



JSC Georgian Railway

**Condensed Consolidated Interim
Financial Statements
for the three-month periods ended 31 March
2023 and 2022**

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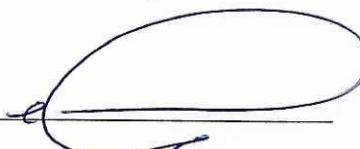
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JSC Georgian Railway
Condensed Consolidated Interim Statement of Financial Position as at 31 March 2023

000 GEL	Note	31 March 2023	31 March 2022
Assets			
Property, plant and equipment	10	1,847,922	1,823,358
Loans receivable	11	-	53,716
Other non-current assets	14	178,769	142,024
Other receivable	11	46,006	-
Non-current assets		2,072,697	2,019,098
Inventories	13	32,667	35,628
Prepayments and other current assets		10,198	7,972
Trade and other receivables	12	14,330	19,101
Term deposit		4,209	3,361
Cash and cash equivalents	15	296,492	213,330
Current assets		357,896	279,392
Total assets		2,430,593	2,298,490
Equity			
Share capital	16 (a)	1,055,031	1,055,024
Non-cash owner contribution reserve		100,601	100,584
Accumulated losses		(292,042)	(718,714)
Total equity		863,590	436,894
Liabilities			
Loans and borrowings	17	1,306,420	1,593,387
Advance received from the Government		46,593	46,593
Payables for non-current assets	18	30,244	56,197
Non-current liabilities		1,383,257	1,696,177
Loans and borrowings	17	26,899	31,618
Trade and other payables	18	121,391	86,617
Liabilities to the Government		4,712	4,718
Provisions		14,018	14,196
Tax liabilities		3,099	17,663
Other current liabilities		13,627	10,607
Current liabilities		183,746	165,419
Total liabilities		1,567,003	1,861,596
Total equity and liabilities		2,430,593	2,298,490

'000 GEL	Note	For the three months ended 31 March	
		2023	2022
Revenue	6	137,937	141,442
Other income		3,803	2,138
Employee benefits expense		(57,100)	(46,239)
Depreciation and amortization expense		(18,283)	(13,827)
Electricity, consumables and maintenance costs	7	(18,725)	(17,759)
Impairment loss on trade receivables		47	(242)
Other expenses	8	(29,069)	(28,819)
Results from operating activities		18,610	36,694
Finance income	9	8,788	5,555
Finance costs	9	(14,147)	(16,587)
Net foreign exchange loss	9	69,302	(2,025)
Net finance costs		63,943	(13,057)
Profit before income tax		82,553	23,637
Income tax expense		(231)	(90)
Profit and total comprehensive income for the period		82,322	23,547

These condensed consolidated interim financial statements were approved by Management Board on 30 June 2023 and were signed on its behalf by:



David Peradze
General Director



Irakli Titvinidze
Chief Financial Officer

JSC Georgian Railway
*Condensed Consolidated Interim Statements of Changes in Equity for the three-month periods ended
31 March 2023 and 31 March 2022*

'000 GEL	Share capital	Non-cash owner contribution reserve	Accumulated losses	Total equity
Balance at 1 January 2023	1,055,031	100,601	(374,364)	781,268
Profit and total comprehensive income for the period			82,322	82,322
Non-cash contributions by and distributions to owners				
Balance at 31 March 2023	1,055,031	100,601	(292,042)	863,590
Balance at 1 January 2022	1,054,806	100,584	(742,261)	413,129
Profit and total comprehensive income for the period			23,547	23,547
Non-cash contributions by and distributions to owners	219			219
Balance at 31 March 2022	1,055,025	100,584	(718,714)	436,894

JSC Georgian Railway
*Condensed Consolidated Interim Statements of Cash Flows for the three-month periods ended
31 March 2023 and 31 March 2022*

'000 GEL	Note	For the three months ended 31 March	
		2023	2022
Cash flows from operating activities			
Cash receipts from customers		138,780	138,179
Cash paid to suppliers and employees		(89,519)	(84,852)
Cash flows from operations before income taxes paid		49,261	53,327
Income tax paid		-	-
Net cash from operating activities		49,261	53,327
Cash flows from investing activities			
Acquisition of property, plant and equipment		(35,089)	(35,255)
Proceeds from sale of property, plant and equipment		-	117
Interest received		8,767	4,768
Issuance of the loan		-	(21,568)
Term deposit		(138)	(107)
Net cash used in investing activities		(26,460)	(52,045)
Cash flows from financing activities			
Interest paid		-	-
Net cash used in financing activities		-	-
Net decrease in cash and cash equivalents		22,801	1,283
Cash and cash equivalents at 1 January		274,629	212,224
Effect of exchange rate fluctuations on cash and cash equivalents		(959)	46
Effect of movements in ECL on cash and cash equivalents		21	(223)
Cash and cash equivalents at 31 March		296,492	213,330

1. Reporting entity

(a) Business environment

The Group's operations are primarily located in Georgia. Consequently, the Group is exposed to the economic and financial markets of Georgia, which display characteristics of an emerging market. The legal, tax and regulatory frameworks continue development, but are subject to varying interpretations and frequent changes which together with other legal and fiscal impediments contribute to the challenges faced by entities operating in Georgia. The COVID-19 coronavirus pandemic and increased tensions over Ukraine in 2022 have further increased uncertainty in the business environment.

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

(b) Organisation and operations

JSC Georgian Railway (the "Company") and its subsidiaries (the "Group") comprise Georgian joint stock and limited liability companies as defined in the Civil Code of Georgia. The Company was established as a state-owned enterprise in December 1998 by the Decree of the President of Georgia # 929 as an entity engaged in the provision of railway transportation services in Georgia. The Company's registration number is 03/4-965.

The Company's registered office is 15 Queen Tamar Avenue, Tbilisi 0112, Georgia.

The Group's principal activity is the operation of a nationwide railway system providing freight and passenger transportation services, freight forwarding services, maintenance and development of railway infrastructure and construction of railway lines within Georgia.

The ultimate controlling party of the Group is the Government of Georgia. As at 31 December 2021, the Company was wholly owned by JSC Partnership Fund, a wholly state-owned company. On 29 November 2022, following the Decree of the Government of Georgia # 2167, 100% of the Company's shares was transferred to the Government of Georgia.

Related party transactions are disclosed in Note 21

2. Basis of accounting

Statement of compliance

These consolidated financial statements have been prepared in accordance with IFRS Standards, as issued by the International Accounting Standards Board (IFRS Standards).

3. Functional and presentation currency

The national currency of Georgia is the Georgian Lari (GEL), which is the functional currency of the Group entities and the currency in which these condensed consolidated interim financial statements are presented. All financial information presented in GEL has been rounded to the nearest thousands, except when otherwise indicated.

4. Use of estimates and judgments

The preparation of consolidated financial statements in conformity with IFRS Standards 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 and the disclosure of

contingent assets and liabilities. Actual results may differ from those estimates.

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

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual consolidated financial statements.

Measurement of fair values

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

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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

Further information about the assumptions made in measuring fair values is included in Note 19.

5. Operating segments

The Group has two reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products and services, and are managed separately because they require different technology and marketing strategies. For each of the strategic business units, the Group's Management Board reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group's reportable segments:

- *Freight transportation – includes transportation of goods and commodities and related services.*
- *Passenger transportation – includes transportation of passengers.*

There are no inter-segment charges.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before infrastructure costs, which are the cost of maintaining the rail network used by both reportable segments, central overheads, interest and income tax, as included in the internal management reports that are reviewed by the Group's Management Board. Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. The Group's Management Board does not monitor segment liabilities.

(i) Information about reportable segments

For the three months ended 31 March

	Freight transportation		Passenger transportation		Total	
	2023	2022	2023	2022	2023	2022
'000 GEL						
External revenues	128,378	135,628	8,091	3,697	136,469	139,324
Depreciation and amortization	(3,233)	(2,078)	(3,058)	(2,947)	(6,291)	(5,025)
Reportable segment profit/(loss) before infrastructure costs, net impairment, interest cost and income tax	80,804	93,471	(3,757)	(5,717)	77,047	87,753
Capital expenditure and other additions to non-current assets	4,935	1,594	20	29	4,955	1,623
	31-Mar-23	31-Dec-22	31-Mar-23	31-Dec-22	31-Mar-23	31-Dec-22
Reportable segment assets	196,423	203,577	97,853	101,998	294,276	305,576

(ii) Reconciliations of reportable segment revenues, profit or loss and assets

'000 GEL	For the three months ended 31 March	
	2023	2022
Revenues		
Total revenue for reportable segments	136,469	139,324
Other revenue	1,468	2,118
Consolidated revenue	137,937	141,442
Profit		
Total profit for reportable segments before infrastructure costs, net impairment, interest cost and income tax	77,047	87,753
Employee benefits expense – infrastructure and headquarters	(24,605)	(20,113)
Depreciation expenses – infrastructure and headquarters	(11,992)	(8,802)
Net finance costs	63,944	(13,057)
Other net unallocated expenses*	(21,841)	(22,145)
Consolidated profit before income tax	82,553	23,636

* Other net unallocated expenses include logistic services expense of GEL 13,409 thousand (3 months ended 31 March 2022: GEL 15,565 thousand) which was not included in the freight transportation segment profit presented to the Group's Management Board.

There has been no change in reportable segments as well as in a basis of allocation since last annual consolidated financial statements.

(iii) Geographical information

Approximately 98% of the Group's revenue is generated in Georgia with the remainder generated in CIS countries. The non-current assets of the Group are located in Georgia.

6. Revenue

The Group's operations and main revenue streams are those described in the last annual consolidated financial statements.

'000 GEL	For the three months ended	
	2023	2022
Freight traffic	99,935	104,336
Logistic services	23,997	26,052
Freight car cross-border charge	4,096	4,092
Rent of wagons and other rental income	1,003	1,857
Passenger traffic	8,091	3,697
Other	815	1,408
	137,937	141,442

Railroad transportation in Georgia is a natural monopoly, however, the prices are not subject to government regulation. According to clause 64 of the Railway Code of Georgia, which came into force on 1 July 2005, the Government of Georgia allowed the Group to set the prices for all services provided, including freight transportation, freight transportation-related additional services and passenger transportation.

Tariffs for freight transportation are based on the International Rail Transit Tariff. The Group is a co-signatory of the Tariff Agreement together with CIS countries, Latvia, Lithuania and Estonia. The parties to the Agreement hold annual conferences to determine the tariff policy for the following year: each party declares tariffs denominated in Swiss Francs (CHF) for railway transportation and states the general rules that apply to and modify tariffs. The agreed tariffs indicate the maximum level of tariffs applicable.

Performance obligations and revenue recognition policies are those described in the last annual consolidated financial statements.

(a) Performance obligations and revenue recognition policies

Revenue is measured based on the consideration specified in a contract with a customer. The Group recognises revenue when it transfers control over a good or service to a customer.

Freight traffic - Revenue generated by transporting freight from one point to another in return of the consideration determined based on the agreement.

Logistics services - Revenue for provision of general freight transportation supervision, document preparation and other related services to external parties.

Passenger traffic - Revenue generated by charging individuals for transporting from one place to another through sale of railway tickets.

Freight car cross-border charge - Revenue generated, when the Group's wagons cross the Georgian border and enter another country's territory, based on daily charges for wagons, containers and any other services.

Rent of wagons and other rental income – Income represents operating lease .

Other revenue - Revenue is predominantly comprised of sale of scrap.

The following table provides information about the nature and timing of the satisfaction of performance obligations in contracts with customers, including significant payment terms, and the related revenue recognition policies.

Revenue Type	Nature and timing of satisfaction of performance obligations, including significant payment terms	Revenue recognition policies
Freight traffic, logistic services and passenger traffic	Freight traffic, logistic services and passenger traffic revenue streams are to be recognized "over time" since transportation is the service, during which customer receives and consumes simultaneously the benefit as the Group performs. The customer benefits from the distance travelled.	Revenue is recognised over time as the services are provided. The stage of completion for determining the amount of revenue to recognise is assessed based on estimated time to completion of transportation.
Freight car cross-border charge	Freight car cross-border charge stream is to be recognized "over time" since it is the service, during which customer receives and consumes simultaneously the benefit as the Group performs.	Revenue for such services is recognised over time.
Other revenue	Other revenue is recognised at the point in time when sale has been commenced and control over the goods was transferred.	Revenue is recognised at a point in time when the goods have been accepted by customers at the Group's warehouse.

7. Electricity, consumables and maintenance costs

'000 GEL	For the three months ended	
	2023	2022
Electricity	10,371	11,888
Materials	3,470	2,715
Fuel	2,598	2,042
Repair and maintenance	2,286	1,114
	18,725	17,759

8. Other expenses

'000 GEL	For the three months ended	
	2023	2022
Logistic services	13,409	15,565
Property and land tax	6,468	5,893
Freight car cross-border charge	1,307	2,627
Security	3,785	2,418
Other	4,100	2,317
	29,069	28,820

9. Finance income and finance costs

'000 GEL	For the three months ended	
	2023	2022
Recognised in profit or loss		
Interest income under the effective interest method	8,767	5,555
Impairment gain on other financial assets	21	-
Finance income	8,788	5,555
Impairment loss on other financial assets	-	(322)
Interest expense on financial liabilities measured at amortised cost *	(14,147)	(16,265)
Finance costs	(14,147)	(16,587)
Net foreign exchange loss	69,302	(2,025)
Net finance costs recognised in profit or loss	63,943	(13,057)

* As disclosed in note 10 (b) capitalisation of borrowing costs on a qualifying asset was suspended in 2022 and 2023.

10. Property, plant and equipment

(a) Acquisitions and disposals

During the three months ended 31 March 2023, the Group acquired property plant and equipment with a cost, of GEL 34,849 thousand (three months ended 31 March 2022: GEL 12,915 thousand)

Assets with a carrying amount of GEL 68,344 thousand were disposed of during the three months ended 31 March 2023 (three months ended 31 March 2022: GEL 1,804 thousand).

(b) Construction in progress

By the end of 2010, the Group started two large capital projects:

- The Main Line Modernisation; and
- Tbilisi Bypass Project.

The Group commenced the initiation of the above projects in September 2010 and November 2010, respectively. The Group issued unsecured bonds in 2010 to partly finance the projects above. During 2012, the Group redeemed the bonds issued in 2010 by issuing new bonds for general corporate and liquidity management purposes. The bonds were further refinanced in 2021(see Note 17).

No borrowing costs were capitalized in 2022 and 2021 due to significant slowdown (that was considered as a suspension of the project under IFRS Standards) of the Modernization project since 2020, mainly linked with the COVID-19 pandemic situation in Georgia. Main Line Modernization project is expected to be mostly finalised in 2023.

(a) Impairment of Tbilisi Bypass Project (the Project)

In June 2013, the Group announced a decision to redesign the Tbilisi Bypass Project. The Group held negotiations with the Government of Georgia and with the main third-party construction companies to agree a plan for the conservation of the Project for the period of redesigning. All construction works in progress were substantially completed by the end of October 2013 and further construction was suspended. No borrowing costs are capitalised since October 2013.

In March 2014, the Government of Georgia decided that the suspension of the construction of the Tbilisi Bypass project will last for 18 months until the final modified project is presented.

During 2015 and 2016, the Group was in discussion with the Tbilisi City Hall and the Government of Georgia about various scenarios of completing the project. One of the scenarios under discussion included an option envisaging a change of the original bypass location, because of which the existing bypass infrastructure may become redundant. The alternative scenarios also included the determination of the future use of the existing infrastructure, should it become redundant. The options of future use of the infrastructure were bypass automobile road, light rail/extension of the Tbilisi Metro System, freight depot, etc., however, as at 31 December 2021 and the date these consolidated financial statements were authorized for issue, no decision was made by the Government of Georgia about the redesign of the Tbilisi Bypass Project.

Due to significant uncertainties associated with either the continuation of the existing Project or implementation of any other scenarios, envisaging the change in the existing use of the Project, and also considering the fact that Management does not expect that the Project will generate any future economic benefit to the Group either individually, or in combination with other non-current assets, the carrying value of the Project was written-down by GEL 382,616 thousand in 2017 to its recoverable amount GEL 14,689 thousand, representing land included in the construction in progress heading above.

During 2023 three months period no event or change in circumstances occurred which would result in a reversal of the provision.

(c) Impairment of property, plant and equipment

At each reporting date, the Group assesses whether there is any indication that the recoverable amount of the Group's non-financial assets has declined below the carrying value or previously recognized impairment loss is subject to reversal.

As at 31 March 2023, the Management analyzed impairment, as well as impairment reversal indicators (external and internal) according to IAS 36 and concluded that there is no indication of additional impairment or reversal of previously recognized impairment losses, respectively no detailed impairment test has been conducted at 31 March 2023.

No event or change in circumstances occurred which would result in a reversal of the provision related to Tbilisi Bypass Project during the three months ended 31 March 2023.

(d) Capital commitment

As at 31 March 2023, the Group had entered into contracts for the construction or purchase of property, plant and equipment of GEL 305,271 thousand (31 December 2022: GEL 315,426 thousand) mainly relating to the Main Line Modernization project of GEL 54,096 thousand (31 December 2022: GEL 66,184 thousand) and Tbilisi Bypass project of GEL 227,812 thousand (31 December 2022: GEL 238,661 thousand, decreased only due to CHF foreign exchange rate fluctuation).

Management does not expect that the future cessation of the construction agreement with the counterparty, responsible for the Tbilisi Bypass project completion, will result in the payment of the above amount.

11. Loans receivable

This note provides information about the contractual terms of the Group's interest-bearing loans receivable, which are measured at amortised cost. For more information about the Group's exposure to interest rate, foreign currency and credit risk, see Note 19.

'000 GEL	<u>31 March 2023</u>	<u>31 December 2022</u>
<i>Non-current assets</i>		
Parent company	-	53,716
	<u>-</u>	<u>53,716</u>

* The loan is issued to Partnership Fund JSC. In 2022, 100% shareholding of the Company was transferred from Partnership Fund JSC to the Government of Georgia (Note 1).

In 2022, additional loan of USD 7 million (GEL 21, 568 thousand) was disbursed by the Company to Partnership Fund JSC.

On 29 November 2022, terms of the parent company loan were amended as follows: currency was changed from USD to EUR, interest accrual was suspended and the parties agreed that the loan will be recovered in 2023 through cash that equals to carrying amount of the loan at modification date, on the basis that by 31 December 2023 Partnership Fund JSC is able to sell its indirect 100% shareholding of Gardabani TPP. In case Partnership Fund JSC fails to sell Gardabani TPP in 2023, it will be obliged to transfer 21.217% of Gardabani TPP to the Company no later than one month from 31 December 2023.

The above was assessed as a substantial modification to the contractual terms of the loan. As a result, on 29 November 2022, the Group derecognised related party loan of GEL 49,152 thousand and recognised a receivable from Partnership Fund JSC of GEL 46,723 thousand (classified as a financial asset at FVTPL due to not meeting SPPI test criteria). The difference between the balance of derecognised loan and recognized receivable of GEL 2,429 thousand was recognised directly in equity.

Receivable from Partnership Fund JSC was measured at lower of present value of cash receivable of GEL 46,006 thousand and fair value of 21.217% shares of Gardabani TPP of GEL 53,187 thousand. The Group derived at the fair value of the investment in Gardabani TPP by discounting future cash flows expected from the operations of the thermal power plant, owned by Gardabani TPP, by discount rate of 16.55% (in GEL), and adjusting the total business value by minority and liquidity discounts of 22.1 % to derive at the value of 21.217% investment. The valuation is included in Level 3 measurement.

During 2023 three months period no event or change in circumstances occurred which would result any significant changes in valuation of recognized receivable.

12. Trade and other receivables

'000 GEL	<u>31 March 2023</u>	<u>31 December 2022</u>
Trade receivables	217,663	220,078
Impairment allowance on trade receivables	(203,629)	(206,092)
	<u>14,034</u>	<u>13,986</u>
Other receivables	296	533
	<u>14,330</u>	<u>14,519</u>

The Group's exposure to credit and currency risks related to trade and other receivables are disclosed in Note 19.

13. Inventories

'000 GEL	31 March 2023	31 March 2022
Materials	25,293	27,832
Fuel	1,728	1,762
Rails	2,180	1,682
Other	5,201	5,919
	34,402	37,195
Write-down for inventory obsolescence	(1,735)	(1,567)
	32,667	35,628

14. Other non-current assets

'000 GEL	31 March 2023	31 March 2022
Prepayments for non-current assets*	102,144	88,159
Construction materials	69,637	45,896
Intangible assets	6,989	7,968
	178,769	142,024

* Prepayments for non-current assets are mainly related to the Bypass project, which was suspended as at 31 December 2021 and 31 December 2020. Per Management's assessment the prepayments are fully recoverable based on the performance guarantee from a foreign bank.

15. Cash and cash equivalents

'000 GEL	31 March 2023	31 December 2022
Current accounts in banks	102,608	114,903
Call deposits	194,632	160,503
Petty cash	49	41
Provision for cash and cash equivalents	(797)	(818)
Cash and cash equivalents in the consolidated statement of financial position and in the consolidated statement of cash flows	296,492	274,629

Call deposits represent term deposits with banks with maturities greater than three months from the acquisition date but for which the Group has the unilateral right to withdraw the deposits within a few days of providing notification without incurring penalties or significant loss of interest. Consequently, these term deposits have been classified in accordance with their nature which is that of a call deposit.

The Group's exposure to interest rate risk is disclosed in Note 19.

16. Equity

(a) Share capital

Number of shares	Ordinary shares	
	31 March 2023	31 December 2022
In issue at 1 January	1,055,030,995	1,054,805,235
Net increase/(reduction) for property, plant and equipment	-	225,760
In issue at 31 March /31 December, fully paid	1,055,030,995	1,055,030,995
Authorised shares - par value	1	1

All ordinary shares rank equally with regard to the Group's residual assets.

(b) Ordinary shares

The holders of ordinary shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Group.

17. Loans and borrowings

This note provides information about the contractual terms of the Group's interest-bearing loans and borrowings, which are measured at amortised cost. For more information about the Group's exposure to interest rate, foreign currency and liquidity risk, see Note 19.

'000 GEL	<u>31 March 2023</u>	<u>31 December 2022</u>
Non-current liabilities		
Secured loan	31,622	33,115
Unsecured bonds	1,274,798	1,345,032
	<u>1,306,420</u>	<u>1,378,147</u>
Current liabilities		
Secured loan	12,268	12,195
Current portion of unsecured bonds	14,631	2,078
	<u>26,899</u>	<u>14,273</u>
	<u>1,333,319</u>	<u>1,392,420</u>

(a) Terms and debt repayment schedule

Terms and conditions of outstanding loans and borrowings were as follows:

'000 GEL	Currency	Nominal interest rate	Year of maturity	31 March 2023		31 December 2022	
				Face value	Carrying amount	Face value	Carrying amount
Unsecured bonds	USD	4.00%	2028	1,289,429	1,289,429	1,350,788	1,347,110
Secured loan	USD	Libor +1.25%	2026	43,890	43,890	49,036	45,310
Total interest-bearing liabilities				<u>1,333,319</u>	<u>1,333,319</u>	<u>1,399,824</u>	<u>1,392,420</u>

The secured loan was obtained for the sole purpose of the acquisition of passenger trains.

The secured loan is collateralized by the underlying passenger trains, with a carrying amount of GEL 59,898 thousand as at 31 December 2022 (31 December 2021: GEL 66,650 thousand) (See Note 10 (e)). As at 31 December 2022 a financial covenant related to Net debt to EBITDA ratio on the secured loan above was breached allowing the lender to request repayment on demand, however on 1 December 2022 the Group obtained a waiver from the lender on this covenant until 31 December 2023, consequently the Group classified the loan as long-term borrowings as at 31 December 2022 (As at 31 December 2021 the same breach occurred and was waived till 31 December 2022).

In July 2012, the Group carried out the issuance, placement and registration (listing) of unsecured bonds of USD 500 million on the London Stock Exchange with an interest rate of 7.75% due in 2022.

Part of the above bonds were used for an early redemption of the unsecured bonds of USD 250 million issued by the Group in 2010.

In June 2021 the Group has successfully issued USD 500 million worth of green bonds on the London Stock Exchange due 2028 with an interest rate of 4%. The proceeds from the issuance were used for redemption of the USD 500 million unsecured bonds.

As a result of early redemption, the green bonds were considered as a new financial instrument and accounted for at amortized cost using the effective interest rate method. The Group incurred directly

attributable transaction expenses of GEL 8,999 thousand in connection with the issue of the green bonds, including, amongst other, legal counsel fees, rating agency expenses, listing expenses, etc. These expenses are accounted for as transaction costs. They are included in the calculation of the effective interest rate of the green bonds and are deferred over 7 years. Part of the transaction costs were deducted directly from the proceeds from green bonds and are presented netted off with the proceeds from bonds in the consolidated statement of cash flows.

In addition, the Group paid premia and fees in connection with the new issuance and the tender offer and consent solicitation (early redemption premium) of GEL 115.7 million (see note 9). Which are expensed, since such fees are associated with the repayment of previous Eurobonds.

18. Trade and other payables

'000 GEL	31 March 2023	31 December 2022
<i>Current</i>		
Payables for non-current assets	61,702	65,093
Trade payables	32,424	30,238
Advances received from customers	27,265	26,911
	121,391	122,242
<i>Non-current</i>		
Payables for non-current assets	30,244	30,242
	30,244	30,242

The Group's exposure to currency and liquidity risk related to trade and other payables is disclosed in Note 19.

19. Fair values and risk management

The Group has determined fair values of financial assets and liabilities using valuation techniques disclosed in the last annual consolidated financial statements.

Management's estimate of the fair value of the unsecured bonds yielded a range of values from a fair value approximately equal to the carrying amount to a fair value approximately 5% higher than the carrying amount.

The carrying values of other financial assets and liabilities of the Group are a reasonable approximation of their fair values.

The Group's financial risk management objectives and policies are consistent with those disclosed in the last annual consolidated financial statements.

Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers, loans receivable and cash and cash equivalents. Credit risk is consistent with those disclosed in the last annual consolidated financial statements and the Group has not faced a significant financial loss during the three months period ended 31 March 2022.

Liquidity risk

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

The Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of three months, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters or global pandemic.

Exposure to liquidity risk

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

31 March 2023

'000 GEL	Carrying amount	Contractual cash flows	0-6 months	6-12 months	1-2 years	2-5 years	Over 5 years
Secured loan	43,889	51,122	7,024	6,850	13,142	24,106	-
-Unsecured bonds	1,289,429	1,561,844	25,604	25,604	51,208	153,624	1,305,804
Trade payables*	124,370	129,984	94,321	259	518	34,886	-
	1,457,688	1,742,950	126,949	32,713	64,868	212,616	1,305,804

31 December 2022

'000 GEL	Carrying amount	Contractual cash flows	0-6 months	6-12 months	1-2 years	2-5 years	Over 5 years
Secured loan	45,310	53,949	7,412	7,229	13,869	25,439	-
Unsecured bonds	1,347,110	1,648,220	27,020	27,020	54,040	162,120	1,378,020
Trade payables	125,575	131,243	95,234	262	523	35,224	-
	1,517,995	1,833,411	129,665	34,511	68,432	222,783	1,378,020

*Based on the agreement signed between the Group and the construction company responsible for the Modernization Project, there is a specified percentage of each milestone payment to be withheld (retention fee), to protect the Group from the contractor failing to adequately complete its obligations under the contract. Such retention fee is due to pay within two years after the completion of the project.

Market risk

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

The Group does not apply hedge accounting in order to manage volatility in profit or loss.

Currency risk

The Group is exposed to currency risk to the extent that there is a mismatch between currencies in which sales, purchases and borrowings are denominated and the respective functional currencies of Group entities. The functional currencies of Group entities are the Georgian Lari (GEL). The currencies in which these transactions are primarily denominated and settled are U.S. Dollars (USD) and Swiss Francs (CHF).

Borrowings and related interest are denominated in currencies that match the cash flows generated by the underlying operations of the Group. This provides an economic hedge without a need to enter into derivatives contracts.

Exposure to currency risk

The Group's exposure to foreign currency risk was as follows:

'000 GEL	USD -denominated 31 March 2023	USD -denominated 31 December 2022
Cash and cash equivalents	20,253	13,093
Trade receivables	8,941	6,286
Secured loan	(43,889)	(45,309)
Unsecured bonds	(1,289,429)	(1,347,111)
Trade and other payables	(1,160)	(4,477)
Net exposure	(1,305,285)	(1,377,518)

The following significant exchange rates applied during the year:

in GEL	Average rate		Reporting date spot rate	
	three months ended	three months ended	31 March	31 December
	31 March 2023	31 March 2022	2023	2022
USD 1	2.6188	3.1082	2.5604	2.7020

Interest rate risk

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

20. Subsidiaries

Subsidiary	Country of incorporation	Principal activities	2023 Ownership/ voting	2022 Ownership/ voting
GR Property Management LLC	Georgia	Property management and development	100%	100%
GR Logistics and Terminals LLC	Georgia	Container transportation and terminal services	100%	100%
Georgian Railway Construction JSC	Georgia	Construction and other projects	100%	100%
Georgia Transit LLC	Georgia	Transportation services	100%	100%
GR Transit Line LLC	Georgia	Transportation services	100%	100%
GR Trans Shipment LLC	Georgia	Transportation services	100%	100%
GR Transit LLC	Georgia	Transportation services	100%	100%

21. Related parties

(a) Transactions with key management personnel

(i) Key management remuneration

Key management received the following remuneration during the period, which is included in employee benefits expenses:

'000 GEL	For the three months ended 31 March	
	2023	2022
Salaries and bonuses	242	231

(b) Other related party transactions

(i) Transactions with the Government

The Group transacts in its daily operations with a number of entities that are either controlled, jointly controlled or under significant influence of the Government of Georgia. The Group has opted to apply the exemption in IAS 24 *Related Party Disclosures* that allows the presentation of reduced related party disclosures regarding transactions with government-related entities.

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

(ii) Revenue, purchases and expenses

The Group purchases security services from a state agency, which amounted to GEL 3,717 thousand for three months ended 31 March 2023 (31 March 2022: GEL 2,359 thousand). The Group usually does not have significant balances for these purchases.

Management estimates that the aggregate amounts of other income and expenses and the related balances with other Government-related entities are not significant.

(iii) Loans issued

'000 GEL	Transaction value for the three months ended 31 March		Outstanding balance	
	2023	2022	31 March 2023	31 December 2022
Loans issued:				
Parent company	-	21,568	-	53,716

The related party loan was derecognized and receivable from Partnership Fund JSC was recognized, see details in Note 11.

22. New standards and interpretations not yet adopted

A number of new standards are effective for annual periods beginning after 1 January 2022 and earlier application is permitted; however, the Group has not early adopted the new or amended standards in preparing these consolidated financial statements. The following amended standards and interpretations are not expected to have a significant impact on the Group's consolidated financial statements.

- *Classification of Liabilities as Current or Non-current (Amendments to IAS 1).*
- *Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2).*
- *Definition of Accounting Estimates (Amendments to IAS 8).*