
- Amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates (effective for financial years beginning on or after 1 January 2023)
- Amendments to IAS 12 Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction (effective for financial years beginning on or after 1 January 2023)

The directors are assessing the impact that the adoption of these International Financial Reporting Standards will have on the financial statements in the period of initial application. The directors anticipate that the adoption of other International Financial reporting Standards that were in issue at the date of authorisation of these financial statements, but not yet effective will have no material impact on the financial statements in the period of initial application.

Standards, interpretations and amendments to published standards that are not yet endorsed by the European Union

These are as follows:

- Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Noncurrent and Non-current Liabilities with Covenants (effective for financial years beginning on or after 1 January 2024)
- Amendments to IFRS 16 Leases: Lease Liability in a Sale and Leaseback (effective for financial years beginning on or after 1 January 2024)

Basis of measurement

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

Use of estimates and judgements

The preparation of financial statements in conformity with International Financial Reporting Standards as adopted by the EU 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 these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised and in any future years affected. Information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are described in note 2 to the financial statements.

Accounting Policies

1. BASIS OF PREPARATION (continued)

Functional and presentation currency

The financial statements are presented in Czech Koruna (CZK), which is the Company's functional currency.

2. FOREIGN EXCHANGE TRANSLATION

Transactions in foreign currencies are translated into Czech Koruna at the exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the reporting date into Czech Koruna at the exchange rate at that date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated into Czech Koruna at the exchange rate at the date that the fair value was determined.

Foreign currency differences arising on translation are recognised in the statement of profit or loss and other comprehensive income as net foreign exchange gain or loss, except for those arising on financial instruments at fair value through profit or loss, which are recognised as net gain or loss from instruments at fair value through profit or loss.

3. INVESTMENT IN SUBSIDIARY

A subsidiary is an entity, including an unincorporated entity such as a partnership, which is controlled by the Company. Control is the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

An investment in a subsidiary is initially measured at cost. After initial recognition, an investment in subsidiary may be carried either under the cost method, that is at cost less any accumulated impairment losses or in accordance to IFRS 9 or using the equity method.

After initial recognition the investment in subsidiary is carried under the cost method.

4. INVESTMENT IN JOINTLY CONTROLLED ENTITY

A joint venture is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control.

A jointly controlled entity is a joint venture that involves the establishment of a separate entity in which each venturer has an interest. Jointly controlled entities are accounted for by the Company under the cost method.

5. OTHER RECEIVABLES AND PAYABLES

Other receivables and payables represent amounts receivable and payable respectively, for transactions contracted for but not yet delivered by the end of the year. These amounts include bonds subscribed to by the Sub-Funds and loans payable at the year end. Other receivables and payables are initially recognised at fair value and subsequently measured at amortised cost less any provision for impairment. A provision for impairment of amounts due is established in accordance with accounting policy 10.

6. REDEEMABLE SHARES

The Company classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments.

The Company issues redeemable shares and are classified as financial liabilities. The redeemable shares provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the respective Fund's net assets at the redemption date and also in the event of the Fund's liquidation. The redemption price per share on the relevant redemption day shall be the net asset value calculated to 3 decimal places as at the close of business on the relevant valuation day. In accordance with the offering supplement of the Sub-funds, unless otherwise determined by the directors of the Company, no redemptions will be affected during the first five years of the life of the Sub-Fund. After the lapse of this five year period, Investor Shares may be redeemed on Redemption Days.

Accounting Policies

7. EXPENSES

Expenses are accounted for on an accrual basis and are expensed as incurred.

Fees and commission expenses

Fees and commission expenses are recognised in the statement of profit or loss and other comprehensive income as the related services are performed.

8. INCOME RECOGNITION

Interest income

Interest income and expense, including interest income from non-derivative financial assets at fair value through profit or loss, are recognised in the statement of comprehensive income using the effective interest method.

The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or liability (or, when appropriate, a shorter period) to the carrying amount of the financial asset or liability. When calculating the effective interest rate, the Company estimates future cash flows considering all contractual terms of the financial instrument, but not future credit losses. Interest received or receivable, and interest paid or payable are recognised in the statement of comprehensive income as interest income and interest expense, respectively.

Dividend income

Dividend income is recognised in the statement of profit or loss and other comprehensive income when the right to receive income is established. For quoted equity securities this is usually the ex-dividend date. For unquoted equity securities this is usually the date when the shareholders have approved the payment of a dividend. Dividend income from equity securities designated at fair value through profit or loss is recognised in the statement of comprehensive income as dividend income.

9. CASH AND CASH EQUIVALENTS

For the purpose of the statement of cash flows, cash and cash equivalents comprise deposits with banks with original maturities of less than three months. In the statement of financial position, overdrawn bank balances are included within liabilities.

10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

Financial assets

The Company classifies its financial assets as those measured at amortised cost, fair value through other comprehensive income (OCI), or fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under IFRS 15.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

Accounting Policies

10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

Financial assets (continued)

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Financial assets at amortised cost (debt instruments)

This category is the most relevant to the Company. The Company measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired. The Company's financial assets at amortised cost includes loans receivables and trade and other receivables.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The rights to receive cash flows from the asset have expired; or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either the Company has transferred substantially all the risks and rewards of the asset, or the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the asset is recognised to the extent of the Company's continuing involvement in the asset. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Financial liabilities

Financial liabilities are classified at initial recognition, as financial liabilities at fair value through profit or loss, loan and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings payables, net of directly attributable transaction costs.

Accounting Policies

10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

Financial liabilities (continued)

The Company's financial liabilities included trade and other payables and loans and borrowings from related parties. Trade and other payables are stated at their nominal value unless the effect of discounting is material. Other payables are carried at cost which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to the Company. Amounts due to related parties are carried at cost.

Impairment of financial assets

The Company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL). For trade receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

11. OFFSETTING

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

Income and expenses are presented on a net basis only when permitted under IFRSs, for example, for gains and losses arising from a group of similar transactions, such as gains and losses from financial instruments at fair value through profit or loss.

12. TAX EXPENSE

The tax regime for collective investment schemes is based on the classification of funds into prescribed or non-prescribed funds in terms of the conditions set out in the Collective Investment Schemes (Investment Income) Regulations, 2001, as amended. In general, a prescribed fund is defined as a resident fund, which has declared that the value of its assets situated in Malta amount to at least 85% of the value of the total assets of the fund.

Investment income as defined in the Income Tax Act received by a prescribed fund is subject to a withholding tax and such income cannot be received by the Sub-Fund gross of tax. The applicable rate of withholding tax is currently 15% on local bank interest and 10% on investment income other than local bank interest. The Company (whether in respect of prescribed or non-prescribed funds) is not entitled to a credit or to a refund of any tax at source deducted from income received by the Company. Other income and capital gains are tax exempt in the hands of prescribed funds.

Accounting Policies

12. TAX EXPENSE (continued)

On the other hand any fund which is classified as a non-prescribed fund for income tax purposes would not be subject to tax on its income or gains (other than any income from immovable property situated in Malta), but resident investors therein may be subject to a 15% final withholding tax on capital gains realised on redemption of units. However, the investor may request the Company not to effect the deduction of the said 15% withholding tax in which case the investor would be required to declare the gains in his income tax return and will be subject to tax at the normal rates of tax. In case of the Company's foreign investments, any capital gains, dividends, interest and other gains or profits may be subject to tax imposed by the country of origin concerned and such taxes may not be recoverable by the Company or by its shareholder.

Deferred tax is recognised using the balance sheet liability method, providing for temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. 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 substantially enacted by the reporting date.

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

13. DIVIDENDS

Dividends payable to holders of redeemable shares are recognised in the statement of profit or loss and other comprehensive income as finance costs when they are authorised by the board of directors.

Notes to the Financial Statements

1. GENERAL

PRAGUE DEVELOPMENT SICAV PLC ("the Company") is an open-ended investment company and was incorporated as a public company with limited liability in Malta on 3 November 2009. The Company and the Funds are licensed by the Malta Financial Services Authority as Collective Investment Schemes under the Investment Services Act, 1994.

The Funds of Prague Development SICAV plc were listed on the official list of the Malta Stock Exchange on 26 January 2016. The Funds were listed in terms of Chapter 8 of the Listing Rules applicable to open-ended collective investment schemes.

2. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of revenue, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Actual results may differ from these estimates.

Estimates and judgments are continually evaluated based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances.

Expected credit losses

The Company uses a provision matrix to calculate ECLs for financial assets at amortised cost, dividend and interest receivable and cash and cash equivalents. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions are expected to deteriorate over the next year which can lead to an increased number of defaults in the immovable property sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed. The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Under IFRS 9 it is a requirement to consider a range of possible future outcomes, which has resulted in an increase in the provision for applying macroeconomic assumptions. To capture the effect of changes to the economic environment, the ECL model incorporates forward-looking information and assumptions linked to economic variables, including GDP growth, population, unemployment, the residential market in Czech Republic, interest rates and inflation. The forward-looking information does not have a significant impact on the calculation of the ECL.

Notes to the Financial Statements

3. INVESTMENT IN SUBSIDIARY

Name	Registered Address	2022	2021
FINEP Harfa k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Elektra k.s.	Prague 1, Havlíčkova 1030/1,110 00, Prague	90.0%	90.0%
FINEP Hloubětín 61 k.s.	Prague 1, Havlíčkova 1030/1,110 00, Prague	98.0%	-
FINEP Prosek bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 2, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 5, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 10, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	98.0%	98.0%
FINEP Prosek bytová 12, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
B+3 REAL k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	93.5%	-
PROSEK Development k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	98.0%	-
FINEP BARRANDOV ZÁPAD k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP BARRANDOV bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
VERANO REAL k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%

Finep Harfa Fund

On 10 November 2009, the Finep Harfa Fund, acquired 48% as a general partner in the Limited Partnership FINEP Harfa k.s., incorporated in the Czech Republic. During the year ended 31 December 2016, following a revision to the agreement between Finep Harfa Fund and FINEP Harfa k.s., the former has a 99% ownership of the latter. The audited financial statements of the subsidiary have been prepared in accordance with Czech accounting standards. The distribution of all profits of FINEP Harfa k.s. attributable to the general partners has been approved and appropriately accounted for in these financial statements.

On 5 February 2021, the Finep Harfa Fund, acquired 90% of the shares in FINEP Elektra s.r.o., incorporated in the Czech Republic, for CZK 2,152,123. FINEP Elektra s.r.o. was subsequently converted into a Limited Partnership Finep Elektra k.s. The Finep Harfa Fund holds 90% of the voting rights of FINEP Elektra k.s., and shares 90% in the distribution of profits and division of losses.

On 3 January 2022, the Finep Harfa Fund, acquired 98% of the shares in FINEP Hloubětín 61 a.s., incorporated in the Czech Republic, for CZK 2,296,500. FINEP Hloubětín 61 k.s. was subsequently converted into a Limited Partnership FINEP Hloubětín 61 k.s. During the transformation process, share capital amounting to CZK 995,000 was released. The Finep Harfa Fund holds 98% of the voting rights of FINEP Hloubětín 61 k.s., and shares 98% in the distribution of profits and division of losses.

Finep Prosek Fund

On 1 November 2012, the Finep Prosek Fund, contributed CZK 80,000 (80%) to the capital of the partnership Prosek Bytová Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek bytová k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Prosek Bytová Limited Partnership and shares 99% in the distribution of profits and division of losses. On 3 October 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek bytová k.s. Prosek Bytová Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 30 October 2013, the Finep Prosek Fund contributed CZK 80,000 (80%) to the capital of the partnership Finep Prosek Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Finep Prosek Limited Partnership and shares 99% in the distribution of profits and division of losses. On 2 October 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek k.s. Finep Prosek Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

Notes to the Financial Statements

3. INVESTMENT IN SUBSIDIARY (continued)

Finep Prosek Fund (continued)

On 20 November 2013, the Finep Prosek Fund contributed CZK 80,000 (80%) to the capital of the partnership Prosek Park V Ltd Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek bytová 5 k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Finep Prosek Limited Partnership and shares 99% in the distribution of profits and division of losses. On 14 August 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek bytová 5 k.s. Prosek Park V Ltd Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 31 March 2014, the Finep Prosek Fund contributed CZK 80,000 (80%) to the capital of the partnership Prosek Park II Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek bytová 2 k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Prosek Park II Limited Partnership and shares 99% in the distribution of profits and division of losses. On 14 August 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek bytová 2 k.s. Prosek Park II Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 19 April 2016, the Finep Prosek Fund contributed CZK 200,000 to the capital of FINEP Prosek bytová 10 k.s., an entity incorporated in the Czech Republic. The Finep Prosek Fund held 10% of the voting rights of FINEP Prosek bytová 10 k.s., and shares 10% in the distribution of profits and division of losses. On 16 August 2017, the Finep Prosek Fund increased its shareholding to 98% interest. No additional contribution was made. The Finep Prosek Fund holds 98% of the voting rights of FINEP Prosek bytová 10 k.s., and shares 99% in the distribution of profits and division of losses.

On 10 July 2017, the Finep Prosek Fund, contributed CZK 200,000 (10%) to the capital of Office Centre Beta a.s., an entity incorporated in the Czech Republic. The Finep Prosek Fund held 10% of the voting rights of Office Centre Beta a.s., and shares 10% in the distribution of profits and division of losses. On 14 November 2017, Office Centre Prosek Beta a.s. has transformed its legal form into a limited partnership called FINEP Prosek bytová 12 k.s. On 03 October 2018, the Finep Prosek Fund increased its shareholding to 99% interest. No additional contribution was made. The Finep Prosek Fund holds 98% of the voting rights of FINEP Prosek bytová 12 k.s., and shares 99% in the distribution of profits and division of losses.

On 10 January 2022, the Finep Prosek Fund, acquired 93.5% of the shares in B+3 REAL a.s., incorporated in the Czech Republic, for CZK 4,790,831. B+3 REAL a.s. was subsequently converted into a Limited Partnership B+3 REAL k.s. During the transformation process share capital amounting to CZK 1,860,650 was released. The Finep Prosek Fund holds 93.5% of the voting rights of B+3 REAL k.s. and shares 93.5% in the distribution of profits and division of losses.

On 13 May 2022, the Finep Prosek Fund, acquired 98% of the shares in PROSEK Development a.s., incorporated in the Czech Republic, for CZK 2,480,227. PROSEK Development a.s. was subsequently converted into a Limited Partnership PROSEK Development k.s. During the transformation process share capital amounting to CZK 1,162,251 was released. Finep Prosek Fund holds 98% of the voting rights of PROSEK Development k.s. and shares 98% in the distribution of profits and division of losses.

Notes to the Financial Statements

3. INVESTMENT IN SUBSIDIARY (continued)

Finep Barrandov Fund

On 20 June 2014, the Finep Barrandov Fund contributed CZK 80,000 (80%) to the capital of the partnership Kaskady Barrandov Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP BARRANDOV ZÁPAD k.s., a limited partnership incorporated in the Czech Republic. The Finep Barrandov Fund holds 99% of the voting rights of Kaskady Barrandov Limited Partnership and shares 99% in the distribution of profits and division of losses. On 15 June 2016, the interest in FINEP BARRANDOV ZÁPAD k.s. was acquired directly by Finep Barrandov Fund. Kaskady Barrandov Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities. Finep Barrandov Fund holds 99% of the voting rights of FINEP BARRANDOV ZÁPAD k.s. and shares 99% in the distribution of profits and division of losses.

On 30 September 2016, the Finep Barrandov Fund, acquired 99% as a general partner, in the Limited Liability Partnership, FINEP BARRANDOV bytová k.s., incorporated in the Czech Republic. The Finep Barrandov Fund holds 99% of the voting rights of FINEP BARRANDOV bytová k.s. and shares 99% in the distribution of profits and division of losses.

On 01 December 2016, the Finep Barrandov Fund, acquired 99% as a general partner, in the Limited Liability Partnership, VERANO REAL k.s., incorporated in the Czech Republic. The Finep Barrandov Fund holds 99% of the voting rights of VERANO REAL k.s. and shares 99% in the distribution of profits and division of losses.

4. INVESTMENT IN JOINTLY CONTROLLED ENTITY

Name	Registered Address	2022	2021
Finep RUZYNĚ bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.0%	49.0%
RED Thirteen k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.5%	-

On 5 February 2021, FINEP RUZYNĚ bytová k.s, a Limited Partnership, was incorporated in the Czech Republic. The Finep Prosek Fund held 49% of the voting rights of FINEP RUZYNĚ bytová k.s and shares 49% in the distribution of profits and division of losses.

On 23 September 2022, the Finep Prosek Fund, acquired 49.5% of the shares in RED Thirteen s.r.o., incorporated in the Czech Republic, for CZK 161,873. RED Thirteen s.r.o. was subsequently converted into a Limited Partnership RED Thirteen k.s. Finep Prosek Fund holds 49% of the voting rights of RED Thirteen k.s. and shares 49.5% in the distribution of profits and division of losses.

Notes to the Financial Statements

5. FINANCIAL ASSETS AT AMORTISED COST

The following table provides the bonds and loans provided to the Sub-Funds as at 31 December 2022:

Fund	Amount CZK	Interest rate	Maturity
Finep Harfa Fund			
ERDEX a.s. loan	25,000,000	5.0%	30 June 2024
FINEP Hloubětín 61 k.s. loan	115,000,000	5.5%	31 December 2023
FINEP HOLDING, SE loan	100,000,000	5.0%	30 June 2024
	<u>240,000,000</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>240,000,000</u>		
Finep Prosek Fund			
B+3 REAL k.s. loan	2,000,000	5%	31 December 2024
ERDEX a.s. (I) loan	14,000,000	5%	30 June 2024
ERDEX a.s. (II) loan	25,000,000	5%	30 June 2024
FINEP HOLDING, SE (I) loan	85,000,000	5%	30 June 2024
FINEP HOLDING, SE (II) loan	115,000,000	5%	30 June 2024
FINEP HOLDING, SE loan	48,000,000	5%	30 June 2024
FINEP Prosek bytová 10 k.s. loan	40,000,000	5%	30 June 2024
	<u>329,000,000</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>329,000,000</u>		
Finep Barrandov Fund			
FINEP BARRANDOV ZÁPAD k.s. bond	425,000,000	2%	17 December 2023
FINEP HOLDING, SE loan	100,000,000	5%	30 June 2024
	<u>525,000,000</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>525,000,000</u>		

Notes to the Financial Statements

5. FINANCIAL ASSETS AT AMORTISED COST (continued)

The following table provides the bonds subscribed by Sub-Funds as at 31 December 2021:

Fund	Amount CZK	Interest rate	Maturity
Finep Harfa Fund			
Bond 2024	16,000,000	4%	22 December 2024
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>16,000,000</u>		
Finep Prosek Fund			
Bond 2024	5,000,000	4%	22 December 2024
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>5,000,000</u>		
Finep Barrandov Fund			
Bond 2023	425,000,000	2%	17 December 2023
Bond 2024	98,000,000	4%	22 December 2024
Bond 2024	126,000,000	4%	22 December 2024
	<u>649,000,000</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	(1,612,210)		
	<u>647,387,790</u>		

The fair values of the loans and bonds are not significantly different to their carrying amounts. The fair values were calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

6. TRADE AND OTHER RECEIVABLES

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2022 CZK	2021 CZK	2022 CZK	2021 CZK	2022 CZK	2021 CZK	2022 CZK	2021 CZK
Dividend income receivable from subsidiary	3,000,000	2,597,294	-	111,491	-	1,176,154	3,000,000	1,309,649
Other prepayments	55,792	11,167	20,678	3,474	20,353	4,219	14,761	3,474
Interest receivable	6,834,521	4,526,576	1,748,356	15,781	746,438	4,932	4,339,727	4,505,863
	<u>9,890,313</u>	<u>7,135,037</u>	<u>1,769,034</u>	<u>130,746</u>	<u>766,791</u>	<u>1,185,305</u>	<u>7,354,488</u>	<u>5,818,986</u>

Notes to the Financial Statements

7. CASH AND CASH EQUIVALENTS

For the purpose of the statements of cash flows, the year-end cash and cash equivalents comprise bank balances held at call as follows:

	2022 CZK	% of net assets	2021 CZK	% of net assets
Prague Development				
Cash at bank	33,089,677	3.28	44,483,658	6.26
Finep Harfa Fund				
Cash at bank	2,927,874	2.03	9,273,035	35.18
Finep Prosek Fund				
Cash at bank	12,725,713	3.84	21,225,026	56.03
Finep Barrandov Fund				
Cash at bank	17,406,090	3.26	13,955,597	2.16

8. DEFERRED TAX LIABILITY

	Finep Barrandov Fund	
	2022 CZK	2021 CZK
Revaluation of investment property held by FINEP BARRANDOV ZÁPAD k.s.	25,267,233	19,709,960

9. LOANS PAYABLE

Finep Harfa Fund received a credit facility of CZK 95,000,000. This loan carries interest at 5% on the loan's unpaid part until the credit is paid off in full. The loan matures on 31 December 2024.

10. TRADE AND OTHER PAYABLES

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2022 CZK	2021 CZK	2022 CZK	2021 CZK	2022 CZK	2021 CZK	2022 CZK	2021 CZK
Accrued expenses	826,930	967,245	262,867	281,438	257,636	281,649	306,427	404,158
Losses payable to subsidiaries	-	1,562,350	-	222,521	-	1,216,093	-	123,736
Loan interest payable	1,522,603	-	1,522,603	-	-	-	-	-
	2,349,533	2,529,595	1,785,470	503,959	257,636	1,497,742	306,427	527,894

Notes to the Financial Statements

11. SHARE CAPITAL

The Company may issue up to a maximum of 5,000,000,000 fully paid-up shares without any nominal value assigned to them.

Founder Shares

The issued share capital of the Company is CZK 30,000 divided into 1,000 shares with no nominal value. The Founder shares carry the right to one vote each and rank *pari passu* among themselves in all respects. The Founder shares do not carry a right to participate in any dividends or other distributions of the Company or in the assets of the Company on a winding up (other than the return of the paid up capital after payment of all amounts due to the Investor Shares). Transactions in redeemable shares for the years ended 31 December 2022 and 2021 were:

	Finep Harfa Fund No. of shares	Finep Prosek Fund No. of shares	Finep Barrandov Fund No. of shares
Redeemable shares at 1 January 2022	48,810.8400	8,382.8505	1,000,000.0000
Redeemable shares at 31 December 2022	48,810.8400	8,382.8505	1,000,000.0000
Redeemable shares at 1 January 2021	48,810.8400	8,382.8505	1,000,000.0000
Redeemable shares at 31 December 2021	48,810.8400	8,382.8505	1,000,000.0000

The redeemable shares do not carry any voting rights and rank *pari passu* among themselves in all respects. The redeemable shares participate in the assets of the respective Fund and in any dividends, and distributions of the Company relating to the respective Fund, upon liquidation.

12. DIVIDENDS

During the year under review, Finep Harfa Fund distributed dividends amounting to CZK 25,000,000 (2021: CZK 10,000,000), Finep Prosek Fund distributed dividends amounting to CZK Nil (2021: CZK 38,000,000) and Finep Barrandov Fund distributed dividends amounting to CZK 220,000,000 (2021: CZK 380,000,000). These were considered as a distribution of profits and have been recognised as distributions out of the statement of profit or loss and other comprehensive income.

The total number of redeemable shares as at 31 December 2022 and 2021 can be found in note 11.

	Date	Distribution per share	Distribution paid
Finep Harfa Fund	31 Dec 2022	CZK 512	CZK 25,000,000
Finep Harfa Fund	31 Dec 2021	CZK 205	CZK 10,000,000
Finep Prosek Fund	31 Dec 2022	-	-
Finep Prosek Fund	31 Dec 2021	CZK 4,533	CZK 38,000,000
Finep Barrandov Fund	31 Dec 2022	CZK 220	CZK 220,000,000
Finep Barrandov Fund	31 Dec 2021	CZK 380	CZK 380,000,000

Notes to the Financial Statements

13. DIVIDEND AND INTEREST INCOME

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2022	2021	2022	2021	2022	2021	2022	2021
	CZK	CZK	CZK	CZK	CZK	CZK	CZK	CZK
Dividend earned from subsidiary carried at cost	571,351,357	247,597,294	154,861,415	16,111,491	312,788,787	6,176,154	103,701,155	225,309,649
Interest income	16,282,188	12,226,577	1,851,809	15,781	2,906,817	4,932	11,523,562	12,205,864
	587,633,545	259,823,871	156,713,224	16,127,272	315,695,604	6,181,086	115,224,717	237,515,513

14. FEES

Auditors' remuneration

Auditors' remuneration amounted to CZK 344,870 (2021: CZK 337,212) (incl. VAT). Charges for other services amounted to CZK 224,031 (2021: CZK 176,892) (incl. VAT).

15. INCOME TAX EXPENSE

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2022	2021	2022	2021	2022	2021	2022	2021
	CZK	CZK	CZK	CZK	CZK	CZK	CZK	CZK
Current foreign tax	(25,801,994)	(14,346,558)	(7,660,805)	(813,199)	(15,895,842)	(288,150)	(2,245,347)	(13,245,209)
Deferred tax expense (Note 8)	(5,557,273)	1,400,352	-	-	-	-	(5,557,273)	1,400,352
	(31,359,267)	(12,946,206)	(7,660,805)	(813,199)	(15,895,842)	(288,150)	(7,802,620)	(11,844,857)

16. RELATED PARTIES

Shareholding

FINEP HOLDING, SE is the ultimate controlling party of PRAGUE DEVELOPMENT SICAV PLC. FINEP HOLDING, SE holds 60% of the founder shares and 80% of the redeemable shares in each of the fund. ERDEX a.s. holds 40% of the founder shares and 20% of the redeemable shares in each of the fund. ERDEX a.s. is 100% owned by FINEP HOLDING, SE.

Management and investment committee agreement

PRAGUE DEVELOPMENT SICAV PLC is self-managed by an appointed Investment Committee made up of three members, Štěpán Havlas, Michal Kocián and Joseph R Aquilina. Štěpán Havlas and Michal Kocián also act as directors of PRAGUE DEVELOPMENT SICAV PLC. The directors of the Company are Štěpán Havlas, Michal Kocián and Claire Camilleri Gauci.

During the year end 31 December 2022, the directors' fees amounted to CZK 86,536 (2021: CZK 81,919) for Finep Harfa Fund, CZK 86,275 (2021: CZK 81,298) for Finep Prosek Fund and CZK 86,300 for Finep Barrandov Fund (2021: CZK 81,954). The investment committee fees amounted to CZK 176,861 (2021: CZK 185,279) for Finep Harfa Fund, CZK 181,862 (2021: CZK 190,530) for Finep Prosek Fund and CZK 206,891 for Finep Barrandov Fund (2021: CZK 216,803). As at 31 December 2022, there were global outstanding investment committee fees and directors' fees amounting to CZK 87,358 at SICAV level, (2021: Nil), CZK 26,301 (2021: Nil) attributable to Finep Harfa Fund, CZK 27,509 (2021: Nil) attributable to Finep Prosek Fund, and CZK 33,548 (2021: Nil) attributable to Finep Barrandov Fund.

Notes to the Financial Statements

16. RELATED PARTIES (continued)

Share of profits/losses earned/incurred from subsidiaries

Fund	Subsidiary	Profit/(loss) 2022 CZK	Profit/(loss) 2021 CZK	Outstanding 2022 CZK	Outstanding 2021 CZK
Finep Harfa	FINEP Harfa k.s.	(1,575,048)	16,111,491	-	111,491
Finep Harfa	FINEP Elektra k.s.	125,394,826	(222,521)	-	(222,521)
Finep Harfa	FINEP Hloubětín 61 k.s.	29,466,589	-	-	-
Finep Prosek	FINEP Prosek bytová k.s.	184,257	(138,564)	-	(138,564)
Finep Prosek	FINEP Prosek k.s.	32,756,517	(740,793)	-	(740,793)
Finep Prosek	FINEP Prosek bytová 2, k.s.	(274,251)	1,137,344	-	1,137,344
Finep Prosek	FINEP Prosek bytová 5, k.s.	(206,780)	(147,543)	-	(147,543)
Finep Prosek	FINEP Prosek bytová 10, k.s.	(505,589)	5,038,810	-	38,810
Finep Prosek	FINEP Prosek bytová 12, k.s.	(34,980)	(131,394)	-	(131,394)
Finep Prosek	Finep RUZYŇ bytová k.s.	(77,185)	(57,799)	-	(57,799)
Finep Prosek	B + 3 REAL k.s.	141,202,343	-	-	-
Finep Prosek	PROSEK Development, k.s.	138,645,670	-	-	-
Finep Barrandov	FINEP BARRANDOV ZÁPAD k.s.	72,699,087	98,726,676	-	726,676
Finep Barrandov	FINEP BARRANDOV bytová k.s.	31,002,068	126,582,972	3,000,000	582,972
Finep Barrandov	VERANO REAL k.s.	(216,951)	(123,736)	-	(123,736)

The outstanding amounts are unsecured, interest free and repayable on demand.

Contracted loans to/from subsidiaries

The following table shows the loan amounts to subsidiaries outstanding as at 31 December 2022 and 2021:

Sub-Fund	Subsidiary	2022 CZK	2021 CZK
Finep Harfa Fund	Finep Harfa k.s.	-	16,000,000
	FINEP Hloubětín 61 k.s.	115,000,000	-
		115,000,000	16,000,000
Finep Prosek Fund	FINEP Prosek bytová 10 k.s.	2,000,000	5,000,000
	B+3 REAL k.s.	40,000,000	-
		42,000,000	5,000,000
Finep Barrandov Fund	FINEP BARRANDOV ZÁPAD k.s.	-	98,000,000
	FINEP BARRANDOV ZÁPAD k.s.	425,000,000	425,000,000
	FINEP BARRANDOV bytová k.s.	-	126,000,000
		425,000,000	649,000,000

Notes to the Financial Statements

16. RELATED PARTIES (continued)

Contracted loans to/from shareholders (continued)

The following table shows the loan amounts to shareholders outstanding as at 31 December 2022 and 2021:

Sub-Fund	Shareholder	2022 CZK	2021 CZK
Finep Harfa Fund	ERDEX a.s.	25,000,000	-
	FINEP HOLDING, SE	100,000,000	-
		<u>125,000,000</u>	-
Finep Prosek Fund	ERDEX a.s.	14,000,000	-
	ERDEX a.s.	25,000,000	-
	FINEP HOLDING, SE	85,000,000	-
	FINEP HOLDING, SE	115,000,000	-
	FINEP HOLDING, SE	48,000,000	-
		<u>287,000,000</u>	-
Finep Barrandov Fund	FINEP HOLDING, SE	<u>100,000,000</u>	-

The following table shows the loan amounts from shareholders outstanding as at 31 December 2022 and 2021:

Sub-Fund	Shareholder	2022 CZK	2021 CZK
Finep Harfa Fund	FINEP HOLDING, SE	<u>(95,000,000)</u>	-

All above loans are unsecured. Further details of the loans are stated in note 5, 6 and 10.

17. FINANCIAL INSTRUMENTS

The funds are exposed to the following risks from financial instruments:

- Credit risk
- Liquidity risk
- Market risk
- Operational risk

This note presents information about the Funds' exposure to each of the above risks, the Funds' objectives, policies and processes for measuring and managing risk, and the Fund's management of capital.

Risk management framework

The Funds' investment portfolios comprise of unlisted equity which have been classified as investment in subsidiary and debt securities. The Funds' investment committees have been given discretionary authority to manage the assets in line with the Funds' investment objectives. The nature and extent of the financial instruments outstanding at the balance sheet date and the risk management policies employed are discussed below.

Market price risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates and foreign exchange rates. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return. The performance of the Funds will be affected by a number of market risks relating to the immovable property market in Czech Republic. Immovable property historically has experienced fluctuations and cycles in value and such market conditions may result in reductions in the value of the assets of the Funds.

Notes to the Financial Statements

17. FINANCIAL INSTRUMENTS (continued)

Market price risk (continued)

The marketability and value of the immovable property held indirectly by the Funds will depend on many factors beyond the control of the Company, including global economic factors, changes in economic or political conditions in the Czech Republic, changes in interest rates and changes to the laws and regulations that apply to the particular property market. As with all investment assets, commercial property prices can be adversely affected by sharp and unexpected rises in inflation.

Interest rate risk

Interest rates can be expected to rise in such an environment which, other things being equal, would depress property values. A number of property markets have experienced declining yields over recent years, which has contributed to positive investment performance by stimulating capital growth. Future movements in property yields will depend on many factors beyond the control of the Company, including changes within the property markets and changes in interest rates. As at the end of the reporting period, 168.49% (2021 – 95.88%) of Net Asset Value of the Finep Harfa Fund, 103.00% (2021 – 69.23%) of Finep Prosek Fund, and 101.63% (2021 – 102.38%) of Finep Barrandov Fund were interest bearing. As a result, the funds are subject to significant amounts of risk due to fluctuations in the prevailing levels of market interest rates. The funds are exposed to fair value interest rate risk on debt instruments carrying a fixed interest rate and cash flow interest rate risk on assets carrying a floating rate of interest. The funds exposure to interest rate risk is summarised in the table below:

	Finep Harfa Fund % NAV	Finep Prosek Fund % NAV	Finep Barrandov Fund % NAV
2022			
Assets held at fixed rates	166.46	99.16	98.37
Assets held at variable rates	2.03	3.84	3.26
Total assets	168.49	103.00	101.63
2021			
Assets held at fixed rates	60.70	13.20	100.22
Assets held at variable rates	35.18	56.03	2.16
Total assets	95.88	69.23	102.38

Currency risk

The Funds invested in financial instruments that are denominated in the same currency as their functional currency. Consequently, the Funds' exposure to risk is minimal or non-existent.

Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Funds, resulting in a financial loss to the Funds. It arises principally from loans and receivables and cash and cash equivalents. It is the Fund's policy to enter into financial instruments with reputable counterparties. The investment Committee's policy is to closely monitor the creditworthiness of the Fund's counterparties by reviewing their credit rating on a regular basis. The carrying value of receivables from related party, trade and other receivables and cash and cash equivalents, as disclosed in the statement of financial position represents the maximum credit exposure, hence, no separate disclosure is provided.

Notes to the Financial Statements

17. FINANCIAL INSTRUMENTS (continued)

Credit risk (continued)

The investment objective of the Funds is to generate significant total returns over the long term by investing in residential development projects through Special Purpose Vehicles which have been set up specifically for this purpose. The Funds may be exposed to credit risk on its investments indirectly. The underlying assets are not exposed to concentration risk with respect to specific customers, since their revenues are generated from the sale of units on the primary market as well as for tenement followed by sale on secondary market to various customers and tenants.

The Funds' cash and cash equivalents are held mainly with Československá obchodní banka, a.s. which carries an A3 long-term rating by Moody's.

The Company's exposures to credit risk as at the end of the reporting period are analysed in notes 5, 6 and 7. The loss allowance for debt investments is explained in note 2. No financial assets carried at amortised cost were past due or impaired at 31 December 2022 and 31 December 2021.

Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the processes, technology and infrastructure supporting the Company's activities with financial instruments either internally within the Company or externally at the Company's service providers, and from external factors other than credit, market, and liquidity risks such as those from legal and regulatory requirements and generally accepted standards of investment management behaviour. The Company's objective is to manage operational risk so as to balance limiting of financial losses and damage to its reputation with achieving its investment objective of generating returns to investors.

The primary responsibility for the development and implementation of controls over operational risk rests with the board of directors. This responsibility is supported by the development of overall standards for the management of operational risk, which encompasses the controls and processes at the service providers and the establishment of service levels with the service providers, in the following areas:

- Requirements for appropriate segregation of duties between various functions, roles and responsibilities;
- Requirements for the reconciliation and monitoring of transactions;
- Compliance with regulatory and other legal requirements;
- Documentation of controls and procedures;
- Requirements for the periodic assessment of operational risk faced, and the adequacy of controls and procedures to address the risks identified;
- Contingency plans;
- Ethical and business standards; and
- Risk mitigation.

The directors have established Investment Committees which shall carry out or procure appropriate and timely assessments of the investment strategies of the Company, and of the investment performance achieved, in the light of market conditions, and the Company's investment objectives, stated policies and restrictions.

Liquidity risk

Liquidity risk is the risk that the Funds will encounter difficulty in meeting obligations arising from their financial liabilities that are settled by delivering cash or other financial asset, or that such obligations will have to be settled in a manner advantageous to the Funds.

Notes to the Financial Statements

17. FINANCIAL INSTRUMENTS (continued)

Liquidity risk (continued)

The Fund's policy and the Investment Committees' approach to managing liquidity is to have sufficient liquidity to meet their liabilities, including estimated redemptions of shares, as and when due, without incurring undue losses or risking damage to the Fund's reputation. The Funds' financial assets include unlisted equity investments, which generally are illiquid. In addition, the unlisted equity investments invest directly or indirectly in immoveable property, which are relatively illiquid compared to other financial instruments, and are significantly more difficult to realise.

The investor shares may only be redeemed on any ad hoc redemption day that may be set by the directors from time to time or on the end of the divestment term. The investor shares may therefore only be suitable for those investors who are able to make a long-term commitment of capital. The Company may also, in specific circumstances, suspend the determination of the net asset value, in which case the Company may be unable to redeem investor shares.

The following table summarises the maturity profile of the Fund's financial liabilities based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Fund's financial assets (also undiscounted) in order to provide a complete view of the Fund's contractual commitments and liquidity.

Financial liabilities

The maturity grouping is based on the remaining period from the end of the reporting period to the contractual maturity date. When a counterparty has a choice of when the amount is paid, the liability is allocated to the earliest period in which the Fund can be required to pay.

Financial assets

Analysis of equity into maturity groupings is based on the expected date of which these assets will be realised. For other assets, the analysis into maturity groupings is based on the remaining period from the end of the reporting period to the contractual maturity date or, if earlier, the expected date on which the assets will be realised.

	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
FINEP HARFA FUND as at 31 December 2022						
Investment in subsidiary	-	-	-	-	3,453,623	3,453,623
Financial assets at amortised cost	-	-	115,000,000	125,000,00	-	240,000,000
Interest receivable	-	-	1,748,356	-	-	1,748,356
Prepayments	20,678	-	-	-	-	20,678
Bank balances	2,927,874	-	-	-	-	2,927,874
Total assets	2,948,552	-	116,748,356	125,000,000	3,453,623	248,150,531
Loans payable	-	-	-	95,000,000	-	95,000,000
Accruals	-	262,867	-	-	-	262,867
Corporation tax payable	-	7,185,654	-	-	-	7,185,654
Loan interest payable	-	-	1,522,603	-	-	1,522,603
Total financial liabilities	-	7,448,521	1,522,603	95,000,000	-	103,971,124

Notes to the Financial Statements

17. FINANCIAL INSTRUMENTS (continued)

Financial assets (continued)

	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
FINEP HARFA FUND as at 31 December 2021						
Investment in subsidiary	-	-	-	-	2,152,123	2,152,123
Financial assets at amortised cost	-	-	-	16,000,000	-	16,000,000
Interest receivable	-	-	15,781	-	-	15,781
Dividends receivable	-	111,491	-	-	-	111,491
Prepayments	3,474	-	-	-	-	3,474
Bank balances	9,273,035	-	-	-	-	9,273,035
Total assets	9,276,509	111,491	15,781	16,000,000	2,152,123	27,555,904

Accruals	-	281,438	-	-	-	281,438
Corporation tax payable	-	691,949	-	-	-	691,949
Other payables	-	222,521	-	-	-	222,521
Total financial liabilities	-	1,195,908	-	-	-	1,195,908

	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
FINEP PROSEK FUND as at 31 December 2022						
Investment in subsidiary	-	-	-	-	4,648,156	4,648,156
Investment in jointly controlled entities	-	-	-	-	161,873	161,873
Financial assets at amortised cost	-	-	-	329,000,000	-	329,000,000
Interest receivable	-	-	746,438	-	-	746,438
Prepayments	20,353	-	-	-	-	20,353
Bank balances	12,725,713	-	-	-	-	12,725,713
Total assets	12,746,066	-	746,438	329,000,000	4,810,029	347,302,553

Accruals	-	257,636	-	-	-	257,636
Corporation tax payable	-	15,258,342	-	-	-	15,258,342
Total financial liabilities	-	15,515,978	-	-	-	15,515,978

	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
FINEP PROSEK FUND as at 31 December 2021						
Investment in subsidiary	-	-	-	-	400,000	400,000
Financial assets at amortised cost	-	-	-	5,000,000	-	5,000,000
Interest receivable	-	-	4,932	-	-	4,932
Dividends receivable	-	1,176,154	-	-	-	1,176,154
Prepayments	4,219	-	-	-	-	4,219
Corporation taxation receivable	-	-	11,571,600	-	-	11,571,600
Bank balances	21,225,026	-	-	-	-	21,225,026
Total assets	21,229,245	1,176,154	11,576,532	5,000,000	400,000	39,381,931

Accruals	-	281,649	-	-	-	281,649
Other payables	-	1,216,093	-	-	-	1,216,093
Total financial liabilities	-	1,497,742	-	-	-	1,497,742

Notes to the Financial Statements

17. FINANCIAL INSTRUMENTS (continued)

Financial assets (continued)

	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
FINEP BARRANDOV FUND						
as at 31 December 2022						
Investment in subsidiary	-	-	-	-	-	-
Financial assets at amortised cost	-	-	425,000,000	100,000,000	-	525,000,000
Corporation taxation receivable	-	-	9,511,638	-	-	9,511,638
Interest receivable	4,284,932	-	54,795	-	-	4,339,727
Dividends receivable	-	3,000,000	-	-	-	3,000,000
Prepayments	14,761	-	-	-	-	14,761
Bank balances	17,406,090	-	-	-	-	17,406,090
Total assets	21,705,783	3,000,000	434,566,433	100,000,000	-	559,272,216
Deferred tax	-	-	-	25,267,233	-	25,267,233
Accruals	-	306,427	-	-	-	306,427
Total financial liabilities	-	306,427	-	25,267,233	-	25,573,660
as at 31 December 2021						
Investment in subsidiary	-	-	-	-	-	-
Financial assets at amortised cost	-	-	-	647,387,790	-	647,387,790
Interest receivable	4,284,931	-	220,932	-	-	4,505,863
Dividends receivable	-	1,309,649	-	-	-	1,309,649
Prepayments	3,474	-	-	-	-	3,474
Bank balances	13,955,597	-	-	-	-	13,955,597
Total assets	18,244,002	1,309,649	220,932	647,387,790	-	667,162,373
Deferred tax	-	-	-	19,709,960	-	19,709,960
Accruals	-	404,158	-	-	-	404,158
Corporation tax payable	-	945,665	-	-	-	945,665
Other payables	-	123,736	-	-	-	123,736
Total financial liabilities	-	1,473,559	-	19,709,960	-	21,183,519

18. RECONCILIATION OF NET ASSET VALUE

Net Assets attributable to holders of redeemable shares represent a liability in statement of financial position, carried at the redemption amount that would be payable as at reporting date if the holder had to exercise the right to put the share back to the Company at that time. Differences exist between the measurement of debt instruments as prescribed by the Company's offering memorandum as opposed to that prescribed by IFRS as adopted by the EU for the year ended 31 December 2021. The difference between these policies and the amount expensed, resulted in a decrease in CZK 1,612,210 for Finep Barrandov Fund.

Information about the scheme

1. Authorisation

The Company consists of three Funds and is authorised by the Malta Financial Services Authority as a Collective Investment Scheme pursuant to Section 6 of the Investment Services Act, 1994.

2. Investment policies

The Investment Committee of **Finep Harfa Fund** invests the assets of the Finep Harfa Fund in a residential development project in Prague 9, district of Vysočany. The Fund holds:

- 99% interest in FINEP Harfa k.s. (ID No: 27100626), registered in Czech Republic.
- 98% interest in FINEP Hloubětín 61 k.s. (ID No: 27922120), registered in Czech Republic.
- 90% interest in FINEP Elektra k.s. (ID No: 62065271), registered in Czech Republic.

The Investment Committee of **Finep Prosek Fund** invests the assets of Finep Prosek Fund in the following entities, as described hereunder:

- 99% interest in FINEP Prosek k.s. (ID No: 26762382), registered in Czech Republic.
- 99% interest in FINEP Prosek bytová k.s. (ID No: 24716847), registered in Czech Republic.
- 99% interest in FINEP Prosek bytová 2 k.s. (ID No: 24308773), registered in Czech Republic.
- 99% interest in FINEP PROSEK bytová 5 k.s. (ID No: 02574527), registered in Czech Republic.
- 98% interest in FINEP Prosek Bytová 10 k.s. (ID No: 29016347), registered in Czech Republic.
- 99% interest in FINEP Prosek bytová 12 k.s (ID No: 29016380), registered in Czech Republic.
- 98% interest in PROSEK Development, k.s. (ID No: 24202061), registered in Czech Republic.
- 93.5% interest in B + 3 REAL k.s. (ID No: 27364640), registered in Czech Republic.
- 49.5% interest in RED Thirteen k.s. (ID No: 27605931), registered in Czech Republic.
- 49% interest in FINEP RUZYNĚ bytová k.s, (ID No: 27100626), registered in Czech Republic.

The Investment Committee of **Finep Barrandov Fund** invests the assets of Finep Barrandov Fund in three Limited Liability Partnerships in Czech Republic, as described hereunder:

- 99% interest in FINEP BARRANDOV ZÁPAD k.s. (ID No: 27918041), registered in Czech Republic.
- 99% interest in FINEP BARRANDOV bytová k.s. (ID No: 05547776) registered in Czech Republic.
- 99% interest in VERANO REAL k.s. (ID No: 04663276) registered in Czech Republic.

3. Charges and other fees

- a. a subscription fee of up to CZK 8,000 which may be waived by the Directors.
- b. a redemption fee of up to CZK 8,000 which may be waived by the Directors.
- c. an annual investment committee fee of Euro 7,133 per annum for Finep Harfa Fund
- d. an annual investment committee fee of Euro 7,133 per annum for Finep Prosek Fund
- e. an annual investment committee fee of Euro 7,133 per annum for Finep Barrandov Fund
- f. an administration fee Euro 12,000 per annum per sub fund

Information about the scheme

4. Risk warnings

Market fluctuations

Investment in the Fund should be regarded as a long-term investment. The Fund's investments are subject to normal market fluctuations and risks inherent in all investments and there are no assurances that capital appreciation will occur. The price of shares and the income derived from them (if any) can, from time to time, go down as well as up and investors may not realise the amount of their initial investment. Past performance is no guarantee of future performance. The value of the Fund may fall as well as rise.

Erosion of Capital

Deduction of the initial charge means that if an investor withdraws from the investment in the short term he/she may not get back the amount he/she invested.

Currency Fluctuations

Currency fluctuations between the functional currency of the Fund, and, the investor's currency of reference, and, the currency of the underlying investments of the Fund, may adversely affect the value of investments and the income (if any) derived therefrom.

Specific risks relevant to Prague Development

PRAGUE DEVELOPMENT SICAV PLC has a degree of indirect exposure to equity markets and carries the risks associated with investments in such markets.

5. Scheme particulars

The above details are extracted from PRAGUE DEVELOPMENT SICAV PLC Prospectus dated 06 November 2009 as revised and updated on 7 May 2012 and further revised and updated on 19 January 2016 and further revised and updated on 28 November 2018 and further revised and updated on 24 March 2021, and further revised and updated on 1 February 2022 which are available upon request from the Manager and were current at the date of this Annual Report and Audited Financial Statements. Persons wishing to invest in Prague Development should do so on the basis of the full information contained in the Prospectus.

6. Manager's statement

In the opinion of the Manager, this Annual Report and Audited Financial Statements, contains all the information required to enable the investors to make an informed judgement of the results and activities of the Company for the year ended 31 December 2022, and does not omit any matter or development of significance.