ANNUAL REPORT 2020

CONSOLIDATED

AGROFERT

AGROFERT Group
Annual Report
2020

Company Identification No.: 26185610

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Czech Republic

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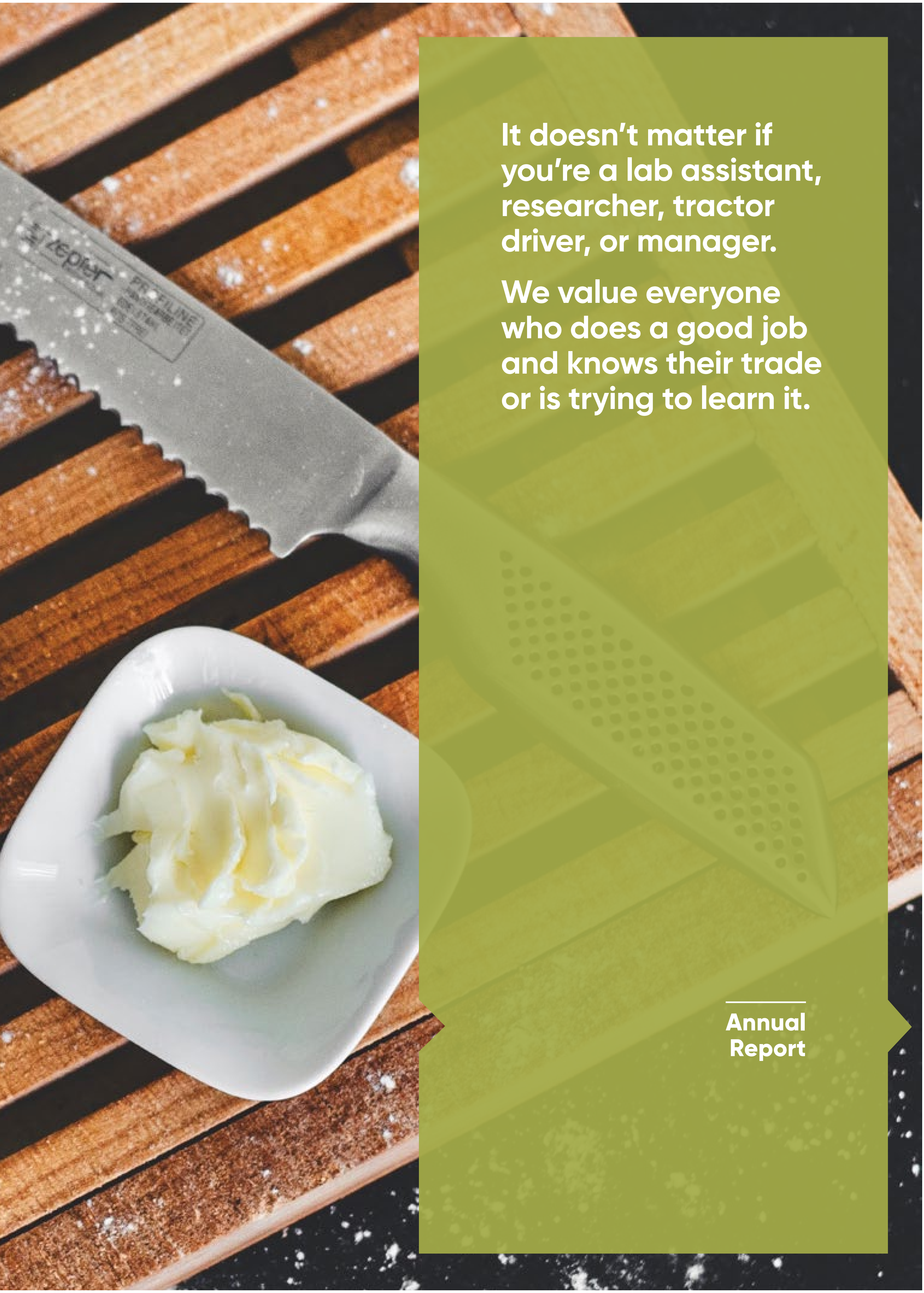
With respect for true values

The unexpected events of this year have made people here at home and around the world think about what's really important in life.

They've begun to realize what true values are and who they can rely on.

Contents

We treat honest trades with respect



It doesn't matter if you're a lab assistant, researcher, tractor driver, or manager.

We value everyone who does a good job and knows their trade or is trying to learn it.

Annual Report

1 Overview of the Group's Activities

The AGROFERT Group (the "Group") comprises 198 subsidiaries, 1 joint venture and 6 associate companies. AGROFERT Group companies operate in the chemistry, agriculture and primary production, food production, forestry and wood technology, ground machinery and technology, logistics and transport, renewable energy sources and media sectors. The Group companies hold a significant position in their respective industries and rank among the leaders in a number of them.

Based on the list of CZECH TOP 100 companies in terms of revenues, AGROFERT ranked as the fourth most important firm in the Czech Republic in 2020 and confirmed its long term successful position. AGROFERT has traditionally ranked third in the Exporter of the Year competition in recent years. AGROFERT Group is further the largest group in the Czech and Slovak agriculture and food industry, the second largest chemical concern in the Czech Republic and the second largest producer of nitrogen fertilizers in Europe. AGROFERT Group is also one of the leading Czech investors in Slovakia and Germany and a major investor in Hungary.

Last year, selected Group companies received the "Hero of the Fight against Coronavirus" award from the CZECH TOP 100 association for their philanthropic activities. The award was accompanied by a personal written acknowledgement from the President of the Czech Republic.

2 Analysis and Assessment of the Group's Performance

The Group reported partial decrease in economic results compared to the previous period. However the volume of business transaction remained more or less unchanged. With respect to the recorded Group's results, it could be stated that the Group companies have maintained their significant position in their respective business segments while their business activities have remained consistently robust.

3 The Group's Results

The Group's consolidated net income amounted to CZK 3,760 million in 2020, compared to CZK 4,480 million in previous year; the main reason for the decrease was the impact of the COVID-19 pandemic on the Group's media service activities. EBITDA fell slightly to CZK 18,102 million compared to CZK 18,642 million recorded in 2019. The newly included companies only made a minor contribution to the Group's results. The Group's income before income taxes totaled CZK 5,195 million.

Consolidated revenues from the sale of finished products, material, goods and services amounted to CZK 160,978 million (2019: CZK 162,035 million). The Group's unconsolidated revenues totaled CZK 231,187 million (2019: CZK 233,174 million). Compared to the previous year, the volume of the Group's total consolidated revenues decreased by CZK 1,058 million, particularly due to a drop in the chemical segment, which was partly compensated by an increase in the food and agriculture segments. The newly acquired companies only made a minor contribution to the Group's 2020 turnover.

The net balance sheet total fell from CZK 159,436 million to CZK 156,938 million, representing a decrease of 1.57%, primarily due to the decrease in current assets totaling CZK 1,919 million. The balance of non-current assets also fell, by CZK 580 million; the change was particularly due to a drop in goodwill and a right of use asset and was partly compensated by an increase in the balance of property, plant and equipment.

The increase in property, plant and equipment (excluding assets acquired through acquisitions of new companies) totaled CZK 9,262 million in 2020. As a result of inclusion of new companies, the value of property, plant and equipment increased by CZK 126 million. Trade and other current receivables of the Group companies decreased by a total of CZK 1,021 million year-on-year. The value of inventory fell by CZK 1,508 million.

On the liabilities side, liabilities and provisions decreased by a total of CZK 7,079 million. The year-on-year decrease in total volume of bank and other loans and borrowings by CZK 5,669 million was due to streamlining the use of funds within the Group. Liabilities under lease arrangements and provisions also decreased.

4 Subsequent Events after 31 December 2020 that are Material for the Purposes of the Annual Report

In early January 2021, the Group sold all shares in companies producing table eggs, namely ČESKÁ VEJCE FARMS, s.r.o., DRUKO STŘÍŽOV s.r.o., ČESKÁ VEJCE CZ a.s. and VEJPRNICE ENERGO, s.r.o. All assets and liabilities of the companies were presented within assets and related liabilities classified as held for sale as at 31 December 2020.

On 17 February 2021, Fatra, a.s. received a notification from its creditor confirming that they agreed to waive also the "DSCR" covenant.

In March 2021, the Parent Company early repaid EUR 8,500 thousand (CZK 223,083 thousand as at 31 December 2020) of the long-term bank loan.

On 19 April 2021 regarding the legal case with company AGROTEC a.s. the High Court in Prague ruled in favor of the company. The decision is final and enforceable.

On 23 April 2021, the European Commission published the Final Report on the Audit of the Functioning of the Management and Control Systems Put in Place to Avoid Conflicts of Interest in the Czech Republic, Carried Out by the Directorates-General for Regional and Urban Policy (REGIO) and for Employment, Social Inclusion and Social Affairs (EMPL). The audit concerned the European Commission and selected institutions of the Czech Republic. The subject of the audit was selected subsidies of the Group. From the audit report and publicly available information from the Ministry of Industry and Trade, it is clear that the reservations concern only a small part of the audited subsidy projects, for which the total amount of CZK 155,118 thousand was drawn from public budgets. The Group is convinced that the presented findings and conclusions of the European Commission are inconsistent with the usual interpretations of Czech law presented by Czech case law and final decisions of the Czech authorities, and that subsidies for projects were justified. Based on these facts, the Group is convinced that it will not have to return these subsidies in the future.

5 Projected Future Development of the Group and Key Risks and Uncertainties

All business activities of the AGROFERT Group companies are based on healthy long-term supplier and customer relationships, above-standard management performance of employees, the ability to react flexibly to market conditions and changes in the business environment, and effective use of synergy effects across the entire Group. Key elements of AGROFERT Group's long-term management strategy include a systematic rationalization and efficiency enhancement of the internal management and control system and a continuous evaluation of business models and selection of the appropriate business model for the sectors in which AGROFERT Group operates.

In 2021, we expect the AGROFERT Group to maintain stable economic performance, despite the continuing constraints and market effects caused by COVID-19. In 2021, we expect a slight year-on-year decrease in the results of the fertilizer segment, which, however, is largely due to extremely good results last year. We also expect a deterioration in the performance of the specialty chemicals segment. Due to continued restrictions related to COVID-19, we expect some of our media companies to generate losses. Most other group companies are expected to maintain or improve last year's performance levels. In 2021, the amount of capital expenditures is planned to increase year on year, which we expect to be above the level of planned depreciation. The most significant investment projects that will take place in 2021 include completion of the construction of a new poultry meat slicing facility in Vodňany and modernization of the poultry meat slicing facility in Modřice, both belonging to Vodňanská drůběž, commencement of the third stage of ecologization of the energy source in Synthesia, construction of new breeding halls in the Bílov farm, expansion of dairy cattle breeding in Petrovice, reconstruction of livestock building in Nepolisy, further development of flat wood material manufacturing plant in Solnice and significant investments in compound feed production plants. Investments in the development and renewal of chemical, food and agricultural plants will also continue.

In 2021, the AGROFERT Group will continue to fulfill its strategic priorities, including the achievement of business objectives, caring for employees and their development and creating personnel reserves for executive positions.

Thanks to the above, the Board of Directors of AGROFERT, a.s., is convinced that the 2021 activities will contribute to maintaining the continuity of positive developments of the entire Group's business. The 2021 business activities are intended to support sustainable development of the business activities of individual Group companies and to defend the Group's leading positions in the domestic market, as well as in other Central European markets.

6 Group's Research and Development Activities

In addition to their own business activities, the AGROFERT Group companies also focus on R&D activities, in close cooperation with the academic sphere. This is particularly true for companies in the chemical, agricultural and food industry. Communication in 2020, a year affected by the COVID-19 pandemic, moved mostly to an on-line environment. Activities and cooperation with faculties and universities took place particularly in the form of on-line meetings and consultations.

In the chemical manufacturing industry, the AGROFERT Group operates two research laboratories. The first one is Výzkumný ústav organických syntéz, a.s. focusing on the development and up-scaling of specialty chemicals, custom syntheses and toxicology testing. The second laboratory is VUCHT, a.s. focusing mainly on inorganic technological research in the field of fertilizers, organic technological research in the field of catalysts, technological synthesis and synthesis of new organic compounds. In the area of collaboration with the academia, the AGROFERT Group chemical manufacturers take steps directed at linking students' theoretical knowledge with industry practice, particularly in the research, development and technological development through practical training, internships or temporary jobs. Another equally important area is the cooperation with students working on their bachelor's or doctorate degree theses. The Faculty of Chemical Technology of Pardubice University, Tomáš Baťa University in Zlín, Institute of Chemical Technology in Prague and Masaryk University in Brno continue to be key partners of the Group's companies, not only in the chemical industry. Long-term relationships based on close cooperation are also maintained with secondary schools, e.g., the Secondary School of Chemistry in Pardubice.

In agriculture, the AGROFERT Group activities comprise a variety of field trials; these are part of the field days organized in cooperation with Group companies with the aim of demonstrating care for and protection of crops and plants. In addition, the AGROFERT Group agricultural companies closely cooperate with universities specialized in life sciences. An example of such cooperation is the “Crop Protection Agents”, a subject taught at Mendel University in Brno, where prominent Group specialists share their expertise and practical experience with students and conduct a number of joint research projects. In addition, top AGROFERT Group experts share their practical skills and expertise through their teaching engagement, career days or student workshops at the Czech University of Life Sciences in Prague as well as at the Slovak University of Agriculture in Nitra. Business activities in the field of agricultural production have long been focused on some secondary schools as well. Examples of cooperation include the Secondary School of Agriculture in Chrudim and the Secondary School of Agriculture in Poděbrady. The outcome of research and development carried out at schools and universities includes e.g. agricultural field experiments focusing on innovations in the care and protection of plants and agricultural crops and participation in Smart Landscape projects. The AGROFERT Group companies present the results of the above activities to the professional public during seminars or conferences and also during the field days and open days for the public, which have become very popular among the general public over the years. However, in 2020, social events and face-to-face meetings were restricted due to the COVID-19 pandemic and, as a result, a lot of these activities had to be cancelled.

In the field of food production, AGROFERT Group companies focus their research and development on technological development. Each food production plant has its own laboratories, and individual food companies within the Group strive for long-term collaboration with universities; partner universities include primarily the Czech University of Life Sciences in Prague, Southern Bohemia University in České Budějovice, Brno‘s Mendel University and the Slovak University of Agriculture in Nitra.

Representatives of AGROFERT Group companies inevitably participate in the schools’ career days, job fairs, or social media networks with the aim of establishing contact with potential future employees and presenting the activities of separate AGROFERT Group companies. However, in 2020, meetings were restricted due to the COVID-19 pandemic and, as a result, a lot of them had to be cancelled or postponed.

7 Group’s Environmental Activities

Responsible approach to environmental protection, promoting relationships with communities and cost-effective energy management are all part of socially responsible business of the AGROFERT Group companies. The main areas of interest in the context of the Group's business activities include air protection, water resources protection and environmentally friendly water management, agricultural land and forests maintenance and continuous improvement of the quality of life and overall welfare of farmed animals. All this is reinforced by good agricultural practice, crop rotation, use of modern technologies in order to achieve input material savings and use of more energy efficient and cost-efficient production technologies across the Group's business segments. Individual companies also actively participate in waste recycling, eco-friendly waste management and waste reprocessing.

Thanks to their systematic work, the AGROFERT Group companies meet the environmental demands placed on them by the applicable legislation or by third parties. As a result, many of the Group's companies have been certified for environmental compliance (e.g. under ISO 14 001 or ISCC EU) or energy management (e.g. ISO 50 001).

A sustainable business development and environmental protection strategy has been adopted and applies across all AGROFERT Group activities. We use a complex approach covering all aspects, from optimization of production technologies, efficiency in raw material consumption, waste management and recycling, to efficient logistics and heat and power generation compliant with strict EU emission limits. The Group has adopted a specific approach covering the above activities, which is among AGROFERT Group priorities and constitutes part of the companies’ corporate responsibility policies; the above approach is subject to rigorous internal audit and supervision by public authorities.

The AGROFERT Group puts emphasis on continuous efforts aiming at improving water management; this is important not only for the Group's chemical companies but also for food producers. As a result, methods and technologies are progressively implemented to enhance the capacity of wastewater treatment systems so that the treated water returning to nature is of the highest quality; these involve continuous improvement of all stages of mechanical pre-treatment, wastewater sedimentation and filtration. These activities are among the most technologically demanding, yet also strictly monitored and regulated. Water is the basis of any chemical production. The Group's companies have therefore built a strong and precise wastewater treatment system. The quality of discharged wastewater is driven by the limits set by state authorities. These limits are strict and are constantly monitored.

An example of these activities is the reconstruction and modernization of a biological wastewater treatment plant in DEZA, a.s.; the work on the modernization of the biological wastewater treatment plant was completed in 2020. The total amount of the investment was CZK 445 million and no subsidy was used here.

In the long run, food companies from the AGROFERT Group continue to systematically focus on food packaging materials, with an emphasis on the least possible impact on the environment. They recognize the general trend of reducing the consumption of plastics and take active steps in the same direction. These particularly involve reducing the weight of plastic packaging for both meat and dairy products and using more environmentally friendly materials, such as paper or degradable plastics. The packaging weight reduction process consists of several stages; in each stage, this consumption of plastics has been reduced by tens of tons year-on-year. The companies have increased the use of K3 packages, i.e. a paperboard-plastic combination, where the share of plastic parts has further been reduced by 20–30% compared to other decoration techniques. In addition, the paperboard used for K3 packages has previously been recycled. The companies also strive to eliminate, as much as possible, the carbon footprint of individual packaging materials.

The AGROFERT Group is committed to meeting the requirements of the European Commission known as the European Green Deal. The aim of the Deal is moving towards making economy more sustainable and eco-friendlier for EU citizens and companies. In this context, a special working group was established. The group's task is to identify the necessary measures to reduce CO_2 by up to 55% by 2030 compared to levels from 1990 and at the same time the group is working on securing carbon neutrality by 2050, for each company in the Group. In recent years, chemical companies from the AGROFERT Group have significantly reduced emissions of nitrogen oxides and sulfur dioxide. Since 2009, our chemical plants have reduced SO_2 production by up to 51%. Similarly, the amount of produced nitrogen oxides has dropped by up to 27% over the last ten years. In addition, most companies have increased production during the same period, so that the reduction in emissions per unit of production is even higher.

Group companies will continue to take further ecological steps in the future. One of the main goals is to achieve responsible and sustainable business practices, which do not cause an environmental burden. For example, companies already consider circular economy projects, where all used materials and resources are reused, constantly circulating, so they are used repeatedly several times rather than consumed. This system perceives materials as valuable resources, which should be used for as long as possible, and, if they can no longer be used, should be returned into the ecosystem in the most natural form possible so as not to create any unnecessary burden.

The plan is to further reduce emissions, increase energy savings and, last but not least, reduce the amount of waste produced, also through subsequent recycling. In addition, companies will continue to strive to search for, develop and implement the best available technologies.

8 Group's Human Resources and Labor Relations. Group's Communication with the Public

The average number of employees of the AGROFERT Group in 2020 was 31,792. The Group thus defended its leading position among the largest Czech private employers.

The year 2020 was marked by the continuing COVID-19 pandemic. The Group companies paid maximum attention to safeguarding production and increasing measures for personal safety and health of all employees. During the COVID-19 pandemic, emphasis was also placed on IT security and data transfer; the increase of data was caused by the fact that employees performed maximum work from home. The Main milestone was the establishment of a secure online environment for regular communication of individual teams in order to ensure security of and avoid any risk to the daily management of each company.

In 2020, in light of the COVID-19 pandemic, a significant number of new or amended laws was adopted in record time, which had a major impact on the day-to-day operational management of human resources, payroll processing and the labor relations in general. The affected companies implemented all the necessary changes in addition to the established policies, ensuring compliance with all requirements of the new legislation. In the long-term, labor relations and the payroll agenda of the AGROFERT Group have been strictly governed by the applicable legal regulations, internal Group policies and company-level guidelines.

During the COVID-19 pandemic, companies continued to offer regular training to their employees. The e-learning platform and online courses and seminars have proven to be the ideal tools for regularly and effectively training and educating employees, even in this challenging period, on various topics, including the new legislation.

Our major activity pursued in 2019, i.e. strengthening internal and external communication towards both the Group's employees and the general public, was put to good use in 2020. The INTRANET online platform was introduced for all employees of the AGROFERT Group companies. During the COVID-19 pandemic, the tool demonstrated the importance of conveying much-needed information to all employees in time and in the required quality.

Internal communication was even more supported in 2020 than in the previous year. A dedicated website famyfakta.cz ("rumors versus facts") was used to refute numerous cases of misinformation about the Group's companies presented by the media. Even during the COVID-19 pandemic, the Group started shooting videos named "JSME AGROFERT" ("WE ARE AGROFERT"), where individual segments of the Group and their contribution to the community are presented to the public via the social networks LinkedIn, Instagram and Twitter. Intensive use of the above social networks continued; the aim of the posts is to present the everyday life in the AGROFERT Group companies. The posts had a great response, especially during the COVID-19 pandemic, and the audience has grown year-on-year.

The traditional printed internal magazine AGROFERT was joined by ZEMĚDĚLSKÉ NOVINY ("Agriculture News"), published quarterly by the Group's agricultural companies to inform their employees about daily life in their companies.

Due to persistent Government restrictions in the form of quarantine measures, traditional activities, such as the family day or other events, could not take place in 2020. The Group's focus thus shifted mainly to supporting the health and safety of employees. A safety hotline was established offering consultations with a general practitioner, employees had an option to regularly test for COVID-19 and to receive personal protective equipment – face masks, respiratory protective devices, disinfection, etc.

Due to the COVID-19, all traditional exhibitions, trade fairs and school exchanges were canceled. At the end of the year, some schools moved trade fairs to the online environment. Companies of the AGROFERT Group nevertheless continued to offer scholarship or trainee programs to potential job applicants. These include e.g. the Pig Camp program for students specializing in pig farming and the Tech Camp program for students in technical fields and the AGRO Camp for agricultural companies.

Although the year 2020 was marked by the COVID-19 pandemic, employee involvement in public benefit projects remained a traditional part of the corporate culture. These projects include blood donation, a fund-raising campaign for Christmas presents for the children of single parents under the "Helping Santa" project, or "Helping from the Heart" program awarding employees involved in important public-benefit projects.

Ethical behavior and a fair approach to the exercise of a profession as inevitable principles governing the relationship between the AGROFERT Group and its employees are laid down in the Group's Code of Ethics. In 2020, which was a challenging year in view of the COVID-19 pandemic, we focused, among other things, on the following:

- democratic values, protection of and respect for human rights in compliance with the Charter of Fundamental Rights and Freedoms;
- the rights of every person regardless of their origin, ethnicity, race, color, language, age, gender, marital status, health status, sexual orientation, financial standing, religious and political beliefs and social status;
- the principle of equal treatment of employees, respect for their dignity, privacy and personal rights;
- employees' job performance strictly in accordance with the law;
- principles of healthy work environment and its sustainable development in all fields of competence;
- fair working conditions for all employees;
- compliance with the rules of occupational health and safety ensuring employees' working and protective equipment.

In situations where an employee feels his/her rights or the AGROFERT Group's Code of Ethics have in any way been violated, an anonymous "Tell Us" Ethics Hotline is available at http://www.agrofert.cz/compliance/. All reported complaints are handled by professionally trained compliance officers and the Group's compliance manager. All information gathered via the Ethics Hotline is protected against any misuse and archived in accordance with the personal data protection legislation.

9 Information on Foreign Branches of the Group

AGROFERT, a.s. has a foreign branch in Slovakia: AGROFERT, a.s., organizačná zložka Agrochémia, with its registered office at Nobelova 34, 836 05 Bratislava, Slovakia, Business registration number (IČO): 36862126.

AFEED, a.s. has a foreign branch in Slovakia: AFEED, a.s., slovenská organizačná zložka, with its registered office at Nobelova 34, 831 02 Bratislava, Slovakia, Business registration number (IČO): 47790342.

Logistics Solution, a.s. has a foreign branch in Slovakia: Logistics Solution, a.s, slovenská organizačná zložka, with its registered office at Chovateľská 2, 917 01 Trnava, Slovakia, Business registration number (IČO): 48215074.

OSEVA, a.s., has a foreign branch in Slovakia: OSEVA, a.s., slovenská organizačná zložka, with its registered office at Štrková 1, 946 32 Marcelová, Slovakia, Business registration number (IČO): 50981137.

10 Information on the Use of Investment Instruments and Other Similar Assets and Liabilities

The business transactions carried out by individual AGROFERT Group companies are exposed to certain financial risks. Given the international presence of the AGROFERT Group and a high share of sale and purchase transactions denominated in foreign currencies, the currency risk may be perceived as the major risk. As a result, the Group companies' financial risk management strategies particularly focus on currency markets development forecasting, which is rather difficult to achieve. Subsequently, the companies, using its own strategies, strive to minimize possible negative impact of the Czech crown's exchange rate fluctuations on their economic results. The currency risk is identified, in collaboration with the specialized purchase and sale departments of each company, by quantifying the expected purchase and sale volumes in relation to each currency and sub-period. The identified risk is regularly reviewed and, if necessary, reduced using standard hedging instruments. The monitoring was further intensified in the current period of increased financial market volatility.

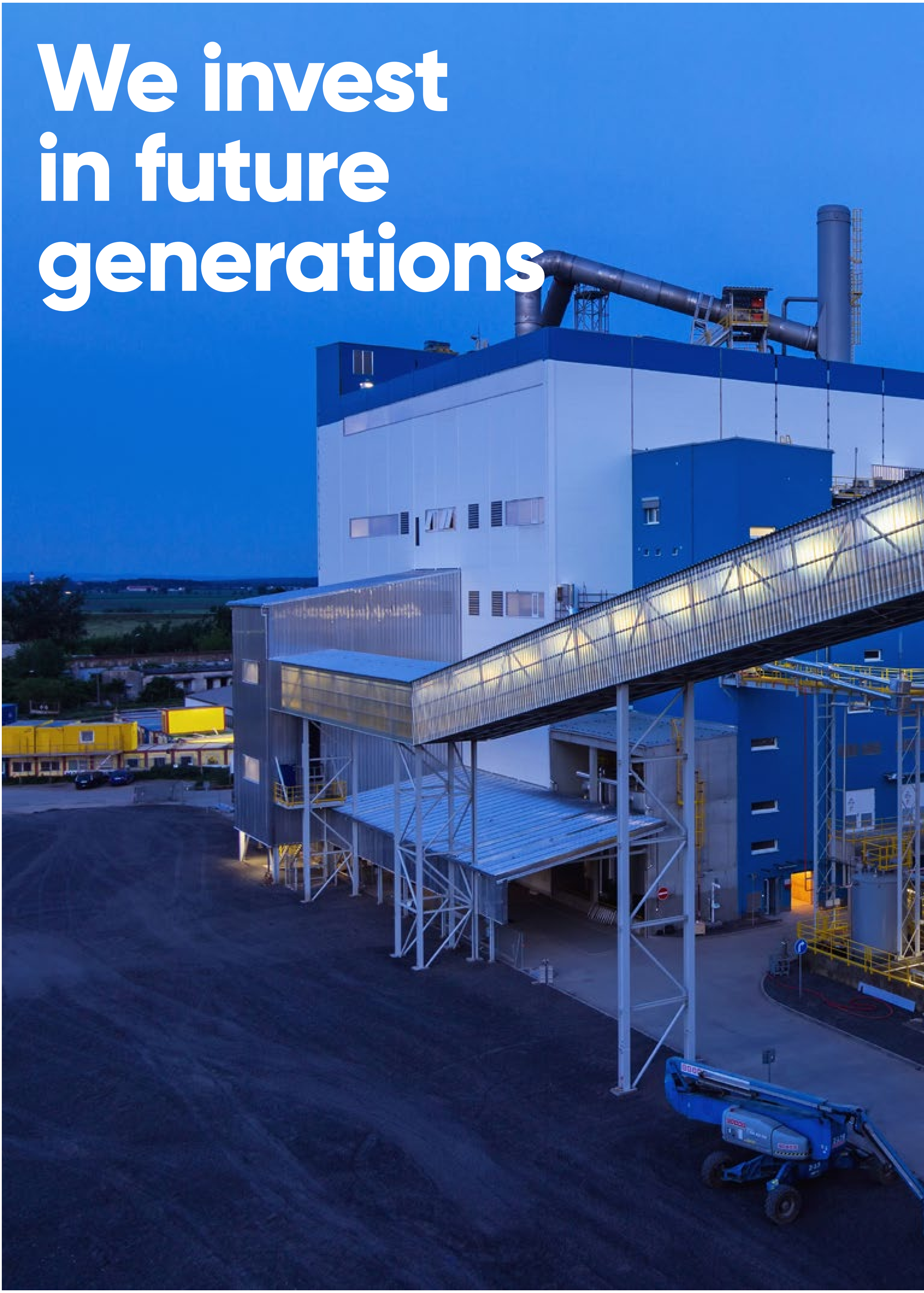
AGROFERT Group companies maintain healthy, long-lasting relationships and open communication with banks, which enables them to use the banks' expertise and current analyses in the management of credit risk and optimization of the group's financing structure. Similarly to the currency risks, interest rates are continuously reviewed in terms of their expected development and decisions are made to use, if necessary, standard hedging instruments in order to reduce their fluctuation and optimize the interest costs of external financing.

AGROFERT Group companies also pay considerable attention to the internal risk management. The main objective is to minimize the risk of misuse of the Group companies' assets and resources. The companies also meet the security standards concerning information system settings and principles defined in the Group's Code of Ethics.

11 Information Required by Regulations Other than the Accounting Standards

The AGROFERT Group is not required to provide any information pursuant to legal regulations other than the accounting standards.

We invest in future generations



In 27 years, we've had lots of successes and failures, and each of those experiences has been valuable.

Which of them has proven the most valuable of all? The one that taught us to look further into the future. That's why we constantly invest in growth.

AGROFERT Group

Consolidated Financial Statements Prepared in Accordance with International Financial Reporting Standards as Adopted by the European Union

For the Year Ended 31 December 2020

AGROFERT Group

Consolidated Balance Sheet as at 31 december 2020

In CZK thousands	Note:	31. 12. 2020	31. 12. 2019
Total assets		**156,937,950**	**159,436,406**
Non-current assets		**100,345,182**	**100,924,704**
Property, plant and equipment	5.1	85,824,187	84,209,154
Right of use asset	6.1	6,017,929	6,607,518
Goodwill	2.6	3,308,387	4,218,639
Intangible assets	5.2	2,302,321	2,578,564
Investment property	5.3	259,796	266,872
Non-current biological assets	7.1	404,495	440,760
Deferred tax asset	26	573,603	889,585
Long-term receivables and financial assets	10	429,500	411,751
Investments in associates and joint-ventures	4.2	1,224,964	1,301,861
Current assets		**56,592,768**	**58,511,702**
Inventories	8	28,738,763	30,246,657
Current biological assets	7.2	1,736,730	1,998,894
Short-term financial assets	11	53,040	56,749
Trade and other receivables	11	19,450,881	20,472,176
Income tax receivable		151,277	246,228
Cash and cash equivalents	12	5,839,926	5,308,846
Assets classified as held for sale	9	622,151	182,152
Total liabilities and equity		**156,937,950**	**159,436,406**
Long-term liabilities and provisions		**20,755,365**	**25,298,785**
Long-term bank and other loans and borrowings	14	11,559,873	14,936,666
Long-term lease liability	6.1, 14	4,768,098	5,263,356
Trade and other long-term liabilities	14	1,072,965	1,285,758
Deferred tax liability	26	2,642,946	3,065,653
Long-term provisions	19	711,483	747,352
Current liabilities and provisions		**47,314,400**	**49,850,326**
Short-term bank and other loans and borrowings	15	25,051,088	27,343,054
Short-term lease liability	6.1, 15	1,346,270	1,420,713
Trade and other current liabilities	15	18,758,574	18,803,455
Income tax payable		497,170	226,241
Current provisions	19	1,576,728	2,047,942
Liabilities associated with assets classified as held for sale	9	84,570	8,921
Total equity		**88,868,185**	**84,287,295**
Equity attributable to equity holders of the parent		**88,643,060**	**84,041,835**
Share capital	13	628,000	628,000
Share premium		31,736	31,736
Translation differences		(1,327,412)	(1,878,387)
Cash flow hedges		39,230	24,998
Retained earnings and other reserves		89,271,506	85,235,488
Non-controlling interests		**225,125**	**245,460**

AGROFERT Group

Consolidated Statement of Income
for the year ended 31 december 2020

In CZK thousands	Note:	2020	2019
Revenue	20	160,977,808	162,035,359
Revenue from sale of finished products and goods		152,566,612	153,102,046
Revenue from sale of services		7,822,174	8,365,239
Revenue from sale of material		589,022	568,074
Depreciation and amortization	21	(9,582,292)	(9,249,156)
Consumption of material and energy and cost of goods sold		(99,238,397)	(101,402,836)
Changes in inventory and current biological assets and their fair values	7.2, 8	461,853	1,200,145
Personnel expenses	22	(24,359,546)	(23,981,168)
Cost of services and repairs and maintenance		(20,105,783)	(20,035,681)
Changes in fair values of non-current biological assets and investment property	5.3, 7.1	(158,577)	(169,345)
Impairment of goodwill and changes in impairment of non-current assets and operating provisions, net	23	(2,133,923)	(2,381,829)
Losses (-) / reversal of losses (+) on impairment of financial assets, net		(219,550)	(23,010)
Other operating expenses	24	(2,867,154)	(2,651,076)
Other operating income	24	3,052,152	3,219,249
Interest expense		(711,954)	(875,670)
Interest income		33,595	37,437
Foreign exchange rate gains (+) and losses (-), net		(336,094)	(47,511)
Gain (+) / loss (-) from sale of subsidiaries, joint-ventures and associates		(13,066)	(6,434)
Other financial expenses and income, net	25	56,114	(156,784)
Share of profit (+) / loss (-) of associates and joint-ventures	4.2	339,418	427,009
Income before income taxes		5,194,604	5,938,699
Income taxes	26	(1,434,343)	(1,458,924)
Net income		3,760,261	4,479,775
Net income attributable to:			
Equity holders of the parent		3,760,680	4,486,072
Non-controlling interests		(419)	(6,297)

AGROFERT Group

Consolidated Statement of Comprehensive Income for the year ended 31 december 2020

In CZK thousands	Note:	2020	2019
Net income		**3,760,261**	**4,479,775**
Other comprehensive income - items that may be reclassified subsequently to statement of income			
Change in fair value of cash flow hedges recognized in equity and derecognition of cash flow hedges from equity		17,553	51,795
Translation differences		555,046	(325,559)
Deferred tax related to other comprehensive income	26	(3,321)	(9,262)
Net other comprehensive income that may be reclassified to statement of income in subsequent periods		**569,278**	**(283,026)**
Other comprehensive income – items not to be subsequently reclassified to statement of income			
Gain (+) / loss (-) on defined benefit plans	27	(7,131)	(38,818)
Gain from transfer to investment property		-	9,434
Deferred tax related to other comprehensive income	26	-	(1,800)
Net other comprehensive income not to be reclassified to statement of income in subsequent periods		**(7,131)**	**(31,184)**
Other comprehensive income, net of tax		**562,147**	**(314,210)**
Total comprehensive income, net of tax		**4,322,408**	**4,165,565**
Total comprehensive income attributable to			
Equity holders of the parent		4,319,192	4,175,827
Non-controlling interests		3,216	(10,262)

AGROFERT Group

Consolidated Statement of Cash-Flow for the year ended 31 december 2020

In CZK thousands	Note:	2020	2019
OPERATING ACTIVITIES			
Income before income taxes		5,194,604	5,938,699
Adjustments to reconcile income before income taxes to net cash provided by operating activities			
Depreciation and amortization	21	9,582,292	9,249,156
Gain / loss on non-current asset sales, net		(175,609)	(165,328)
Foreign exchange rate gains and losses, net		336,094	47,511
Interest expense and interest income		678,359	838,233
Dividend income		(443)	(501)
Operating provisions and impairment allowances and other operating items		858,198	1,317,887
Impairment of goodwill and gain from a bargain purchase, net	2.6, 4.5, 4.6	887,534	678,419
Changes in fair value of non-current biological assets		153,028	172,219
Changes in fair value of investment property		5,549	(2,874)
Gain / loss on revaluation of derivatives and financial assets to fair value, net		(28,499)	113,480
Share of profit of associates and joint-ventures	4.2	(339,418)	(427,009)
Changes in working capital			
Receivables		468,276	905,417
Inventories		1,271,719	(898,238)
Other current assets		64,786	34,685
Trade and other liabilities		(596,224)	(2,887,948)
Income tax paid		(1,223,194)	(1,045,126)
Interest paid, net of capitalized interest		(714,655)	(878,040)
Net cash provided by operating activities		**16,422,397**	**12,990,642**
INVESTING ACTIVITIES			
Acquisition of subsidiaries, net of cash acquired and acquisition of joint-ventures and associates	4.5, 4.6	(84,350)	(76,378)
Loss of control over subsidiaries, net of cash disposed of and sale of joint-ventures and associates		47,726	44,979
Additions to non-current assets, including capitalized interest and investment property		(9,292,854)	(8,574,754)
Interest received		33,859	36,563
Dividends received, including dividends from associates		466,253	335,809
Proceeds from sale of non-current assets		645,677	567,513
Loans made and repayments of provided loans, net		11,034	34,247
Total cash used in investing activities		**(8,172,655)**	**(7,632,021)**
FINANCING ACTIVITIES			
Proceeds from borrowings	18.5	8,138,497	16,666,218
Payments of borrowings	18.5	(14,556,039)	(20,665,217)
Proceeds from other liabilities	18.5	755,060	513,867
Payments of lease and other liabilities	6.1, 18.5	(1,943,272)	(1,757,961)
Dividends paid to company´s shareholders		(3,001)	-
Dividends paid to non-controlling interests		(840)	(8,863)
Acquisition of non-controlling interests	4.5, 4.6	(14,391)	(1,987)
Net cash provided by / (used in) financing activities		**(7,623,986)**	**(5,253,943)**
Net effect of currency translation on cash		(67,709)	(10,788)
Net increase / (decrease) in cash and cash equivalents		**558,047**	**93,890**
Cash and cash equivalents at beginning of period		**5,308,846**	**5,214,956**
Cash and cash equivalents at end of period	**12**	**5,866,893**	**5,308,846**
Supplementary cash flow information			
Total cash paid for interest		(716,840)	(885,500)

AGROFERT Group

Consolidated Statement of Changes in Equity for the year ended 31 december 2020

In CZK thousands	Attributable to equity holders of the parent								
	Share capital	Share premium	Translation difference	Cash flow hedge reserve	Revaluation reserve	Retained earnings	Total equity holders of the parent	Non-controlling interests	Total equity
As at 1 January 2019	**628,000**	**31,736**	**(1,554,431)**	**(17,536)**	**3,152**	**80,806,694**	**79,897,615**	**307,183**	**80,204,798**
Net income 2019	-	-	-	-	-	4,486,072	4,486,072	(6,297)	4,479,775
Other comprehensive income 2019	-	-	(323,906)	42,534	7,632	(36,505)	(310,245)	(3,965)	(314,210)
Total comprehensive income	**-**	**-**	**(323,906)**	**42,534**	**7,632**	**4,449,567**	**4,175,827**	**(10,262)**	**4,165,565**
Dividends	-	-	-	-	-	-	-	(8,863)	(8,863)
Acquisition of non-controlling interests (Note 4.6)	-	-	-	-	-	10,304	10,304	(19,499)	(9,195)
Loss of control over subsidiary	-	-	(50)	-	-	-	(50)	-	(50)
Put options held by non-controlling interests	-	-	-	-	-	(41,861)	(41,861)	(23,099)	(64,960)
As at 31 December 2019	**628,000**	**31,736**	**(1,878,387)**	**24,998**	**10,784**	**85,224,704**	**84,041,835**	**245,460**	**84,287,295**
Net income 2020	-	-	-	-	-	3,760,680	3,760,680	(419)	3,760,261
Other comprehensive income 2020	-	-	550,975	14,232	9	(6,704)	558,512	3,635	562,147
Total comprehensive income	**-**	**-**	**550,975**	**14,232**	**9**	**3,753,976**	**4,319,192**	**3,216**	**4,322,408**
Dividends	-	-	-	-	-	(3,001)	(3,001)	(840)	(3,841)
Acquisition of non-controlling interests (Note 4.5)	-	-	-	-	-	(1,604)	(1,604)	(12,372)	(13,976)
Loss of control over subsidiary	-	-	-	-	(2,660)	-	(2,660)	-	(2,660)
Put options held by non-controlling interests	-	-	-	-	-	289,298	289,298	(10,339)	278,959
As at 31 December 2020	**628,000**	**31,736**	**(1,327,412)**	**39,230**	**8,133**	**89,263,373**	**88,643,060**	**225,125**	**88,868,185**

AGROFERT Group

Notes to the Consolidated Financial Statements as at 31 december 2020

1 Description of the Group

AGROFERT, a.s. (hereinafter also "the Parent Company", "the parent company" or "the Company") is a joint-stock company incorporated on 1 July 2000 in the Czech Republic. The Company's registered office is located at Pyšelská 2327/2, Chodov, 149 00 Prague 4, Czech Republic. The Company's business registration number (IČ) is 26185610.

As at 31 December 2020, all 628 ordinary shares of AGROFERT, a.s., representing 100% of both the voting rights and share capital of the Company (hereinafter "the Shares"), were placed into AB private trust I, svěřenský fond, and AB private trust II, svěřenský fond (hereinafter jointly referred to as "the Trust Funds").

Of the Shares, 565 shares are held by AB private trust I, svěřenský fond, administered by trustee Ing. Zbyněk Průša, born on 6 December 1953, residing at Sluneční 2355, 756 61 Rožnov pod Radhoštěm, Czech Republic. The following individuals serve as protectors: JUDr. Alexej Bílek, CSc., born on 3 December 1954, residing at Podhořská 770/12, Dolní Chabry, 184 00 Prague 8, Czech Republic; Mgr. Václav Knotek, born on 12 March 1975, residing at Achátová 191/12, Radotín, 153 00 Prague 5, Czech Republic; and Ms. Monika Babišová, born on 14 June 1974, residing at Františka Zemana 876, 252 43 Průhonice, Czech Republic.

Of the Shares, 63 shares are held by AB private trust II, svěřenský fond, administered by trustee JUDr. Alexej Bílek, CSc., born on 3 December 1954, residing at Podhořská 770/12, Dolní Chabry, 184 00 Prague 8, Czech Republic. The following individuals serve as protectors: Ing. Zbyněk Průša, born on 6 December 1953, residing at Sluneční 2355, 756 61 Rožnov pod Radhoštěm, Czech Republic; Mgr. Václav Knotek, born on 12 March 1975, residing at Achátová 191/12, Radotín, 153 00 Praha 5, Czech Republic; and Ms. Monika Babišová, born on 14 June 1974, residing at Františka Zemana 876, 252 43 Průhonice, Czech Republic.

The Trust Funds were established by Ing. Andrej Babiš, born on 2 September 1954, residing at Františka Zemana 876, 252 43 Průhonice, Czech Republic, the former sole shareholder of AGROFERT, a.s., to comply with the requirements of Act No. 159/2006 Coll. on conflict of interests; the Shares were transferred to the Trust Funds on 3 February 2017.

The Company is controlled by Ing. Zbyněk Průša, born on 6 December 1953, residing at Sluneční 2355, 756 61 Rožnov pod Radhoštěm, Czech Republic, the trustee of AB private trust I, svěřenský fond.

The Company is the parent of the AGROFERT Group and the consolidating entity. The Group is involved in manufacturing, trade, services and sales in the agriculture, food, chemical, media and forestry sectors. The Group includes companies that are under the control of the Company. The consolidated financial statements comprise information of the parent company AGROFERT, a.s. and its subsidiaries included in consolidation ("the Group" or "the AGROFERT Group"). For the specification of Group companies, refer to Note 2.3.1; for the list of Group companies, refer to Note 4.

1.1 Group Management

Day-to-day business operations of Group companies is the responsibility of their management. Strategic and long-term decisions concerning acquisitions, principal investments and key orientation of the Group are subject to the approval of Group management. The Board of Directors is the highest managing authority of the Parent Company and is responsible for business management and represents the Company in any matters other than those that, pursuant to the requirements of the Company's statutes or of the law, fall within the remit of the General Meeting of Shareholders or of the Supervisory Board. The Supervisory Board is a supervisory body that supervises activities of the Board of Directors and of the Company.

Members of Group management based on information in commercial register were as follows as at 31 December 2020:

Board of Directors

Chair:	**Ing. Zbyněk Průša**
Vice-chair:	**Ing. Petr Cingr**
Vice-chair:	**Ing. Josef Mráz**
Member:	**JUDr. Alexej Bílek**
Member:	**Ing. Jiří Haspeklo**
Member:	**Ing. Jaroslav Kurčík**
Member:	**Mgr. Libor Němeček**
Member:	**Ing. Petra Procházková**
Member:	**PhDr. Simona Sokolová**

Supervisory Board

Chair:	**JUDr. Libor Široký**
Vice-chair:	**Ing. Karel Vabroušek**
Member:	**Ing. Blanka Rybová**

2 Summary of Significant Accounting Policies

Translation note

This version of the financial statements is a translation from the original, which was prepared in the Czech language.

All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the Czech version of the financial statements takes precedence over this translation.

2.1 Basic Principles of Preparing the Consolidated Financial Statements

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as adopted by the European Union and in effect as at 31 December 2020, and contains information of the parent company AGROFERT, a.s. and of its subsidiaries. For the specification of the companies, see below. The list of the companies is presented in Note 4.

Intercompany transactions, balances and unrealized gains on transactions between Group companies are eliminated. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Similar transactions and accounting events are presented in the consolidated financial statements using consistent accounting principles. Accounting policies of subsidiaries have been changed, where necessary, to ensure consistency with the policies adopted by the AGROFERT Group.

2.2 Basis of Preparation of the Consolidated Financial Statements

The consolidated financial statements have been prepared under the historical cost convention, except when IFRSs require other measurement basis (such as in the case of biological assets, derivatives and investment properties, which are based on Fair Value). The consolidated financial statements have been prepared assuming that the Company will continue as a going concern.

Disclosed figures in the consolidated financial statements are presented with the same plus or minus signs (+/-) as the figures in the consolidated balance sheet, consolidated statement of income, consolidated statement of comprehensive income, consolidated statement of cash-flow and consolidated statement of changes in equity.

2.3 Consolidation Approach

2.3.1 Subsidiaries

Subsidiaries included in consolidation are those entities that the Group "controls" (within the meaning of control defined by IFRS). Specifically, the Group controls an investee if, and only if, the Group has:

a) Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);

b) Exposure, or rights, to variable returns from its involvement with the investee;

c) The ability to use its power over the investee to affect its returns.

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

a) The contractual arrangement with the other vote holders of the investee;

b) Rights arising from other contractual arrangements;

c) The Group's voting rights and potential voting rights (potential voting rights are considered only if the rights are substantive, i.e. the holder must have the practical ability to exercise the right).

Subsidiaries are consolidated from the date on which control is transferred to the Group and are no longer consolidated from the date that control is lost. For the sake of simplification and when the difference is immaterial from the point of the Group, the acquisition date or the loss-of-control date is the last day of the month in which the acquisition or loss of control occurred. Where there is a loss of control of a subsidiary, the consolidated financial statements include the results for the part of the reporting year during which the Group had control. Material transactions occurring between the acquisition date / loss-of-control date and the last day of the month are assessed on a case-by-case basis and only considered if relevant and material.

2.3.2 Business Combinations, Goodwill and Non-controlling Interests

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interest in the acquiree. Acquisition-related costs are recognized in profit or loss as incurred. When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss. Any contingent consideration to be transferred by the acquirer is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability are recognized in accordance with IFRS 9 in profit or loss. Changes in the fair value of contingent consideration classified as equity are not recognized.

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interest and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the fair value of the net assets of the subsidiary acquired ("negative goodwill"), then the Group first reassesses the identification and measurement of the acquiree's identifiable assets, liabilities and contingent liabilities and the measurement of the cost of the combination. Any excess remaining after the reassessment is recognized immediately in profit or loss.

Goodwill is not depreciated but is subject to, at least, annual impairment testing on the basis of the cash generating units to which it is allocated. An impairment loss recognized for goodwill in the interim consolidated financial statements may not be reversed in the annual IFRS consolidated financial statements.

For each business combination, the acquirer measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Losses within a subsidiary incurred are attributed to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without loss of control, is accounted as an equity transaction.

Put options for acquisition of non-controlling interests are recorded as derecognition of non-controlling interest and recognition of a liability at the end of the reporting period. The liability is recognized at the present value of the amount payable on exercise, and any difference between the amount of non-controlling interest derecognized and this liability is accounted for within equity. Subsequent changes to the present value of the amount payable on exercise are recorded directly in equity. In the cash flow statement the payments of liabilities arising from the put option are presented as acquisition of non-controlling interests.

2.4 Investments in Associates

The Group's investments in associates are accounted for using the equity method. An associate is an entity in which the Group has significant influence. Under the equity method, the investment in the associate is carried in the balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associate. In case of loss of control of subsidiary where the Group retains significant influence, the Group measures and recognizes any retaining investment at the fair value as at the date of loss of control. The statement of income reflects the Group's share of the results of operations of the associate. Any change in other comprehensive income of this investee is presented as part of the Group's other comprehensive income. In addition, when there has been a change recognized directly in the equity of the associate, the Group recognizes its share of any changes, when applicable, in the statement of changes in equity.

If a Group's share of losses of an associate equals or exceeds its interest in the associate, the Group discontinues recognizing its share of further losses. After the Group's interest is reduced to zero, additional losses are provided for, and a liability is recognized, only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the Group resumes recognizing its share of those profits only after its share of the profits equals the share of losses not recognized.

Unrealized gains and losses resulting from transactions between the Group and the associate are eliminated to the extent of the interest in the associate.

The financial statements of the associate are prepared for the same reporting period as the Group's financial statements. Adjustments are made where necessary to bring the accounting policies into line with those of the Group. Associates whose fiscal year differs from a calendar year present financial statements prepared for their fiscal year or for the interim period (see Note 4.2), unless the time difference is material from the point of the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group. The Group determines at each balance sheet date whether there is any objective evidence that the investment in the associate is impaired. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognizes the amount in the statement of income. Upon loss of significant influence over the associate, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in profit or loss.

2.5 Joint-ventures

A joint-venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control. The considerations made in determining significant influence or joint control are similar to those necessary considerations to determine control over subsidiaries. The Group recognizes its interest in the joint-venture using the equity method of accounting.

The financial statements of the joint-venture are prepared for the same reporting period as the Group's financial statements. Adjustments are made where necessary to bring the accounting policies into line with those of the Group. Adjustments are made in the Group's financial statements to eliminate the Group's share of unrealized gains and losses on transactions between the Group and its jointly controlled entity. Losses on transactions are recognized immediately if the loss provides evidence of a reduction in the net realizable value of current assets or an impairment loss.

2.6 Use of Estimates and Judgments in Applying Accounting Policies

The preparation of consolidated financial statements requires management of the Group companies to make estimates and assumptions that affect the reported amounts of assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period. Management of the Group companies has made these estimates and assumptions on the basis of all the relevant information available. Nevertheless, pursuant to the nature of estimates, the actual results and outcomes in the future may differ from these estimates.

The significant estimates and assumptions, that might pose a significant risk of causing an adjustment to the carrying amounts of assets and liabilities within the next periods are discussed below:

Biological Assets

As at the balance sheet date, biological assets are measured at fair value less estimated costs to sell, which is the value a biological asset would have if sold or transferred to agricultural produce, assuming its best use. Remeasured biological assets as at the balance sheet date include the following: a) plant commodities, in particular oilseed rape and wheat, which represent the Group's primary plant produce, most exposed to price fluctuations; and b) animal assets for meat production (cattle, pig meat and poultry) and dairy cattle. Fair values are based on market prices of plant commodities (Euronext), meat and milk, as applicable for the European region, and take into account expected costs of asset transformation. The costs of asset transformation include, in particular, feed costs calculated per day for animal assets multiplied by the number of days animals are expected to be fed, and costs calculated per a ton of plant production to be incurred until the point of harvest. The fair valuation model for plant commodities also includes estimated crop per 1 ha of sawn area, which is based on historical data. Accordingly, the calculation of fair value less estimated costs to sell is based either on i) current market prices if available, or ii) the sum of current warehouse prices and estimated total margin to be generated on sale or transfer to agricultural produce, or iii) revenue from asset produce (assuming revenue is generated at market prices used for fair value calculations) less total asset costs over the transformation.

Agricultural products relating to harvests made prior to the balance sheet date are recognized as inventory as at the balance sheet date and measured at fair value of the agricultural products at the point of harvest less estimated costs to sell and less any write-down to net realizable value as at the balance sheet date. If an active market does not exist for the assets, the Group uses one or more relevant indicators of the agricultural sector to determine fair values; the indicators represent the best available basis to determine market price estimates.

Actual market prices and actual asset transformation costs may differ from these estimates. For assets with a longer transformation cycle, fair value movements are measured on a periodic basis, separately for the effects of market price changes and calculation assumption changes.

The Group carries out agricultural primary production in the area of plant production and livestock farming mainly in the Czech Republic, Slovakia and Hungary; dozens of Group companies are involved, which operate in completely different climatic as well as economic conditions, and make use of highly variable soil quality. The effects of calculation assumption changes may therefore be very diverse. For fair value measurement of individual biological assets a standardized approach is used by the Group. However, when determining the calculation assumptions for measurement within individual production centers, there may be significantly different input parameters, in particular for determining transformation costs or assumptions relevant for yield per hectare pertaining to the area under cultivation etc. The variability of production conditions thus determines the variability of valuation model inputs and derives primarily from soil quality, climatic factors (altitude, rainfall, temperature, etc.), local legislation specifics (such as options for crop chemical treatment, livestock farming conditions or protected landscape areas regulations), differences between breeds or wage costs in the region. Managerial estimates based on the assumptions for a given period along with the respective growing or fattening plan are always regularly updated and reviewed with respect to actual relevant indicators, whether internal (feed costs calculated per day or the like), or external (such as state administration publications on the state of agriculture and its projected development).

Useful Lives of Non-current Assets

The asset's useful lives and depreciation and amortization methods are reviewed, and adjusted if appropriate, at each balance sheet date in respect of new knowledge of actual assets conditions and related investment plan in future years.

Provisions and liabilities

The Group recognizes provisions for obligations to decommission and reclaim areas affected by industrial activities, restructuring provisions and liabilities related to employee benefits. The provisions recognized represent the best estimates of the expenditures required to settle the present obligation at the balance sheet date. Such cost estimates, expressed at current price levels, are discounted at 31 December 2020 and 2019 using a long-term estimated rate of interest ranging from 0 – 2.1% per annum, to take into account the timing of payments in each country where the Group operates. The similar discount rate is used for determining the present value of long-term employee liabilities.

Income Tax

The countries where the Group currently operates have a number of laws related to various taxes imposed by governmental authorities. Often, differing opinions regarding the interpretations of tax and customs legislation and of grant rules exist. Moreover, few precedents with regard to the application and implementation of these laws and regulations have been established. Management decisions in the tax area are subject to possible review and investigation by a number of authorities, who are enabled by law to impose fines, penalties and interest charges. Group management believes that all tax liabilities have been duly recognized. If the level of a tax liability remains uncertain, the liability is recognized on the basis of either the most likely outcome or the expected value depending on which method the Group expects to better predict the resolution of the uncertainty.

The Group created a provision for deferred income taxes in consideration of the temporary differences. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business and the measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects to recover or settle the carrying amount of assets and liabilities. Where the final tax-deductible expenses are different from the amounts that were calculated, such differences will impact the current income and deferred tax provisions in the period in which such determination is made. The Group included in its calculation of deferred tax a tax credit from investment incentives, taking into account the expected scope of their realization. The extent to which the investment tax credit will be utilized depends on the level of taxable profits to be achieved. The management of the Group believes that future taxable profits will be available against which the unused tax credit can be utilized.

Goodwill and Impairment of Non-current Non-financial Assets

The Group tests goodwill for impairment annually or more frequently, when there are indicators that goodwill may be impaired, taking into consideration both internal and external sources of information. However, goodwill does not generate cash flows independently of other assets or groups of assets and the assessment of its carrying value is significantly impacted by the management's assessment of the performance and expected future performance of the operation (cash-generating unit) to which the goodwill relates. The Group has identified cash-generating units with allocated goodwill, which include groups of assets that independently generate cash flows and whose cash flows are largely independent of the cash flows generated by other groups of assets. When determining the cash-generating units, the Group also considered how the groups of assets were managed and how the related decisions were adopted, and also the interdependence of the groups of assets. The impairment test involves determining the recoverable amount of the cash-generating unit, which corresponds, except for the media segment, to the value in use. Value in use is the present value of the future cash flows expected to be derived from a cash-generating unit. Value in use is determined on the basis of present value of future cash flows attributable to the cash-generating unit and is assessed internally by the Group's management. Value in use is determined based on cash flow projection, generally for a period of 5 years. The cash flow projection is based on the past experience, as well as on future market trends.

For the media segment, the recoverable amount is determined using market transaction EBITDA multiples and, if relevant, it can include the effects derived from market-based option contracts for non-controlling interests. As at 31 December 2020 and 2019 the EBITDA multiples in the range 6.32 – 11.90 and 6.58 – 9.33 were applied, respectively.

If there is any indication of impairment of other non-current non-financial assets, the Group determines the recoverable amount of those assets, which corresponds to their value in use. Value in use is determined mainly using the present value of future cash flows (for details, see Note 2.10).

The calculation of value in use of a cash-generating unit is affected, in particular, by the following assumptions:

- **Gross margin** – Gross margin is projected based on prior-period developments and on current projections of both market and non-market parameters, while considering the need to improve operating efficiency.

- **Price developments of basic raw materials, utilities and services** – Assumptions are derived from publicly available indices applicable to the country where the raw materials are sourced; the same applies to commodity data etc. Expected values are used if available; if it is not the case, actual historical prices of raw materials are used as an indicator of future price developments.

- **Discount rate** – Discount rate reflects the risk exposure of a cash-generating unit determined by company management. The calculation of a discount rate is based on weighted average cost of capital (WACC). The annual discount rates used as at 31 December 2020 and 2019, as shown below, reflect the specifics of the regions where the cash-generating units operate.

- **Expected growth rate** – Growth rate is derived from expected market developments and from expected developments of the regulatory environment where the cash-generating units operate. The Group usually applies the perpetual growth rate of 2% per year, which reflects the expected increase of inflation in the period.

Annual discount rates by industries applied to determine the value in use for the purpose of impairment testing of goodwill and of other non-current non-financial assets performed at the balance sheet date are as follows:

Date	Chemistry	Food industry	Primary production of agricultural products, livestock farming and trade and services	Other
31 December 2020	6.87-7.01%	4.90-8.60%	5.71-8.46%	6.14%
31 December 2019	6.87-7.02%	5.16-10.10%	5.37-9.02%	5.70%

Breakdown of goodwill by cash-generating units as at 31 December 2020 and 2019 is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Media 1	756,826	1,620,318
“Red meat” group companies	187,795	187,795
IKR Agrár	264,115	281,586
PROFROST	220,224	220,224
GreenChem	111,036	107,503
Media 2	460,186	460,186
NT	518,047	552,315
Bakeries 1	363,016	363,016
Other	427,142	425,696
Total	**3,308,387**	**4,218,639**

Goodwill movements in 2020 and 2019 can be analyzed as follows:

(In CZK thousands)	2020	2019
Opening balance as at 1 January	**4,218,639**	**4,569,464**
Newly consolidated companies (Note 4.5, 4.6)	24,711	364,670
Goodwill impairment and write-offs	(887,534)	(678,419)
Exchange rate loss	(47,429)	(37,076)
Closing balance as at 31 December	**3,308,387**	**4,218,639**

In 2020, goodwill impairment included, in particular, the impairment of goodwill of the Media 1 cash-generating unit. In 2019, goodwill impairment included, in particular, the impairment of goodwill of the Media 1 cash-generating unit and also of the OLMA, "Red meat" group companies and Other cash-generating units.

As at 31 December 2020, goodwill impairment tests show relatively low sensitivity to the changes in key assumptions in these tests, except for the "Red meat" group companies cash-generating unit. If the discount rate of the "Red meat" group companies cash-generating unit increased by approximately 7% while all the other parameters remained unchanged, the related goodwill would be presented as fully impaired as at 31 December 2020.

Revenue from contracts with customers

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

Determining the timing of satisfaction of media, transportation and forestry services

The Group concluded that revenue for media, transportation and forestry services is to be recognized over time because the customer simultaneously receives and consumes the benefits provided by the Group. If the performance obligation would need to be completed by other entity, the another entity would not need to re-perform the service that the Group has provided to date. This fact demonstrates that the customer simultaneously receives and consumes the benefits of the Group's performance as it performs. The Group determined that the input method is the best method in measuring the progress of the media, transportation and forestry services because there is a direct relationship between the Group's effort (i.e. cost incurred or labor hours expended or other resources consumed), and the transfer of service to the customer. The Group recognizes revenue on the basis of the costs, labor hours or other resources consumed relative to the total costs, labor hours or other resources expected to be expended to complete the service.

Determining method to estimate variable consideration and assessing the constraint

Certain contracts for the sale of goods include volume rebates that give rise to variable consideration. In estimating the variable consideration, the Group decided to apply the expected value method. The selected method that better predicts the amount of variable consideration was primarily driven by the number of volume thresholds contained in the contract.

Before including any amount of variable consideration in the transaction price, the Group considers whether the amount of variable consideration is constrained. The Group determined that the estimates of variable consideration are not constrained based on its historical experience, business forecast and the current economic conditions. In addition, the uncertainty on the variable consideration will be resolved within a short time frame.

Leases

The Group has applied judgement to determine lease terms for some lease contracts that include options to extend or terminate a lease or contracts concluded for an indefinite period. The assessment of whether the Group is reasonably certain to exercise such options and how long the Group will use the underlying assets under contracts for indefinite period impacts the lease term, which significantly affects the amount of lease liabilities and right of use assets recognized.

A lessee is required to reassess the lease term upon the occurrence of either a significant event or a significant change in circumstances that is within the control of the lessee and that affects the probability of exercising an option to extend or terminate a lease, or the assessment of how long the Group will use underlying assets from contracts concluded for an indefinite period.

The Group has used the following assumptions to determine the lease terms of land held by the companies involved in primary production of agricultural products and livestock farming; assumptions are revised annually or more frequently if the Group has information about their changes:

- In the case of contracts concluded for an indefinite period with notice of termination, the lease term corresponds to the notice period which begins to run from the earliest notice of termination date. Both the lessee and the lessor usually have the right to terminate the lease without the consent of the other party and with only a minor penalty.

- The lease term for contracts concluded for an indefinite period without notice of termination and for contracts with related parties is usually estimated at 10 years from the end of the previous year.

The lease payments included in the measurement of the lease liability include the exercise price of an option to purchase the underlying asset if the lessee is reasonably certain to exercise that option.

Lessee's incremental borrowing rates by industries applied on new, modified or reassed (except for change in future lease payments due to a change in an index or rates used to determine those payments) lease liabilities recognized as at 31 December 2020 and 2019 are as follows:

Date	Chemistry	Food industry	Primary production of agricultural products and livestock farming and trade and services	Media	Other
31 December 2020	0.23-2.90%	0.43-3.10%	0.63-3.30%	0.53-3.20%	0.47-3.14%
31 December 2019	1.02-2.90%	1.22-3.10%	1.42-3.30%	1.32-3.20%	1.26-3.14%

2.7 Revenue

Revenue from contracts with customers

The Group is engaged in the production, trade, and provision of services in the chemicals, food, media, forestry and agriculture business, sale of vehicles and machines. Revenue from contracts with customers is recognized when control of the goods, products or services is transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods, products or services. The Group has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods, products or services before transferring them to the customers.

The disclosures of significant accounting judgements, estimates and assumptions relating to revenue from contracts with customers are provided in Note 2.6.

Sale of products and goods in the chemical, food and agricultural industries and sale of vehicles and machines

Revenue from the sale of products and goods in chemical, food and agricultural industries and sale of vehicles and machines is recognized at the point in time when control of the asset is transferred to the customer, generally on delivery of products and goods, taking into account the contractual terms of a transaction, which are generally covered by INCOTERMS (a series of pre-defined commercial terms, such as FCA, FOB, CIF, etc.).

The Group recognizes revenue in the amount of anticipated consideration (net of expected discount) that it is expected to receive for goods or products transferred to the customer. The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated (e.g., warranties). In determining the transaction price for the sale of products and goods, the Group considers, apart from the fixed component, the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

Variable consideration

If the consideration in a contract includes a variable amount, the Group estimates the amount of consideration to which it will be entitled in exchange for transferring the goods or products to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognized will not occur when the uncertainty associated with the variable consideration is subsequently resolved. Some contracts provide customers with volume rebates. The volume rebates give rise to variable consideration.

Volume rebates

The Group provides retrospective volume rebates to certain customers once the quantity of products and goods purchased during the period exceeds a threshold specified in the contract. Rebates are offset against amounts payable by the customer. To estimate the variable consideration for the expected future rebates, the Group applies the expected value method during the year.

Significant financing component

Generally, the Group receives short-term advances from its customers or receives cash from the customers not more than after one year from the goods or product delivery. The Group does not adjust the promised amount of consideration for the effects of a significant financing component as it expects, at contract inception, that the period between the transfer of the promised good or service to the customer and when the customer pays for that good or service will be one year or less.

Warranty obligations

The Group typically does not provide any significant warranties to its customers other than assurance-type warranties.

Sale of services – media, transportation and forestry services

Media, transportation and forestry services

The Group provides media (mainly advertising), transportation and forestry services. The Group recognizes revenue from these services over time, using an input method to measure progress towards complete satisfaction of the media, transportation or forestry service (for details, see Note 2.6).

Non-cash consideration

The fair value of the non-cash consideration may vary because of the form of the consideration. The Group provides barter transactions in media services involving the exchange of advertising for advertising of CZK 226,868 thousand in 2020 and CZK 338,229 thousand in 2019. The revenue is recorded at the fair value of non-cash and cash consideration received or promised from the customer. The fair value is measured at contract inception in accordance with IFRS 13 Fair Value Measurement. If the fair value cannot be reasonably estimated, the non-cash consideration is measured indirectly on the basis of the separate selling price of the advertising services.

Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods, products or services transferred to the customer. If the Group performs by transferring goods, products or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

Trade receivables

A receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). For more information refer to accounting policies of financial assets in Note 2.15.

Contract liabilities

A contract liability is the obligation to transfer goods, products or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods, products or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract.

Assets and liabilities arising from rights of return

The Group has not agreed any contract which provides a customer with a significant right to return the goods within a specified period.

Interest Income

For all financial instruments subsequently measured at amortized cost, interest income is recorded using the effective interest rate (EIR) method. The EIR is the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset. Interest income is included in finance income in the statement of income.

Dividends

Revenue is recognized when the Group's right to receive the payment is established, which is generally when shareholders approve the dividend.

2.8 Transactions in Foreign Currencies

The consolidated financial statements are presented in Czech crowns, which is the functional and presentation currency of the Parent Company. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognized in profit or loss, except when deferred in equity for qualifying cash flow hedges.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items whose fair value gain or loss is recognized in other comprehensive income or profit or loss are also recognized in other comprehensive income or profit or loss, respectively).

The assets and liabilities of foreign subsidiaries are translated at the rate of exchange ruling at the balance sheet date. The statement of income items of foreign subsidiaries are translated at average exchange rates for the year. The exchange differences arising on the retranslation are taken directly to other comprehensive income. On disposal of a foreign entity, accumulated exchange differences are recognized in the statement of income as a component of the gain or loss on disposal. Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign operation and are translated at the closing exchange rate.

The Group applies the exchange rates published by the Czech National Bank for the calculation of assets and liabilities denominated in foreign currencies.

2.9 Biological Assets

When they relate to agricultural activity, the accounting treatment of the following items differs from the accounting policies governing the measurement and recognition of other non-current and current assets:

a) Biological assets;

b) Agricultural product at the point of harvest;

c) Government grants for agricultural activity.

Agricultural product is the harvested product of the entity's biological assets at the point of harvest. After harvest, agricultural product is treated as inventory. Agricultural product is measured at its fair value less estimated costs to sell at the point of harvest and is not remeasured subsequently. Net book value of non-current biological assets is expensed as part of write-offs on liquidation or transfer to further processing. Such measure is the cost at that date when applying IAS 2 Inventories.

Biological assets are measured on initial recognition and at the end of each reporting period at their fair value less estimated costs to sell. Change in fair value of a biological asset is included in profit or loss in the period in which it arises.

If an active market does not exist, the Group uses one or more of the following in determining fair value:

- The most recent market price, provided that there has not been a significant change in economic circumstances between the date of that transaction and the balance sheet date;

- Market prices for similar assets with adjustment to reflect differences;

- Sector benchmarks such as the value expressed per hectare, the value of cattle expressed per kilogram of meat, etc.

If, on initial recognition, the fair value of a biological asset cannot be measured using market-determined prices as these are not available, alternative estimates of fair value such as discounted cash flows or costs less any impairment losses are used. Such measurement, given the generally rather low realized margins and best possible use of the asset, approximates fair value. If alternative estimates of fair value are determined to be clearly unreliable, the biological assets are measured at its cost less any impairment losses. Once the fair value of such biological assets becomes reliably measurable, the assets are measured at fair values.

An unconditional government grant related to a biological asset measured at its fair value less costs to sell is recognized in profit or loss when the government grant becomes receivable. If a government grant related to a biological asset measured at its fair value less costs to sell is conditional, it is recognized in profit or loss when, and only when, the conditions attached to the government grant are met.

Classification between current and non-current biological assets is based on the expected life of the underlying biological assets. Current plant biological assets are those that are to be harvested as agricultural produce within a period of one year or longer period, if normal operating cycle related to these assets is longer than one year and the asset could be realized in one year or later, depending on demand and circumstances (up to 6 years immature trees in nurseries). Current animal biological assets are those that are to be grown within a period of one year, have not yet calved or are intended for further processing (e.g. cow for slaughtering).

2.10 Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. Such cost includes the cost of replacing part of the plant and equipment when that cost is incurred, if the recognition criteria are met. When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is included in profit or loss. The initial cost of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use including the borrowing costs. The cost of property, plant and equipment, which was valued using the fair value in an acquisition, is recognized using the fair value and the effect of the revaluation is adjusted in the historical cost. Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance, are normally charged to expense in the period in which the costs are incurred. When each major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment, if the recognition criteria are satisfied.

At each balance sheet date, the Group assesses whether there is any indication that an asset may be impaired. Where an indicator of impairment exists, the Group reviews the recoverable amounts of its property, plant and equipment to determine whether such amounts continue to exceed the assets' carrying values. Identified impairment of property, plant and equipment is recognized directly in profit or loss as impairment allowance against property, plant and equipment.

At each balance sheet date, an assessment is made whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Group makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in profit or loss. For key assumptions applied in determining recoverable amounts, see Note 2.6.

The Group depreciates the original cost of property, plant and equipment less its residual value by using the straight-line method over the estimated economic lives. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. The depreciable useful lives used for property, plant and equipment are as follows:

20 – 50 years	Buildings and structures
2 – 20 years	Machinery and equipment
3 – 4 years	Office equipment
4 – 6 years	Passenger cars
4 – 15 years	Other vehicles

The asset's residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each balance sheet date.

Construction-in-progress represents property, plant and equipment under construction and is stated at cost. This includes cost of construction, plant and equipment and other direct costs. Construction-in-progress is not depreciated until such time as the relevant assets are completed and put into operational use.

2.11 Leases

The Group determines whether a contract is, or contains, a lease at the inception of the contract. A contract is, or contains, a lease if it conveys the right to use the underlying asset for a period of time in exchange for consideration. The Group reassesses whether a contract is, or contains, a lease only if the terms and conditions of the contract are changed.

A commencement date is the date on which a lessor makes an underlying asset available for use by a lessee.

A term of a lease is the non-cancellable period for which the lessee has the right to use the underlying asset, taking into account any options to extend or terminate a lease, if it is reasonably certain that the lessee will (not) exercise those options.

Lease payments include fixed payments (including in-substance fixed payments), less any lease incentives receivable from the lessor; variable lease payments that depend on an index or a rate; the exercise price of a purchase option if the lessee is reasonably certain to exercise that purchase option; payments for penalties for terminating a lease, if the lease term reflects the lessee exercising an option to terminate the lease; amounts expected to be payable by the lessee under residual value guarantees; and residual value guarantees provided to the lessor by the lessee, a party related to the lessee or a third party unrelated to the lessor that is financially capable of discharging the obligations under the guarantee (lessors only).

The Group as a lessee

The Group, as a lessee, recognizes assets and liabilities for all leases and similar contracts, except for short-term and low-value leases of assets, which are recognized as expense in the statement of income.

A short-term lease is a lease that, at the commencement date, has a lease term of 12 months or less and which does not contain an option to purchase the underlying asset.

Lease contracts with the value of the underlying asset not exceeding EUR 5,000 are considered leases of a low-value asset. A lessee assesses the value of an underlying asset based on the value of the asset when it is new, regardless of the age of the asset being leased.

The Group does not apply IFRS 16 Leases on the lease of intangible and biological assets. Such lease arrangements are recognized as an expense in the statement of income.

In the balance sheet, right of use assets are presented separately within non-current assets. Right of use assets that meet the definition of investment property are measured and recognized in accordance with IAS 40 Investment Property. Lease liabilities are recognized as long-term and short-term liabilities based on their maturity.

At the commencement date, the right of use asset is initially measured at cost, which consists of the amount of the initial measurement of the lease liability; any lease payments made to the lessor at or before the commencement date, less any lease incentives received from the lessor; any initial direct costs incurred by the lessee; an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset and restoring the site on which the underlying asset is located.

Subsequent to the commencement date, the right of use asset is measured at cost less accumulated depreciation and accumulated impairment losses, if any. The right of use asset is depreciated on a straight-line basis over the shorter of the lease term or the useful life of the right of use asset. The depreciation period is the remaining useful life of the underlying asset if the cost of the right of use asset reflects that the lessee will exercise a purchase option or if the lease transfers ownership of the underlying asset to the lessee by the end of the lease term.

At the commencement date, the lease liability is initially measured at the present value of outstanding lease payments to be made over the lease term, discounted by the implicit interest rate. If the implicit interest rate cannot easily be determined, the lessee uses the incremental borrowing rate (see Note 2.6).

The lease liability is subsequently increased by interest expenses from the lease and decreased by the lease payments made.

Subsequent to the commencement date, the lease liability is reassessed if there is a lease modification that is not recognized as a separate lease, or there is a change in future lease payments resulting from a change in an index or a rate used to determine those payments, or a change in an amount expected to be payable under a residual value guarantee, or when the lease term is changed because a Group company has reassessed whether it is reasonably certain to exercise an extension option or not to exercise a termination option. In addition, a Group company is required to adjust the carrying value of the right of use asset accordingly. If the carrying amount of the right of use asset has already been reduced to zero and there is a further reduction in the measurement of the lease liability, a Group company recognizes any remaining amount of the remeasurement in profit or loss.

If the Group (the seller-lessee) transfers an asset to another entity (the buyer-lessor) and leases that asset back from the buyer-lessor, and if the transfer of the asset does not satisfy the requirements of IFRS 15 to be accounted for as a sale of the asset, the Group continues to recognize the transferred asset and recognizes a financial liability equal to the transfer proceeds. The financial liability is recognized within other sources of financing in the balance sheet lines Long-/Short-term bank and other loans and borrowings and is accounted for in accordance with IFRS 9.

The Group as a lessor

A lessor classifies each of its leases as either an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards of ownership of the underlying asset. In other cases, it is an operating lease.

Finance leases

At the commencement date of the lease, the lessor recognizes assets held under a finance lease in the balance sheet as receivables at an amount equal to the net investment in the lease. The net investment in the lease is calculated as the gross investment in the lease discounted using the interest rate implicit in the lease.

During the lease term, the net investment in the lease (finance lease receivable) is increased to reflect the interest income from the finance lease and reduced by the lease payments received from a lessee.

A finance lease receivable is subject to impairment and derecognition requirements in accordance with the Financial Assets policy in Note 2.15.

Operating leases

A lessor recognizes lease payments from operating leases as income on either a straight-line basis or another systematic basis, if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

2.12 Intangible Assets

Intangible assets are initially measured at their acquisition cost. Intangible assets are recognized if it is probable that the future economic benefits that are attributable to the asset will flow to the enterprise and the cost of the asset can be measured reliably. After initial recognition, intangible assets are measured at cost less accumulated amortization and any accumulated impairment losses. Intangible assets are amortized on a straight-line basis over the best estimate of their useful lives. The amortization period and the amortization method are reviewed annually at each financial year-end.

Amortization periods for each group of non-current intangible assets are as follows:

3 – 5 years	Development
3 – 5 years	Software
6 – 25 years	Valuable rights
6 years, as per registration	REACH – outputs of the registration and authorization of chemicals
6 years	Other intangible assets

Costs incurred in order to restore or maintain the future economic benefits that an enterprise can expect from the originally assessed standard of performance of existing intangible assets are recognized as an expense when the restoration or maintenance work is carried out.

Fully amortized non-current intangible assets that continue to be in use (generally the REACH registration costs) are only retired after the economic benefits generated by the asset cease.

Intangible assets are tested for impairment whenever facts or changes in circumstances indicate that the carrying amount could be impaired. The recoverable amounts of intangible assets not yet available for use and of non-amortizable non-current intangible assets are tested for impairment annually, irrespective of whether there is any indication that they may be impaired. Identified impairment of intangible assets is recognized directly in profit or loss.

For assets excluding goodwill an assessment is made at each balance sheet date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Group makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in profit or loss.

Goodwill

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interest and any previous interest held, over the net identifiable assets acquired and liabilities assumed. Goodwill on acquisitions of subsidiaries is presented separately in the balance sheet. Goodwill on acquisitions of associates and joint-ventures is included in the balance sheet in investments in associates and joint-ventures. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill recognized separately is reviewed for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired.

As at the acquisition date, any goodwill acquired is allocated to each of the cash-generating units expected to benefit from the combination's synergies. Impairment is determined by assessing the recoverable amount of the cash-generating unit, to which the goodwill relates. Where recoverable amount of the cash-generating unit is lower than the carrying amount, an impairment loss is recognized. Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in these circumstances is measured on the basis of the relative values of the operation disposed of and the portion of the cash-generating unit retained.

Emission Allowances

Emission allowances represent the right of the owner of a facility, which in the course of its operation emits greenhouse gases, to emit during the calendar year equivalent of one ton of carbon dioxide. Based on the National Allocation Plans certain companies of the Group have been granted emission rights free of charge. These companies are responsible for determining and reporting the amount of greenhouse gases produced by its facilities in the calendar year and this amount has to be audited by an authorized person.

By a specified date, the companies are required to remit a number of allowances representing the number of tons of greenhouse gases actually emitted in previous year.

The emission allowances which were granted free of charge are stated at their nominal value, i.e. at zero. Purchased emission rights are carried at cost (except for emission rights for trading). Emission rights acquired in a business combination are initially recognized at their fair value at the date of acquisition and subsequently treated similarly to purchased emission rights. The Group recognizes a provision to cover emissions made in excess of granted free-of-charge emission rights. This provision is measured firstly at the carrying amount of the granted and purchased emission rights and credits held by the Group at the balance sheet date and for the amount exceeding those, at the market value at the balance sheet date.

At each balance sheet date, the Group assesses whether there is any indication that emission rights may be impaired. Where an indicator of impairment exists, the Group reviews the recoverable amounts of the cash- generating units, to which the emission rights were allocated, to determine whether such amounts continue to exceed the assets' carrying values. Any identified impairment of emission rights is recognized directly in profit or loss.

REACH

The costs to register chemical substances (REACH costs) are capitalized and amortized over the period over which the registration is expected to be available for use, i.e. in most cases over the estimated useful life of the registered chemical substance. If the Group company is not able to assess reliably the useful life of the registered chemical substance, the registration is amortized over the period of six years.

2.13 Inventories

Inventories are assets held for sale in the ordinary course of business, in the process of production for such sale, or in the form of materials or supplies to be consumed in the production process or in the rendering of services. Inventories do not include biological assets and agricultural products at the point of harvest; agricultural products are only recognized as inventories after the point of harvest.

Inventories are measured at the lower of cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of inventories comprises all costs of purchase, costs of conversion and other costs.

The costs of purchase of inventories comprise the purchase price, import duties and other taxes (other than those subsequently recoverable by the entity from the taxing authorities), and transport, handling and other costs directly attributable to the acquisition of finished goods, materials and services. Trade discounts, rebates and other similar items are deducted in determining the costs of purchase. The cost does not include, in particular, interest on loans granted to acquire inventories.

Internally developed finished products and work-in-progress are recorded at actual cost, which includes direct costs and overhead costs. Overhead costs comprise production overheads corresponding to normal capacity of production facilities. Administrative overhead costs are excluded from overhead costs and from the value of inventories.

Agricultural product after harvest is measured at fair value less estimated point-of-sale costs determined at the point of harvest. At each balance sheet date, the Group assesses whether there is any indication that these inventories may be impaired; any write-down to net realizable value is recognized in profit or loss.

2.14 Borrowing Costs

The Group capitalizes all interest incurred in connection with its construction program that theoretically could have been avoided if expenditures for the qualifying assets had not been made. The qualifying assets include assets for which the construction is in progress over a longer period of time (usually more than three months).

2.15 Financial Assets

The Group's financial assets comprise mainly cash, debt financial assets (especially receivables) and investments in equity instruments of another entity.

Measurement of Financial Assets

Financial assets are classified into three measurement categories: (a) assets measured subsequently at amortized cost; (b) assets measured subsequently at fair value through other comprehensive income (FVOCI); and (c) assets measured subsequently at fair value through profit or loss (FVPL).

Debt financial assets are subsequently measured at amortized cost if both the following conditions are met:

- The financial asset is held within a business model that has the objective to hold the assets to collect the 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.

Debt financial assets are measured at fair value through other comprehensive income (with gains or losses transferred to the statement of income on derecognition) if both of the following conditions are met:

- The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; 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.

The Group may make an irrevocable election at initial recognition for particular investments in equity instruments that would otherwise be measured at fair value through profit or loss to present subsequent changes in fair value in other comprehensive income. On derecognition, gains or losses are not reclassified to the statement of income. The election is made contract by contract.

All other financial assets that are not measured at amortized cost or at fair value through other comprehensive income are measured at fair value through profit or loss. The Group may irrevocably designate a financial asset at fair value through profit or loss (Fair Value Option), when it eliminates or significantly reduces a measurement or accounting mismatch that might otherwise arise.

When financial assets are recognized initially, they are measured at fair value, plus directly attributable transaction costs, except for financial assets subsequently measured at fair value through profit or loss, for which directly attributable transaction cost are recognized in the statement of income.

Recognition of Financial Assets

The Group recognizes a financial asset in the consolidated balance sheet when, and only when, it becomes a party to a contractual provision relating to a financial instrument.

A financial asset is derecognized when the contractual rights to cash flows from the financial asset have expired or the Group has transferred its rights to the cash flows of the financial asset or retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients in an arrangement that meets stipulated conditions. To qualify for a derecognition of a financial asset by transferring a contractual right to the cash flows of that asset, the Group either substantially transfers all risks and rewards of the financial asset or has not transferred or substantially held the risks and rewards, but has transferred control of the financial asset.

A financial asset is written off when the Group is certain that part or all of the financial asset will not be repaid. The cost of written-off financial assets is recognized in the statement of income under Losses (-) / reversal of losses (+) on impairment financial assets, net.

Financial assets subsequently measured at amortized cost using the effective interest method are classified as current assets when their maturity is no more than 12 months after the balance sheet date. The portion of long-term assets due within less than 12 months from the balance sheet date is classified within current assets.

Financial assets subsequently measured at fair value through other comprehensive income or at fair value through profit or loss, other than investments in equity instruments, are classified as current or non-current assets, depending on the period in which they are settled. Investments in equity instruments are recognized as non-current assets. Dividend income from investments in equity instruments is recognized in profit or loss.

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

Impairment of Financial Assets

The Group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. The Group at each reporting date first assesses whether the credit risk on that financial instrument has increased significantly since initial recognition. In case of significant increase, the Group creates loss allowance at an amount equal to the lifetime expected credit losses of the financial instrument. If, at the reporting date, the credit risk on a financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses.

For debt instruments at fair value through other comprehensive income or subsequently measured at amortized costs, the Group applies the low credit risk simplification. At every reporting date, the Group evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Group reassesses the internal credit rating of the debt instrument. In addition, the Group considers that there has been a significant increase in credit risk when contractual payments are more than 3 months past due.

The carrying amount of the asset is reduced through the use of an allowance account and the loss is recognized in the statement of income. Interest income (recorded as finance income in the statement of income) continues to be accrued on the reduced carrying amount using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognized, the previously recognized impairment loss is increased or reduced by adjusting the allowance account.

For trade receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Group 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.

2.16 Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, current accounts with banks and short-term bank notes with a maturity of three months or less. Cash and cash equivalents denominated in foreign currencies are translated into Czech crowns using the exchange rates published as at the balance sheet date.

Restricted balances of cash and of other financial assets, which are presented within financial assets as restricted funds, mainly relate to deposits for waste storage reclamation. The non-current or current classification is based on the expected timing of the release of the funds to the Group. Cash deposited with mandatory deposits maintained for tax-deductible allocations of resources to cover scheduled overhauls of property, plant and equipment are always treated as cash because they usually include short-term assets, and their disposal is not restricted by third parties and any restrictions may be lifted at management discretion.

The Group uses cash pool systems on a regular basis to manage the utilization of free cash. Any cash pool effects are presented within operating activities in the statement of cash flows.

The Group reports separately in the statement of cash flows the drawings and the repayments of long-term loans and other sources of long-term financing. Cash flows of items, for which the turnover is quick, the amounts are large and the maturities are short (for example revolving loans), are reported on a net basis.

2.17 Grants and Subsidies

Government grants, including non-monetary grants, are measured at fair value and recognized only when there is reasonable assurance that the entity will comply with the grant’s conditions and the grant will be received. Grants are recognized as income, on a systematic and rational basis, over the periods necessary to match them with the related costs that they are intended to compensate. Government grants related to assets, including non-monetary grants at fair value, are presented in the balance sheet by deducting the grant in arriving at the carrying amount of the asset; operating grants are recognized in profit or loss. For agricultural activity grants, refer to Note 2.9.

2.18 Financial Liabilities

Financial liabilities represent, in particular, contractual obligations to deliver cash or another financial asset to another entity.

Measurement of Financial Liabilities

Financial liabilities are classified into two measurement categories: (a) liabilities measured subsequently at amortized cost; and (b) liabilities measured subsequently at fair value through profit or loss.

Financial liabilities subsequently measured at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated at initial recognition at fair value through profit or loss. Financial liabilities held for sale in the short term are classified as trading liabilities. On initial recognition, these financial liabilities are measured at fair value. Related transaction costs are recognized in profit or loss. Fair value changes are recognized in profit or loss except for changes in fair value due to changes in the Group’s credit risk, which are recognized in other comprehensive income.

Other financial liabilities are subsequently measured at amortized cost. This category includes trade and other payables, loans and borrowings. Financial liabilities in this category are initially measured at fair value less direct transaction costs and subsequently remeasured at amortized cost using the effective interest rate method. Related gains and losses are recognized in profit or loss when a financial liability is derecognized or by amortizing the effective interest rate.

Recognition of Financial Liabilities

The Group recognizes a financial liability in the consolidated balance sheet when, and only when, it becomes a party to a contractual provision relating to a financial instrument.

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of income.

Financial liabilities are classified as current when the Group does not have the unconditional right to repay them within more than 12 months after the balance sheet date. The portion of long-term loans, borrowings or bonds due within less than 12 months from the balance sheet date is classified within current liabilities.

Long-term financial liabilities may include contract terms and conditions that must be met by Group companies. Any breach of these contract terms and conditions by a Group company could lead to the requirement of premature repayment of loans. If a Group company does not receive a creditor's consent with the breach by the balance sheet date the loan maturity is adjusted and the corresponding part of the loan for which the terms have been breached and which may be demanded by the creditor as due, is re-classified as short-term.

2.19 Derivatives

The Group uses derivative financial instruments such as commodity and foreign currency contracts and interest rate swaps to hedge its risks associated with price, rate and foreign currency fluctuations. Such derivative financial instruments are stated at fair value. In the balance sheet such derivatives are presented as part of long- and short-term investments and other non-current and current payables.

The method of recognizing the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

For the purpose of hedge accounting, hedges are classified as either fair value hedges when they hedge the exposure to changes in the fair value of a recognized asset or liability; or cash flow hedges when they hedge exposure to variability in cash flows that is either attributable to a particular risk associated with a recognized asset or liability or a highly probable forecast transaction.

The Group documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objective and strategy for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values or cash flows of hedged items.

Fair Value Hedge

Gain or loss from remeasuring the hedging instrument at fair value is recognized immediately in the statement of income. Any gain or loss on the hedged item attributable to the hedged risk is adjusted against the carrying amount of the hedged item and recognized in the statement of income. Where the adjustment is to the carrying amount of a hedged interest-bearing financial instrument, the adjustment is amortized to profit or loss over the remaining term to maturity.

Cash Flow Hedge

Changes in the fair value of derivatives that are designated and qualify as cash flow hedges are initially recognized in other comprehensive income. The gain or loss relating to the ineffective portion is recognized in the statement of income in the line item Other financial expenses and income, net.

Amounts accumulated in equity are transferred to the statement of income in the periods when the hedged item affects profit or loss.

When a hedging instrument expires or is sold, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recorded to the statement of income when the forecast transaction is ultimately recognized. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately transferred to the statement of income.

Other Derivatives

Certain derivative instruments do not qualify for hedge accounting. Changes in the fair value of any derivative instruments that do not qualify for hedge accounting are recognized immediately in the statement of income.

Commodity Contracts

According to IFRS 9 Financial Instruments, certain commodity contracts are treated as financial instruments and fall into the scope of the standard. Most commodity purchase and sales contracts entered into by the Group provide for physical delivery of quantities intended to be consumed or sold as part of its ordinary business; such contracts are thus excluded from the scope of IFRS 9.

Commodity contracts which fall under the scope of IFRS 9 are carried at fair value with changes in the fair value recognized in profit or loss.

2.20 Income Taxes

The provision for corporate tax is calculated in accordance with local tax jurisdictions of respective countries where the Group companies operate. Certain items of income and expense are recognized in different periods for tax and financial accounting purposes. For Czech entities, corporate income tax is calculated in accordance with Czech tax regulations and is based on the income or loss reported under Czech accounting regulations, adjusted for appropriate permanent and temporary differences from Czech taxable income. In the Czech Republic, income taxes are calculated on an individual company basis as the tax laws do not permit consolidated tax returns. Foreign subsidiaries proceed similarly, unless there is an exceptional case of common taxation over several subsidiaries in a subgroup.

Deferred taxes are calculated using the balance sheet liability method. The deferred tax position is calculated separately for each Group company and reflects the net tax effects of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for corporate income tax purposes, taking into consideration the period of realization. Deferred tax assets and liabilities are measured using the tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled based on tax rates enacted or substantially enacted at the balance sheet date. Deferred tax assets and liabilities are recognized regardless of when the timing difference is likely to reverse. Deferred tax assets and liabilities are not discounted and are classified as non-current assets and liabilities in the consolidated balance sheets.

A deferred tax liability is recognized for all taxable temporary differences, except:

- Where the deferred tax liability arises from initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or

- In respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. The Group concluded that investments incentives in the form of corporate income tax relief are considered to be tax credits treated under IAS 12 (these are realized only through reduction in taxes payable, are forfeited in case of insufficient taxes payable, are not taxable). Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilized, except:

- Where the deferred tax asset arises from initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

- In respect of deductible temporary differences associated with investments in subsidiaries, where it is not probable that the temporary difference will reverse in the foreseeable future and taxable profit will be available against which the temporary difference can be utilized.

The carrying amount of a deferred tax asset is reassessed and reduced at each balance sheet date to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or entire deferred tax asset to be utilized.

Deferred tax assets and liabilities of Group companies are not offset in the balance sheet. The offset is only possible if the deferred tax assets and liabilities relate to income taxes within the same tax jurisdiction and the Group intends to settle its due tax payables and receivables on a net basis.

Current tax and deferred tax are charged or credited directly to equity if the tax relates to items that are credited or charged, in the same or a different period, directly to equity. Change in the carrying amount of deferred tax assets and liabilities due to change in tax rate is recognized in the statement of income, except to the extent that it relates to items previously charged or credited to equity.

2.21 Provisions

The Group recognizes provisions for obligations to decommission and reclaim areas affected by industrial activities and restructuring provisions. In case of need, the Group provides for additional risks arising from its business activities by recognizing, e.g., provisions for litigation and other disputes, provisions for losses on onerous contracts (i.e. when the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it), provisions for emissions in excess of the threshold and for other risks.

A provision is recognized when, and only when an enterprise has a present obligation (legal or constructive) as a result of a past event and it is probable (i.e. more likely than not) that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the amount of a provision is the present value of the expenditures expected to be required to settle the obligation. The initial discounted cost amounts are capitalized as part of property, plant and equipment and are depreciated over the estimated useful lives of the assets.

2.22 Investment Property

Investment property is property held by the owner or by the lessee as a right of use asset to earn rentals or for capital appreciation. An investment property is measured initially at its cost, which includes transaction costs. The cost of a purchased investment property comprises its purchase price, transaction costs and any directly attributable expenditure (such as professional fees, property acquisition taxes, etc.). Start-up costs are not capitalized as part of the carrying amount of an investment property unless they are necessary to bring the property to the condition necessary for it to be capable of operating. Operating losses incurred before the investment property achieves the planned level of occupancy are not capitalized either.

At the balance sheet date, investment property is remeasured to fair value; all changes in the fair value are recognized in profit or loss. Investment property is not depreciated.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

2.23 Non-Current Assets Classified as Held for Sale

Non-current assets and disposal groups classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Non-current assets and disposal groups are classified as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset or disposal group is available for immediate sale in its present condition. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Property, plant and equipment and intangible assets classified as held for sale are not depreciated or amortized.

2.24 Employee Benefits

Short-term Employee Benefits

Short-term employee benefits, such as wages, salaries, bonuses, social security contributions, paid annual leave and sick pay are reported as short-term payables to employees.

Long-term Employee Benefits

Long-term employee benefits include remuneration paid to employees under a collective agreement on retirement and life and work anniversaries and are accounted for as long-term / short-term liabilities. Liabilities are divided into long-term / short-term based on the expected settlement date and are accounted at the present value of the expected future payment. In calculating the present value of the expected future payment, demographic (fluctuations) and financial factors (discount rate) are taken into account.

Post-employment Benefits

The Group operates a defined benefit pension plan, which requires contributions to be made to a separately administered fund. The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Remeasurements, comprising of actuarial gains and losses and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

The Group recognizes service costs comprising current service costs, gains and losses on curtailments and non-routine settlements, net interest expense or income and employer contribution in profit or loss in the period in which they occur.

Past service costs are recognized in profit or loss on the earlier of the date of the plan amendment or curtailment, and the date that the Group recognizes related restructuring costs.

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset.

2.25 Related Parties

For the purposes of the consolidated financial statements, related parties in relation to the Group are:

a) Entities that are members of the group which is controlled by the shareholder of the Parent Company of Group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

b) Entities that are an associate or joint venture (and their subsidiaries) of a member of the Group which is controlled by the shareholder of the Parent Company of the Group.

c) A person or a close member of that person's family who controls or jointly controls the Parent Company of the Group.

d) A person or a close member of that person's family who has significant influence over the Parent Company of the Group.

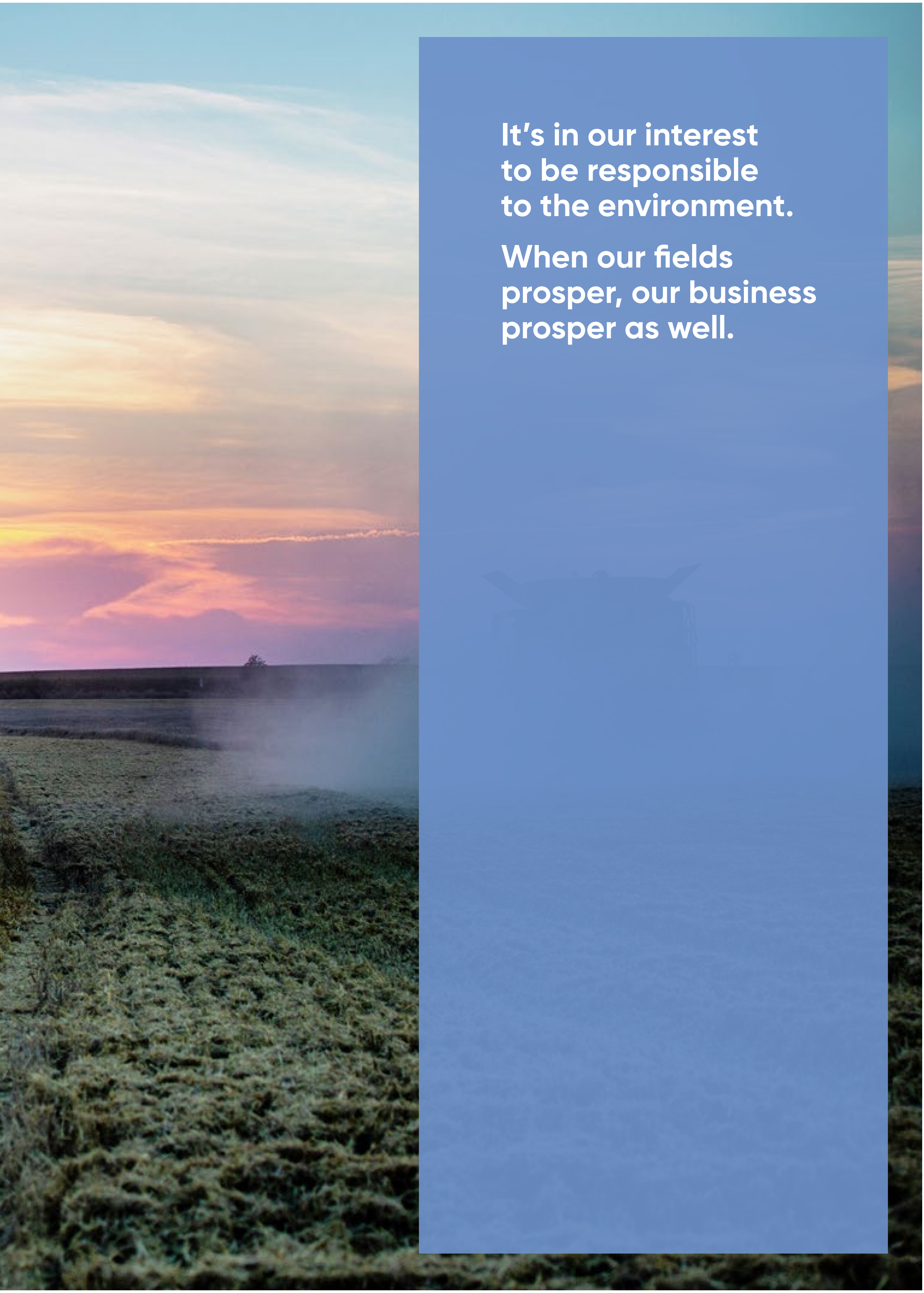
e) Members of statutory, supervisory and controlling bodies of the Parent Company of the Group and its shareholders or a close member of that persons' family.

f) Entities outside the Group, over which the person mentioned in c), d) and e) has a control or a joint-control.

g) Entities outside the Group, over which the person mentioned in c) has a significant influence or is a member of the key management personnel of that entity.

In accordance with the above definition, the companies, which were not included in the Group due to their insignificance, consolidated and non-consolidated associates and jointly controlled companies, parent company's shareholders, members of statutory bodies of the parent company and of the parent company's shareholders and also companies outside the Group controlled or managed by them and companies where they exercise significant influence, are considered as the related parties in 2020 and 2019.

We live on the land we work



It’s in our interest to be responsible to the environment.

When our fields prosper, our business prosper as well.

3 Adoption of New and Revised Standards

The accounting policies applied in 2020 are consistent with those of the 2019 financial year unless specified otherwise below.

3.1 New IFRS Standards Adopted by the Group in the Annual Period Beginning on 1 January 2020

The Group has adopted the following new and revised standards and interpretations that are effective for periods beginning on or after 1 January 2020:

3.1.1 Amendments to IFRS 3 Business Combinations (issued on 22 October 2018 and effective for annual periods beginning on or after 1 January 2020; adopted by the EU on 21 April 2020)

The IASB issued amendments in Definition of a Business (Amendments to IFRS 3) aimed at resolving the difficulties that arise when an entity determines whether it has acquired a business or a group of assets. The Amendments are effective for business combinations for which the acquisition date is in the first annual reporting period beginning on or after 1 January 2020 and to asset acquisitions that occur on or after the beginning of that period, with earlier application permitted.

The Group implemented the amendments at the required effective date; the adoption had no significant impact on the Group's consolidated financial statements.

3.1.2 Amendments to IAS 1 Presentation of Financial Statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors: Definition of 'material' (issued on 31 October 2018 and effective for annual periods beginning on or after 1 January 2020; adopted by the EU on 29 November 2019)

The amendments clarify the definition of 'material' and how it should be applied. The new definition states that: 'Information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general-purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity'. In addition, the explanations accompanying the definition have been improved. The amendments also ensure that the definition of 'material' is consistent across all IFRS Standards.

The Group implemented the amendments at the required effective date; the adoption had no significant impact on the Group's consolidated financial statements.

3.1.3 Amendments to IFRS 9 Financial Instruments, IAS 39 Financial Instruments: Recognition and Measurement and IFRS 7 Financial Instruments: Disclosures: Interest Rate Benchmark Reform (issued on 26 September 2019 and effective for annual periods beginning on or after 1 January 2020; adopted by the EU on 15 January 2020)

The amendments have been issued to respond to the effects of Interbank Offered Rates (IBOR) reform on financial reporting. The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the replacement of an existing interest rate benchmark with an alternative nearly risk-free interest rate (an RFR).

The Group implemented the amendments at the required effective date; the adoption had no significant impact on the Group's consolidated financial statements.

3.1.4 Amendment to IFRS 16 Leases Covid 19-Related Rent Concessions (issued on 28 May 2020 and effective from 1 June 2020 for all financial statements that have not yet been authorised for issue; adopted by the EU on 9 October 2020)

The amendment exempts lessees from having to consider individual lease contracts to determine whether rent concessions occurring as a direct consequence of the Covid-19 pandemic are lease modifications and allows lessees to account for such rent concessions as if they were not lease modifications. It applies to Covid-19-related rent concessions that reduce lease payments due on or before 30 June 2021.

The amendment is effective 1 June 2020 but lessees can apply the amendment immediately in any financial statements—interim or annual—not yet authorised for issue.

The Group did not apply this exemption. The amendment had no significant impact on the Group's consolidated financial statements.

3.2 New IFRS Standards and IFRIC Interpretations Applicable to Periods Beginning on or after 1 January 2021

3.2.1 Amendments to IFRS 4 Insurance Contracts – deferral of IFRS 9 (issued on 25 June 2020 and effective for annual period beginning on or after 1 January 2021; adopted by the EU on 15 December 2020)

The amendment gives companies whose business model is predominantly to issue insurance contracts an option to defer the effective date of IFRS 9 until 2021 (the 'deferral approach').

The amendment is not relevant for the activities of the Group.

3.2.2 Amendments to IFRS 3 Business Combinations, IAS 16 Property, Plant and Equipment, IAS 37 Provisions, Contingent Liabilities and Contingent Assets and Annual Improvements 2018-2020 (issued on 14 May 2020 and effective for annual period beginning on or after 1 January 2022)

Amendments to IFRS 3 Business Combinations update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.

Amendments to IAS 16 Property, Plant and Equipment prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related cost in profit or loss.

Amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets specify which costs a company includes when assessing whether a contract will be loss-making.

Annual Improvements make minor amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments, IAS 41 Agriculture and the Illustrative Examples accompanying IFRS 16 Leases.

The amendments and improvements have not yet been adopted by the EU. The amendments and improvements are not expected to have significant impact on the Group's consolidated financial statements. The Group plans to implement them on the required effective date.

3.2.3 IFRS 17 Insurance Contracts (issued on 18 May 2017 and effective for annual periods beginning on or after 1 January 2023); including Amendments to IFRS 17 (issued on 25 June 2020)

The new standard supersedes the existing IFRS 4 Insurance Contracts and related interpretations.

The standard and its amendments has not yet been adopted by the EU. The standard is not relevant for the activities of the Group.

3.2.4 Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (issued on 23 January 2020 and effective for annual periods beginning on or after 1 January 2023)

The amendment affects only the presentation of liabilities in the statement of financial position. The amendment clarifies that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. The classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability. Settlement refers to the transfer to the counterparty of cash or other economic resources (e.g. goods or services) and the entity's own equity instruments.

The amendment has not yet been adopted by the EU. The amendment applies to annual periods beginning on or after 1 January 2023. Earlier application of the amendment is permitted. The amendment must be applied retrospectively.

The Group plans to implement the amendments on the required effective date. The amendments are not expected to have significant impact on the Group's consolidated financial statements.

3.2.5 Amendments to IFRS 9 Financial Instruments, IAS 39 Financial Instruments: Recognition and Measurement, IFRS 7 Financial Instruments: Disclosures, IFRS 4 Insurance Contracts and IFRS 16 Leases: Interest Rate Benchmark Reform – Phase 2 (issued on 27 August 2020 and effective for annual periods beginning on or after 1 January 2021; adopted by the EU on 13 January 2021)

The Phase 2 amendments address issues that might affect financial reporting during the reform of an interest rate benchmark, including the effects of changes to contractual cash flows or hedging relationships arising from the replacement of an interest rate benchmark with an alternative benchmark rate.

The Group plans to implement the amendments on the required effective date. The amendments are not expected to have significant impact on the Group's consolidated financial statements.

3.2.6 Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies (issued on 12 February 2021 and effective for annual periods beginning on or after 1 January 2023)

The amendments replace the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies; and add guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendment has not yet been adopted by the EU. The amendment applies to annual periods beginning on or after 1 January 2023. Earlier application of the amendment is permitted.

The Group plans to implement the amendments on the required effective date. The amendments are not expected to have significant impact on the Group's consolidated financial statements.

3.2.7 Amendments to IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates (issued on 12 February 2021 and effective for annual periods beginning on or after 1 January 2023)

The amendments introduce a new definition of 'accounting estimates'. The accounting estimates are defined as monetary amounts in financial statements that are subject to measurement uncertainty. The amendments are designed to clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors.

The amendment has not yet been adopted by the EU. The amendment applies to annual periods beginning on or after 1 January 2023. Earlier application of the amendment is permitted.

The Group plans to implement the amendments on the required effective date. The amendments are not expected to have significant impact on the Group's consolidated financial statements.

3.2.8 Amendments to IFRS 16 Leases: Covid-19-Related Rent Concessions beyond 30 June 2021 (issued on 31 March 2021 and effective for annual periods beginning on or after 1 April 2021)

Amendments extend the availability of the practical expedient so that it applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are satisfied.

The amendment has not yet been adopted by the EU. The Group does not plan to apply this practical expedient and expects no significant impact on the Group's consolidated financial statements.

4 Subsidiaries, Joint-ventures and Associates as at 31 December 2020

4.1 Subsidiaries

Subsidiaries as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
1. Hradecká zemědělská a.s.	CZ	63479401	Cihelní 298, 747 41 Branka u Opavy	100.00%	NAVOS, a.s.
ACOMWARE s.r.o.	CZ	25047965	Budějovická 778/3, Michle, 140 00 Praha 4	100.00%	MAFRA, a.s.
AFEED, a.s.	CZ	28167813	Nádražní 563/60, 693 01 Hustopeče	100.00%	AGROFERT, a.s.
AG AGROPRIM, s.r.o.	CZ	25649213	č.p. 300, 257 44 Netvořice	100.00%	Primagra, a.s.
AGD Kačice, s.r.o.	CZ	47048620	K farmě 28, 273 04 Kačice	100.00%	AgroZZN, a.s.
AGF Food Logistics, a.s.	CZ	24151114	č.p. 60, 588 61 Kostelec	100.00%	AGROFERT, a.s.
AGRI CS a.s.	CZ	26243334	Hybešova 62/14, 693 01 Hustopeče	100.00%	AGROTEC a.s.
AGRI CS Magyarország Kft.	HU	11-09-025210	2900 Komárom, Puskás Tivadar utca 4/a	100.00%	AGROTEC a.s.
AGRI CS Slovakia s.r.o.	SK	31421105	Zlatomoravecká cesta 504, Nitra 949 01	100.00%	AGRI CS a.s.
AGRI SYSTEM, s.r.o.	CZ	28802641	Na Pile 887, 285 04 Uhlířské Janovice	100.00%	ZZN Polabí, a.s.
AGRO - VÁH, s.r.o.	SK	36539031	Hlavná 922, Diakovce 925 81	99.99%	Agropodnik a. s. Trnava
AGRO Jevišovice, a.s.	CZ	49455958	č.p. 102, 671 53 Jevišovice	100.00%	NAVOS, a.s.
AGRO Jinín a.s.	CZ	48245933	Nebřehovická 522, Přední Ptákovice, 386 01 Strakonice	100.00%	ZZN Pelhřimov a. s.
AGRO Mikulovice, s.r.o.	CZ	25573756	č.p. 102, 671 53 Jevišovice	100.00%	NAVOS, a.s.
AGRO Plchov s.r.o.	CZ	25107909	č.p. 75, 273 75 Plchov	100.00%	AgroZZN, a.s.
AGRO Přešovice, a.s.	CZ	25308068	č.p. 102, 671 53 Jevišovice	100.00%	NAVOS, a.s.
AGRO Rozsochy, a.s.	CZ	63468026	č.p. 165, 592 57 Rozsochy	100.00%	Cerea, a.s.
AGRO Vnorovy, a.s.	CZ	64508056	Smetkova 744, 696 61 Vnorovy	100.00%	NAVOS, a.s.
Agrobech, s.r.o.	CZ	00120502	č.p. 288, 411 86 Bechlín	100.00%	Primagra, a.s.
Agrobor, s.r.o.	CZ	45353603	Nádražní 644, 348 02 Bor	100.00%	Primagra, a.s.
AGROCOM HRUŠOVANY spol. s r.o.	CZ	40230091	Lažany 7, 430 01 Hrušovany	100.00%	AgroZZN, a.s.
AGROFERT Deutschland GmbH	DE	Amtsgericht Stendal HRB 22539	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	100.00%	SKW Stickstoffwerke Piesteritz GmbH
AGROFERT POLSKA SP. Z O.O.	PL	24166489700000	BOBRECKA 27, 43-400 CIESZYN, ŚLĄSKIE	100.00%	AGROFERT, a.s.
AGROFORS, s.r.o.	SK	34120921	604 Dolné Obdokovce 951 02	99.08%	ACHP Levice a.s.
AGROMASS, a.s.	CZ	24716677	Nádražní 310, 262 31 Milín	100.00%	AGROFERT, a.s.
AGROPARKL spol. s r.o.	CZ	47667575	č.p. 30, 790 65 Skorošice	100.00%	NAVOS, a.s.
Agropodnik a. s. Trnava	SK	31420494	Chovateľská 2 Trnava 917 01	99.99%	AGROFERT, a.s.
AGROPODNIK DOMAŽLICE a. s.	CZ	45350272	Masarykova 523, Bezděkovské Předměstí, 344 01 Domažlice	100.00%	AGROFERT, a.s.
AGROPODNIK Hodonín a.s.	CZ	46971963	Vacenovická 1271, 696 02 Ratíškovice	100.00%	AGROFERT, a.s.
AGROTEC a.s.	CZ	00544957	Brněnská 12/74, 693 01 Hustopeče	100.00%	AGROFERT, a.s.
AGROTEC Magyarország Kft.	HU	11-09-022291	2900 Komárom, Puskás Tivadar utca 4/a.	100.00%	AGROTEC a.s.
AGROTEC servis s.r.o.	CZ	46966757	Hybešova 62/14, 693 01 Hustopeče	100.00%	AGROTEC a.s.
AGROTEC Slovensko s.r.o.	SK	31445942	Zlatomoravecká cesta 431, 951 02 Pohranice	100.00%	AGROTEC a.s.
AGROTECHNIC MORAVIA a.s.	CZ	27839834	Lipenská 1120/47, Hodolany, 779 00 Olomouc	100.00%	NAVOS, a.s.
AGROTECHNIKA Polabí, a.s.	CZ	27554546	K Vinici 1304, Kolín V, 280 02 Kolín	100.00%	ZZN Polabí, a.s.
AgroZES, spol. s r.o.	CZ	27588017	č.p. 391, 270 01 Kněževes	100.00%	AGRI CS a.s.
AgroZZN, a.s.	CZ	45148082	V Lubnici 2333, Rakovník II, 269 01 Rakovník	100.00%	AGROFERT, a.s.
AGS AGRO České Budějovice a.s.	CZ	48244376	Třebízského 1217, 374 01 Trhové Sviny	100.00%	ZZN Pelhřimov a. s.
ACHP Levice a.s.	SK	00005819	Podhradie 31, Levice 934 01	99.08%	AGROFERT, a.s.
ALIMEX NEZVĚSTICE a.s.	CZ	25196049	č.p. 9, 332 04 Nezvěstice	100.00%	Primagra, a.s.
Animalco a.s.	CZ	00536458	Na Kocínce 207/1, Dejvice, 160 00 Praha 6	100.00%	AGROFERT, a.s.

Subsidiaries as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
ANIMO Žatec, a.s.	CZ	00044628	č.p. 33, 440 01 Lišany	100.00%	AGROFERT, a.s.
APEX AGRO, s.r.o.	CZ	08122351	č.p. 102, 671 53 Jevišovice	100.00%	NAVOS, a.s.
Arbeitsgemeinschaft Golden Toast GmbH	DE	Amtsgericht Stendal HRB 25726	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	94.00%	Lieken Brot- und Backwaren GmbH
ARBO, spol. s r.o.	CZ	40522172	Hřbitovní 757, Klatovy II, 339 01 Klatovy	100.00%	Primagra, a.s.
BIOALCO Kft.	HU	03-09-118512	6100 Kiskunfélegyháza, Belterület 923/16. hrsz.	100.00%	AGROFERT, a.s.
Centrální laboratoř, s.r.o.	CZ	28137043	Čekanice 207, 390 02 Tábor	100.00%	AFEED, a.s.
CENTROPROJEKT GROUP a.s.	CZ	01643541	Štefánikova 167, 760 01 Zlín	100.00%	AGROFERT, a.s.
Centrum organické chemie s.r.o.	CZ	28778758	č.p. 296, 533 54 Rybitví	100.00%	Výzkumný ústav organických syntéz a.s.
Cerea, a.s.	CZ	46504940	Pardubice, Dělnická 384, PSČ 53125	100.00%	AGROFERT, a.s.
Ceres ZRt.	HU	08-10-001793	9027 Győr, Reptéri út 1.	100.00%	PENAM, a.s.
ČESKÁ VEJCE CZ, a.s.	CZ	25920901	č.p. 214, 257 64 Zdislavice	81.26%	AGROPODNIK Hodonín a.s.
ČESKÁ VEJCE FARMS, s.r.o.	CZ	25243811	č.p. 30, 350 02 Nebanice	100.00%	AGROPODNIK Hodonín a.s.
DENAX, a.s.*)	SK	35753790	Mickiewiczova 2 Bratislava 811 07	60.00%	MAFRA, a.s.
"DEZA POLSKA" SP . Z O.O.	PL	81115742600000	UL. STANISŁAWA WYSPIAŃSKIEGO 39 /2, 70-497 SZCZECIN, ZACHODNIOPOMORSKIE	100.00%	DEZA, a.s.
DEZA, a.s.	CZ	00011835	Masarykova 753, Krásno nad Bečvou, 757 01 Valašské Meziříčí	100.00%	AGROFERT, a.s.
DOLINA spol.s.r.o.	SK	31441971	Bačala 314, Veľká Dolina 951 15	99.99%	Agropodnik a. s. Trnava
Doubravická, a.s.	CZ	25312707	Hybešova 228, 679 11 Doubravice nad Svitavou	100.00%	NAVOS, a.s.
DRUKO STŘÍŽOV s.r.o.	CZ	45348600	Střížov 1141, 334 01 Přeštice	100.00%	AGROPODNIK Hodonín a.s.
Duslo Energy, s.r.o.	SK	47333341	Administratívna budova ev. č. 1236, Šaľa 927 03	100.00%	Duslo, a.s.
Duslo, a.s.	SK	35826487	Administratívna budova ev. č. 1236, Šaľa 927 03	100.00%	AGROFERT, a.s.
DZV NOVA , a.s.	CZ	47048522	Petrovice 11, 257 51 Bystřice	100.00%	ZZN Pelhřimov a. s.
Farma HYZA a.s.	SK	36519081	Odbojárov 2279/37, Topoľčany 955 92	99.82%	HYZA a.s.
FARMTEC a.s.	CZ	63908522	Tisová 326, 391 33 Jistebnice	100.00%	AGROFERT, a.s.
Fatra, a.s.	CZ	27465021	třída Tomáše Bati 1541, 763 61 Napajedla	100.00%	AGROFERT, a.s.
Fert - Trade s.r.o.	SK	35700271	Nobelova 34, Bratislava 836 05	100.00%	Duslo, a.s.
FERT – TRADERO SRL	RO	J35/2047/2016	Str. Armoniei, nr. 27A, et. 1, Timisoara	100.00%	Duslo, a.s.
goticket sk, s.r.o.	SK	50472003	Prievozská 4B, Bratislava 821 09	60.00%	DENAX, a.s.
GreenChem B.V.	NL	20113430	Gravinnen van Nassauboulevard 95, 4811 BN Breda, Netherlands	100.00%	GreenChem Holding B.V.
GreenChem CZ s.r.o.	CZ	03245632	Pyšelská 2327/2, Chodov, 149 00 Praha 4	100.00%	GreenChem Holding B.V.
GreenChem France S.A.S.	FR	48850012500023	87 avenue du Mistral, Zone Athelia IV, 13600 La Ciotat, France	100.00%	GreenChem Holding B.V.
GreenChem GmbH	DE	Amtsgericht Stendal HRB 24877	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	100.00%	AGROFERT Deutschland GmbH
GreenChem Holding B.V.	NL	20109589	Gravinnen van Nassauboulevard 95, 4811 BN Breda, Netherlands	100.00%	AGROFERT, a.s.
GreenChem Hungary Kft.	HU	11-09-023664	2900 Komárom, Puskás Tivadar utca 4/a.	100.00%	GreenChem Holding B.V.
GREENCHEM POLAND SP. Z O.O. W LIKWIDACJI	PL	30022535600000	UL. RÓŻANA 4 /3, 61-577 POZNAŃ, WIELKOPOLSKIE	90.00%	GreenChem Holding B.V.
GreenChem SK, s. r. o.	SK	44788461	Nobelova 34, Bratislava 836 05	100.00%	GreenChem Holding B.V.
GREENCHEM SOLUTIONS DO BRASIL COMERCIO DE PRODUTOS QUIMICOS LTDA.	BR	3522778271-1	R LAURO LINHARES, 2055, SALA 403, CEP 88.036-003, TRINIDADE, FLORIANOPOLIS, SC	100.00%	GreenChem Holding B.V.

Subsidiaries as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
GreenChem Solutions Ltd.	GB	5175801	Suite 3 Midshires House, Midshires Business Park, Smeaton Close, Aylesbury, HP19 8HL, United Kingdom	100.00%	GreenChem Holding B.V.
GreenChem Solutions S.L.	ES	38367, Folio 012, B323683	c/Lepant 264, 3r F, 08013 Barcelona, Spain	100.00%	GreenChem Holding B.V.
GreenChem Solutions Srl.	IT	CE-299019	Viale Parioli 87, 00118 Rome, Italy	100.00%	GreenChem Holding B.V.
HYZA a.s.	SK	31562540	Odbojárov 2279/37, Topoľčany 955 92	99.82%	AGROFERT, a.s.
IKR Agrár Kft.	HU	11-09-018262	2943 Bábolna, IKR park, hrsz.: 890.	100.00%	AGROFERT, a.s.
IKR Agro-Vár Kft.	HU	15-09-066923	4516 Demecser, IKR Területi Központ, 0121/4, 0121/5, 0121/6 0121/8. hrsz.	100.00%	IKR Agrár Kft.
IKR Kft.	HU	11-09-007122	2943 Bábolna, IKR park 890.	100.00%	IKR Agrár Kft.
IRS network a.s.	CZ	27416046	Praha 5, Radlická 663/28, PSČ 15000	60.00%	DENAX, a.s.
IRSnet CZ s.r.o.	CZ	26732122	Politických vězňů 934/15, Nové Město, 110 00 Praha 1	54.00%	IRS network a.s.
IRSNET PL SP. Z O.O.	PL	14012833200000	PLAC SEJMU ŚLĄSKIEGO 2, 40-032 KATOWICE, ŚLĄSKIE	60.00%	IRS network a.s.
Julia Grundstücksverwaltungsgesellschaft mbH & Co. Vermietungs-KG	DE	Amtsgericht München HRA 91216	Emil-Riedl-Weg 6, 82049 Pullach i. Isartal	88.36%	Lieken Brot- und Backwaren GmbH
K V A R T O , spol. s r.o.	CZ	48951749	Dr. E. Beneše 496, 257 51 Bystřice	100.00%	ZZN Pelhřimov a. s.
KLADRUBSKÁ a.s.	CZ	25215671	Vojenice 80, 338 08 Kladruby	100.00%	Primagra, a.s.
KMOTR - Masna Kroměříž a.s.	CZ	25570765	Hulínská 2286/28, 767 01 Kroměříž	100.00%	AGROFERT, a.s.
Kornmark GmbH	DE	Amtsgericht Stendal HRB 25744	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	94.00%	Lieken Brot- und Backwaren GmbH
Kostelecké uzeniny a.s.	CZ	46900411	č.p. 60, 588 61 Kostelec	100.00%	AGROFERT, a.s.
Krahulík-MASOZÁVOD Krahulčí, a.s.	CZ	25586823	č.p. 10, 588 56 Krahulčí	100.00%	AGROFERT, a.s.
KU uzeniny, s.r.o.	CZ	28266561	č.p. 60, 588 61 Kostelec	100.00%	Kostelecké uzeniny a.s.
Lieken AG	DE	Amtsgericht Stendal HRB 25731	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	94.00%	AGROFERT, a.s.
Lieken Brot- und Backwaren GmbH	DE	Amtsgericht Stendal HRB 25711	Dessauer Straße 126, 06886 Lutherstadt Wittenberg	94.00%	Lieken AG
LIN a.s.	CZ	25720767	Na příkopě 859/22, Nové Město, 110 00 Praha 1	100.00%	LONDA spol. s r.o.
LIPRA PORK, a.s.	CZ	46356118	Štěpánovice 38, 512 63 Rovensko pod Troskami	100.00%	AGROFERT, a.s.
Logi-K GmbH	DE	Amtsgericht Stendal HRB 25713	Dessauer Straße 126, 06886 Lutherstadt Wittenberg	94.00%	Lieken AG
Logistics Solution, a.s.	CZ	64361594	Havířská 1059, 580 01 Havlíčkův Brod	100.00%	AGROFERT, a.s.
LONDA spol. s r.o.	CZ	49241931	Na příkopě 859/22, Nové Město, 110 00 Praha 1	100.00%	AGROFERT, a.s.
Lovochemie, a.s.	CZ	49100262	Terezínská 57, 410 02 Lovosice	100.00%	AGROFERT, a.s.
Lužanská zemědělská a.s.	CZ	25253042	č.p. 197, 507 06 Lužany	100.00%	Cerea, a.s.
M + A + J s.r.o.	CZ	47287195	Sedčice 2, 438 01 Nové Sedlo	100.00%	AgroZZN, a.s.
MAFRA Slovakia, a.s.	SK	51904446	Nobelova 34, Bratislava - mestská časť Nové Mesto 836 05	100.00%	MAFRA, a.s.
MAFRA, a.s.	CZ	45313351	Praha 5, Karla Engliše 519/11, PSČ 15000	100.00%	AGROFERT, a.s.
MAVEX AGRO, spol. s r.o.	CZ	64834417	č.p. 30, 350 02 Nebanice	100.00%	Primagra, a.s.
Mlékárna Hlinsko, a.s.	CZ	48169188	Hlinsko - Kouty 53, PSČ 53901	100.00%	AGROFERT, a.s.
NAVOS FARM TECHNIC s.r.o.	CZ	63489911	Háj 322, 798 12 Kralice na Hané	100.00%	NAVOS, a.s.
NAVOS, a.s.	CZ	47674857	Čelakovského 1858/27, 767 01 Kroměříž	100.00%	AGROFERT, a.s.
NOVOVES, s.r.o.	SK	45501394	Podjavorinskej 21, Lučenec 984 01	100.00%	TAJBA, a.s.
Nový Dvůr Kunovice, a.s.	CZ	27731987	č.p. 1234, 687 61 Vlčnov	100.00%	NAVOS, a.s.
NT Kft.	HU	03-09-111928	6100 Kiskunfélegyháza, VIII. kerület 04/94. hrsz.	100.00%	BIOALCO Kft.
"OLMA POLSKA" SP. Z O.O.	PL	07286897500000	PIEKARSKA 86, 43-300 BIELSKO-BIAŁA, ŚLĄSKIE	100.00%	OLMA, a.s.

Subsidiaries as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
Odbyt Ovčáry s.r.o.	CZ	27600955	Na Františku 358, 280 02 Ovčáry	100.00%	ZOD Zálabí, a.s.
Odkolek s.r.o.	CZ	08002665	Pekařská 598/1, Jinonice, 155 00 Praha 5	100.00%	UNITED BAKERIES a.s.
OLMA, a.s.	CZ	47675730	Pavelkova 597/18, Holice, 779 00 Olomouc	100.00%	AGROFERT, a.s.
Oseva Agri Chrudim, a.s.	CZ	47452471	č.p. 159, 538 61 Kočí	100.00%	Cerea, a.s.
OSEVA, a.s.	CZ	47912430	Potoční 1436, 696 81 Bzenec	100.00%	AGROFERT, a.s.
P E Z A a.s.*)	SK	30224918	K cintorínu 47, Žilina - Bánová 011 49	75.86%	PENAM, a.s.
PAPEI, a.s.	CZ	44223081	Roudnice nad Labem, Chelčického 627, PSČ 41301	100.00%	AGROFERT, a.s.
Pécs-Reménypusztai Kft.	HU	02-09-071638	7631 Pécs, hrsz. 0224/38.	99.97%	IKR Agrár Kft.
Pécsváradi AGROVER Kft.	HU	02-09-072992	7720 Pécsvárad, Erzsébeti utca 5.	99.75%	IKR Agrár Kft.
Pekárna Zelená louka, a.s.	CZ	41035895	Herink, Hlavní 71, PSČ 25101	100.00%	PENAM, a.s.
PENAM SLOVAKIA, a.s.	SK	36283576	Štúrova 74/138, Nitra 949 35	100.00%	PENAM, a.s.
PENAM, a.s.	CZ	46967851	Cejl 504/38, Zábrdovice, 602 00 Brno	100.00%	AGROFERT, a.s.
PETROCHEMIA-BLACHOWNIA SP. Z O.O.	PL	53135347000000	SZKOLNA 15, 47-225 KĘDZIERZYN-KOŹLE, OPOLSKIE	100.00%	DEZA, a.s.
PMU CZ, a.s.	CZ	25013165	Roudnice nad Labem, Chelčického 627, PSČ 41301	100.00%	AGROFERT, a.s.
Poděbradská blata, a.s.	CZ	25618466	č.p. 347, 290 01 Pátek	100.00%	ZZN Polabí, a.s.
PODCHŘIBÍ JEŽOV, a.s.	CZ	60700378	č.p. 47, 696 48 Skalka	100.00%	NAVOS, a.s.
Podielnicke družstvo "Považie" Považany	SK	00207187	121 Považany 916 26	92.67%	Agropodnik a. s. Trnava
Poľnohospodárske družstvo Bátovce	SK	00194590	Bátovce 935 03	90.81%	ACHP Levice a.s.
Poľnohospodárske družstvo Beša	SK	00194409	172 Beša 935 36	85.35%	ACHP Levice a.s.
Poľnohospodárske družstvo Horné Obdokovce	SK	00205150	31 Horné Obdokovce 956 08	92.47%	ACHP Levice a.s.
Poľnohospodárske družstvo KRUPÁ v Dolnej Krupej	SK	00207691	Družstevná 138/2, Dolná Krupá 919 65	99.99%	Agropodnik a. s. Trnava
Pol'nohospodárske družstvo Ludanice	SK	00205362	Ludanice 956 11	80.15%	ACHP Levice a.s.
Poľnohospodárske družstvo Okoč-Sokolec	SK	00191621	Hlavná ul. 716 Okoč 930 28	98.91%	Agropodnik a. s. Trnava
Poľnoslužby Bebrava, a.s.	SK	31412289	Rybany 5, Rybany 956 36	74.18%	ACHP Levice a.s.
PRECHEZA a.s.	CZ	26872307	nábř. Dr. Edvarda Beneše 1170/24, Přerov I-Město, 750 02 Přerov	100.00%	AGROFERT, a.s.
PREOL FOOD, a.s.	CZ	27698190	Terezínská 1214, 410 02 Lovosice	100.00%	PREOL, a.s.
PREOL, a.s.	CZ	26311208	Terezínská 1214, 410 02 Lovosice	100.00%	AGROFERT, a.s.
Primagra, a.s.	CZ	45148155	Nádražní 310, 262 31 Milín	100.00%	AGROFERT, a.s.
PROFROST a.s.	CZ	27771245	J. B. Pecky 4446/15, 796 01 Prostějov	100.00%	AGROFERT, a.s.
První zemědělská Záhornice, a.s.	CZ	25064541	Hlavní 204, 289 03 Záhornice	100.00%	ZZN Polabí, a.s.
PRVNÍ ŽATECKÁ a.s.	CZ	63144549	č.p. 92, 415 01 Bžany	100.00%	AgroZZN, a.s.
RK Náklo, s.r.o.	CZ	27705846	Za Mlýnem 1264, 696 02 Ratíškovice	100.00%	NAVOS, a.s.
Roľnícke družstvo podielnikov Chocholná-Velčice	SK	00206938	Chocholná - Velčice 913 04	97.40%	Agropodnik a. s. Trnava
RYNAGRO a.s.	CZ	26080125	Rynárecká 1742, 393 01 Pelhřimov	100.00%	ZZN Pelhřimov a. s.
SADY CZ, s.r.o.	CZ	27699293	U Bzinku 1482, 696 81 Bzenec	100.00%	AGROFERT, a.s.
SCHROM FARMS spol. s r.o.	CZ	62301659	č.p. 327, 742 91 Velké Albrechtice	100.00%	AGROFERT, a.s.
SKW Stickstoffwerke Piesteritz GmbH	DE	Amtsgericht Stendal HRB 11869	Möllensdorfer Str. 13, 06886 Lutherstadt Wittenberg	100.00%	AGROFERT, a.s.
SPV Pelhřimov, a.s.	CZ	25157507	Plevnice 42, 393 01 Olešná	100.00%	AGROFERT, a.s.
Stanice O, a.s.	CZ	26509911	Karla Engliše 519/11, Smíchov, 150 00 Praha 5	100.00%	MAFRA, a.s.
STATEK BŘEŽANY, spol. s r.o.	CZ	48529249	č.p. 172, 671 65 Břežany	65.66%	NAVOS, a.s.
Synthesia, a.s.	CZ	60108916	Semtín 103, 530 02 Pardubice	100.00%	AGROFERT, a.s.
Šarišské pekárne a cukrárne, akciová spoločnosť	SK	30414245	Budovateľská 61, Prešov 081 59	99.09%	PENAM SLOVAKIA, a.s.
TAJBA, a.s.	SK	36188981	Železničná 2, Čaňa 044 14	100.00%	AGROFERT, a.s.

Subsidiaries as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
Ticketportal HU Kft.	HU	01-09-920573	1065 Budapest, Bajcsy-Zsilinszky út 49. földs.	60.00%	IRS network a.s.
Ticketportal SK, s. r. o.	SK	35850698	Karadžičova 14, Bratislava 821 08	60.00%	IRS network a.s.
UB HOLDING, a.s.	CZ	05560543	Pekařská 598/1, Jinonice, 155 00 Praha 5	100.00%	PENAM, a.s.
UNILES, a.s.	CZ	47307706	Jiříkovská 913/18, Rumburk 1, 408 01 Rumburk	75.05%	AGROFERT, a.s.
UNITED BAKERIES a.s.	CZ	28976231	Praha 5, Pekařská 1/598, PSČ 15500	100.00%	UB HOLDING, a.s.
VEJPRNICE ENERGO, s.r.o.	CZ	45348294	Tyršova 682, 330 27 Vejprnice	100.00%	AGROPODNIK Hodonín a.s.
Vlčnovská zemědělská a.s.	CZ	26217074	č.p. 1234, 687 61 Vlčnov	100.00%	NAVOS, a.s.
Vodňanská drůbež, a.s.	CZ	25396480	Radomilická 886, Vodňany II, 389 01 Vodňany	100.00%	AGROFERT, a.s.
Vodňanské kuře, s.r.o.	CZ	27435148	Karlov 196, 284 01 Kutná Hora	100.00%	AGROFERT, a.s.
VP & DJ s.r.o.	CZ	26947471	č.p. 102, 671 53 Jevišovice	100.00%	NAVOS, a.s.
VSV, a.s.	CZ	25331850	Vlkošská 379, 696 42 Vracov	100.00%	NAVOS, a.s.
VUCHT a.s.	SK	31322034	Nobelova 34, Bratislava 836 03	99.76%	Duslo, a.s.
Výkrm Tagrea, s.r.o.	CZ	26102463	Karlov 196, 284 01 Kutná Hora	100.00%	AGROFERT, a.s.
Výkrm Třebíč, s.r.o.	CZ	27684067	Kutná Hora - Karlov 196, PSČ 28401	100.00%	AGROFERT, a.s.
Výzkumný ústav organických syntéz a.s.	CZ	60108975	č.p. 296, 533 54 Rybitví	100.00%	Synthesia, a.s.
Wittenberger Bäckerei GmbH	DE	Amtsgericht Stendal HRB 24386	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	100.00%	AGROFERT Deutschland GmbH
Wittenberger Data Center GmbH	DE	Amtsgericht Stendal HRB 24031	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	100.00%	AGROFERT Deutschland GmbH
Wittenberger Umweltservice GmbH	DE	Amtsgericht Stendal HRB 27134	Dessauer Str. 126, 06886 Lutherstadt Wittenberg	100.00%	SKW Stickstoffwerke Piesteritz GmbH
Wotan Forest, a.s.	CZ	26060701	Rudolfovská tř. 202/88, České Budějovice 4, 370 01 České Budějovice	100.00%	AGROFERT, a.s.
ZAS Podchotucí, a.s.	CZ	61672343	č.p. 409, 289 33 Křinec	100.00%	ZZN Polabí, a.s.
ZD Křečhoř a.s.	CZ	00103926	č.p. 19, 280 02 Křečhoř	100.00%	ZZN Polabí, a.s.
ZEAS Mančice, a.s.	CZ	25110012	č.p. 91, 285 04 Rašovice	100.00%	ZZN Polabí, a.s.
ZEAS Puclice a.s.	CZ	00115592	č.p. 99, 345 61 Puclice	100.00%	Primagra, a.s.
ZEM, a.s.	CZ	64259587	č.p. 73, 503 62 Lužec nad Cidlinou	100.00%	ZZN Polabí, a.s.
Zemědělská obchodní společnost Onomyšl, a.s.	CZ	00104493	č.p. 73, 285 11 Nepoměřice	100.00%	ZZN Polabí, a.s.
Zemědělská společnost Blšany s.r.o.	CZ	47782455	Náměstí 107, 439 88 Blšany	100.00%	AgroZZN, a.s.
Zemědělská společnost Třebívlice a.s.	CZ	25195743	Poděbradova 578, 440 01 Louny	100.00%	AgroZZN, a.s.
ZEMOS a.s.	CZ	63470381	Jízdárenská 493, 691 63 Velké Němčice	100.00%	NAVOS, a.s.
ZEMSPOL, spol. s r.o.	CZ	47914424	Boršovská 2610/65, Nětčice, 697 01 Kyjov	100.00%	NAVOS, a.s.
ZEOS Brnířov a.s.	CZ	00115380	č.p. 101, 345 06 Brnířov	100.00%	Primagra, a.s.
ZERA, a.s.	CZ	63493021	Za Mlýnem 1264, 696 02 Ratíškovice	100.00%	NAVOS, a.s.
ZEVA CHLÍSTOVICE, a.s.	CZ	61672319	č.p. 28, 284 01 Chlístovice	100.00%	ZZN Polabí, a.s.
Zlatý klas a.s.	CZ	60192496	č.p. 288, 411 86 Bechlín	100.00%	Primagra, a.s.
ZOD Zálabí, a.s.	CZ	62410580	Na Františku 358, 280 02 Ovčáry	100.00%	ZZN Polabí, a.s.
ZOS Běsno s.r.o.	CZ	25461991	Běsno 1, 439 86 Kryry	100.00%	AgroZZN, a.s.
ZS Vilémov, a.s.	CZ	00123170	č.p. 227, 582 83 Vilémov	100.00%	Cerea, a.s.
ZS Vysočina, a.s.	CZ	25938266	Poděbaby 179, 580 01 Havlíčkův Brod	100.00%	Cerea, a.s.
ZZN Pelhřimov a. s.	CZ	46678140	Nádražní 805, 393 01 Pelhřimov	100.00%	AGROFERT, a.s.
ZZN Polabí, a.s.	CZ	45148210	K Vinici 1304, Kolín V, 280 02 Kolín	100.00%	AGROFERT, a.s.

**) Put option held by non-controlling interests.*

SILUR Grundstücks-Vermietungsgesellschaft mbH & Co. Objekt B	DE	HRA 13745, Amtsgericht Düsseldorf, Germany	Königsallee 106, 40215 Düsseldorf, Germany	0.00%	de facto 100% control by Lieken AG

Abbreviations used:
BR Brazil, CZ Czech Republic, DE Germany, ES Spain, FR France, GB United Kingdom of Great Britain and Northern Ireland, HU Hungary, NL Netherlands, IT Italy, PL Poland, RO Romania, SK Slovakia

SP. Z O.O. SPÓŁKA Z OGRANICZONĄ ODPOWIEDZIALNOŚCIĄ

With the exception of the investment in SILUR Grundstücks-Vermietungsgesellschaft mbH & Co. Objekt B, the above recalculated interests in subsidiaries correspond to both the respective shares in voting rights and in equity. Differences between an equity share and a share in voting rights, if any, are immaterial in terms of the Group.

SILUR Grundstücks-Vermietungsgesellschaft mbH & Co. is a special purpose entity involved in real estate finance lease for Lieken Brot- und Backwaren GmbH. The company has no specific arrangements or liabilities other than those related to the finance lease.

There are no significant restrictions imposed on subsidiaries or the Parent Company that would limit their ability to transfer cash or other assets within the Group except for restrictions that may exist as a result of contractual agreements with financing banks or other institutions.

4.1.1 Subsidiaries with Significant Non-controlling Interests

The following table summarizes financial information (before elimination of intercompany transactions) about subsidiaries with significant non-controlling interests held as at 31 December 2020 and 2019:

(In CZK thousands)	UNILES, a.s. Czechia		Poľnoslužby Bebrava, a.s. Slovakia	
	2020	**2019**	**2020**	**2019**
Share of non-controlling interests in equity and voting rights	*24.95%*	*24.95%*	*25.82%*	*25.82%*
Total assets	**712,637**	**624,997**	**413,072**	**448,180**
Non-current assets	136,367	131,190	194,305	204,272
Current assets	576,270	493,807	218,767	243,908
Total liabilities and equity	**712,637**	**624,997**	**413,072**	**448,180**
Long-term liabilities and provisions	12,936	29,157	35,804	37,813
Current liabilities and provisions	326,660	313,142	211,428	240,092
Total equity	**373,041**	**282,698**	**165,840**	**170,275**
Equity attributable to equity holders of the parent	279,967	212,165	123,021	126,311
Equity attributable to non-controlling interests	93,074	70,533	42,819	43,964
Revenue	1,996,880	2,260,047	466,861	459,151
Operating expenses	(1,882,088)	(2,192,966)	(476,165)	(477,804)
Financial expenses and income, net, and disposal of shares in subsidiaries	(3,188)	(6,915)	(1,880)	(2,138)
Income/(loss) before income taxes	**111,604**	**60,166**	**(11,184)**	**(20,791)**
Income taxes	(21,260)	(11,562)	1,078	2,345
Net income/(loss)	**90,344**	**48,604**	**(10,106)**	**(18,446)**
Net income/(loss) attributable to equity holders of the parent	67,803	36,477	(7,497)	(13,683)
Net income/(loss) attributable to non-controlling interests	22,541	12,127	(2,609)	(4,763)
Other comprehensive income/(loss)	-	-	5,671	(2,149)
Total comprehensive income/(loss), net of tax	**90,344**	**48,604**	**(4,435)**	**(20,595)**
Cash provided by/(used) in operating activities	193,123	194,155	33,760	6,094
Cash provided by/(used) in investing activities	(30,769)	(37,885)	1,854	(2,059)
Cash provided by/(used) in financing activities	(20,402)	(120,632)	(35,657)	(4,000)
Net effect of currency translation on cash	942	(228)	10	(4)
Net increase/(decrease) in cash and cash equivalents	**142,894**	**35,410**	**(33)**	**31**
Dividends paid to non-controlling interests	**-**	**-**	**-**	**-**

4.2 Joint-ventures and Associates

Joint-ventures as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
Ethanol Energy a.s.	CZ	25502492	Vrdy, Školská 118, PSČ 28571	50.00%	AGROFERT, a.s.

Associates as at 31 December 2020	Country	Business registration No.	Registered office	Recalculated interest in %	Direct holder
Agrodružstvo Katusice	CZ	46353895	Bezenská 173, 294 25 Katusice	36.27%	AGROFERT, a.s.
AGROFERT ITALIA s.r.l.	IT		Viale della Repubblica, 74 20835 MUGGIO' (MB)	50.00%	AGROFERT, a.s.
AGROSPOL PETROVICE s.r.o.*)	CZ	26494531	Petrovice 14, PSČ 27035	24.50%	AgroZZN, a.s.
CS CABOT, spol. s r.o.	CZ	14612411	Masarykova 753, Krásno nad Bečvou, 757 01 Valašské Meziříčí	48.00%	DEZA, a.s.
KEMIFLOC a.s.	CZ	47674695	Dluhonská 2858/111, Přerov I-Město, 750 02 Přerov	49.00%	PRECHEZA a.s.
První novinová společnost a.s.	CZ	45795533	Praha 9 - Horní Počernice, Paceřická 1/2773, PSČ 19300	37.51%	MAFRA, a.s.

**) There is an option to purchase a controlling interest, which can be exercised no earlier than in 2021.*

The above recalculated interests in joint-ventures and associates correspond to both the respective shares in voting rights and in equity. Differences between equity shares and shares in voting rights existing with certain associates are immaterial in terms of the Group.

Ethanol Energy a.s. is a joint-venture of AGROFERT, a.s. and ENAGRO, a.s. and is involved in the production of anhydrous ethyl alcohol made from wheat and maize.

CS CABOT, spol. s r.o. is an associate which is involved in the production of rubber and plastic products and applies a fiscal year ending 30 September. This associate was consolidated by the equity method, using its annual financial statements for the years ended 30 September 2020 and 2019. These financial statements were adjusted to reflect material transactions that occurred from the associate's balance sheet date to 31 December 2020 and 2019, respectively.

There are no significant restrictions imposed on associates or joint-ventures that would limit their ability to transfer cash in the form of dividend within the Group or repay loans granted by the Group except for restrictions that may exist as a result of contractual agreements with financing banks or other institutions.

The following table summarizes financial information about the joint-venture and significant associates as at 31 December 2020 and 2019:

(In CZK thousands)	Joint-venture Ethanol Energy a.s. Czechia		Associate CS CABOT, spol. s r.o. Czechia	
	2020	**2019**	**2020**	**2019**
Share in equity and voting rights	*50%*	*50%*	*48%*	*48%*
Total assets	**1,274,057**	**1,180,310**	**1,553,432**	**1,757,627**
Non-current assets	788,757	953,689	634,078	532,083
Current assets	485,300	226,621	919,354	1,225,544
Of which: cash and cash equivalents	*291,185*	*7,574*	*16,162*	*71,518*
Total liabilities and equity	**1,274,057**	**1,180,310**	**1,553,432**	**1,757,627**
Long-term liabilities and provisions	106,860	96,730	146,726	29,023
Of which: long-term financial liabilities (other than trade and other liabilities and provisions)	-	-	-	-
Current liabilities and provisions	152,868	135,381	254,558	340,457
Of which: current financial liabilities (other than trade and other liabilities and provisions)	*7*	*19,489*	-	-
Total equity	**1,014,329**	**948,199**	**1,152,148**	**1,388,147**
Equity share	507,164	474,099	553,031	666,311
Goodwill	-	-	-	-
Investment in associates and joint-ventures	507,164	474,099	553,031	666,311

Revenue	1,427,067	1,266,270	2,448,187	3,395,019
Operating expenses	(1,211,632)	(1,143,019)	(1,834,498)	(2,529,618)
Of which: depreciation and amortization	*(93,134)*	*(83,765)*	*(63,338)*	*(58,713)*
Financial expenses and income, net, and disposal of shares in subsidiaries	5,962	(8,925)	12,562	547
Of which: interest expense	*(2,677)*	*(6,496)*	*(1,645)*	*(634)*
interest income		-	*6,334*	*370*
Income / (loss) before income taxes	**221,397**	**114,326**	**626,251**	**865,948**
Income taxes	(52,267)	(22,609)	(119,396)	(123,029)
Net income / (loss)	**169,130**	**91,717**	**506,855**	**742,919**
Group share in net income / (loss)	**84,565**	**45,858**	**243,290**	**356,601**
Other comprehensive income / (loss)	-	-	-	-
Total comprehensive income / (loss), net of tax	**169,130**	**91,717**	**506,855**	**742,919**
Group share in total comprehensive income, net of tax	**84,565**	**45,858**	**243,290**	**356,601**
Dividends received	**-**	**-**	**356,569**	**291,489**

Summary information about associates that are not individually significant as at 31 December 2020 and 2019:

(In CZK thousands)	2020	2019
Group share in gain (loss) on continuing activities	11,563	24,549
Group share in other comprehensive income/(loss) for the period	905	(492)
Group share in total comprehensive income/(loss) for the period	12,468	24,057
Total carrying amount – investments in these associates	164,769	161,451

For creation and reversal of allowances for investments in associates and joint-ventures, refer to Note 23.

Except for the sale of Zemědělská akciová společnost Březno in 2019, no additional changes in shareholdings held by the Group in associates or joint-ventures occurred in 2020 and 2019 that would result in a loss of significant influence or a joint control.

4.3 Group Changes in 2020

As a result of mergers and de-mergers, the following companies were wound up without liquidation in 2020:

Companies that ceased to exist	Successor companies	Effective date
Devecseri Agrokémiai Kft	IKR Agrár Kft.	1 January 2020
MAFRA Slovakia, a.s.	MAFRA Slovakia, a.s. (former MAFRA Slovakia Print, a.s.)	1 January 2020

Changes in company names were as follows in 2020:

Before change	After change	Effective date
MAFRA Slovakia Print, a.s.	MAFRA Slovakia, a.s.	1 January 2020
PETROCHEMIA-BLACHOWNIA SPÓŁKA AKCYJNA	PETROCHEMIA-BLACHOWNIA SP. Z O.O.	3 August 2020

The following companies, in which controlling interests were acquired or that were newly established or included, became part of the Group in 2020: VP & DJ s.r.o. and Zemědělská obchodní společnost Onomyšl, a.s.

In 2020, the recalculated ownership interests in the following subsidiaries increased: Farma HYZA a.s., HYZA a.s., Poľnohospodárske družstvo Bátovce, Poľnohospodárske družstvo Beša, Poľnohospodárske družstvo Horné Obdokovce, Pol'nohospodárske družstvo Ludanice, Roľnícke družstvo podielnikov Chocholná-Velčice, Šarišské pekárne a cukrárne, akciová spoločnosť and Vlčnovská zemědělská a.s.

In 2020, the recalculated ownership interests in the following subsidiaries decreased: Poľnohospodárske družstvo Okoč-Sokolec.

PEK GROUP, a.s. was sold to third party in 2020.

Associates:

Ownership interests in the company AGROSPOL PETROVICE s.r.o. was acquired in 2020.

4.4 Group Changes in 2019

As a result of mergers and de-mergers, the following companies were wound up without liquidation in 2019:

Companies that ceased to exist	Successor companies	Effective date
Logistics Solution, s.r.o.	Logistics Solution, a.s. (former AGF Logistics, s.r.o.)	1 January 2019
MAFRA Print, a.s.	MAFRA, a.s.	1 May 2019
Stříbrnice, s.r.o.	AGROPODNIK DOMAŽLICE, a.s.	1 January 2019

Changes in company names were as follows in 2019:

Before change	After change	Effective date
AGF Logistics, s.r.o.	Logistics Solution, a.s.	1 January 2019
AGRI SZERVIZ Kft.	AGRI CS Magyarország Kft.	2 May 2019
MAFRA Slovakia Print, s.r.o.	MAFRA Slovakia Print, a.s.	28 August 2019
Wittenberger Deponie GmbH	Wittenberger Umweltservice GmbH	7 November 2019

The following companies, in which controlling interests were acquired or that were newly established or included, became part of the Group in 2019: APEX AGRO, s.r.o., Odbyt Ovčáry s.r.o., Odkolek s.r.o., PEK GROUP, a.s., UB HOLDING, a.s., UNITED BAKERIES a.s. and Wittenberger Umweltservice GmbH.

In 2019, the recalculated ownership interests in the following subsidiaries increased: AGROMASS, a.s., CENTROPROJEKT GROUP a.s., Farma HYZA a.s., HYZA a.s., Lužanská zemědělská a.s., Pécs-Reménypusztai Kft., Poľnohospodárske družstvo Bátovce, Poľnohospodárske družstvo Beša, Poľnohospodárske družstvo Horné Obdokovce, Pol'nohospodárske družstvo Ludanice, Vlčnovská zemědělská a.s., Poľnohospodárske družstvo Okoč-Sokolec, VUCHT a.s.

The company NT-Integrátor Kft. "v.a." was liquidated in 2019.

Associates:

The ownership interest in Zemědělská akciová společnost Březno was sold to third party in 2019.

4.5 Acquisitions in 2020

In 2020, the Group acquired controlling interests in the following companies:

Company	Acquisition date	Recalculated interest (in %)	Industry
VP & DJ s.r.o.	February 2020	100%	Primary production of agricultural products and livestock farming
Zemědělská obchodní společnost Onomyšl, a.s.	February 2020	100%	Primary production of agricultural products and livestock farming

The fair values of acquired identifiable assets and liabilities of the acquired companies above at the acquisition date were as follows:

(in CZK thousands)	Total
Total assets	**224,270**
Non-current assets	**170,280**
Property, plant and equipment	125,879
Right of use asset	38,242
Non-current biological assets	5,949
Long-term receivables and financial assets	210
Current assets	**53,990**
Inventories	13,007
Current biological assets	20,164
Trade and other receivables	18,475
Income tax receivable	637
Cash and cash equivalents	1,707
Total liabilities and equity	**224,270**
Long-term liabilities and provisions	**70,301**
Long-term bank and other loans and borrowings	22,060
Long-term lease liability	31,464
Trade and other long-term liabilities	4,705
Deferred tax liability	12,072
Current liabilities and provisions	**70,223**
Short-term bank and other loans and borrowings	13,678
Short-term lease liability	6,778
Trade and other current liabilities	49,638
Income tax payable	129
Total equity	**83,746**

Goodwill recognized on business combinations comprises fair values of synergies arising from acquisitions; no part of goodwill is tax deductible.

Effects of 2020 business combinations on goodwill were as follows:

(In CZK thousands)	Total
Cost of acquisition	108,457*)
Fair value of acquired net assets	83,746
Share of the Group being acquired	100%
Share on fair value of acquired net assets	83,746
Goodwill	24,711

**) The acquisition cost of the investment of CZK 51,800 thousand was already paid in prior years, particularly in the form of advance payments in the years 2018 and 2019.*

Revenue generated by newly acquired subsidiaries from the acquisition date and their net income/(loss) in 2020 were immaterial.

The carrying amounts of trade receivables reflect their fair values.

Effects of acquisitions on statement of cash flows in 2020:

(In CZK thousands)	2020
Investment in subsidiary	(56,657)
Investment in associate	(29,400)
Cash acquired in acquisition	1,707
Acquisition of subsidiaries, net of cash acquired and acquisition of joint-ventures and associates	**(84,350)**
Acquisition of non-controlling interests	(14,391)
Total cash outflows on acquisitions	**(98,741)**

Group management estimates that had all acquisitions occurred at the beginning of 2020, their effects on the Group's revenue and profit for 2020 would have not been material.

Acquisitions of non-controlling interests 2020

Companies where the Group increased its shareholding in 2020 are listed in Note 4.3. Share in acquired net assets and the effect of the acquisitions on the consolidated equity were immaterial.

4.6 Acquisitions in 2019

In 2019, the Group acquired controlling interests in the following companies:

Company	Acquisition date	Recalculated interest (in %)	Industry
APEX AGRO, s.r.o.	April 2019	100.00%	Primary production and breeding
Odbyt Ovčáry s.r.o.	January 2019	100.00%	Trade and services
UB HOLDING, a.s.	June 2019	100.00%	Food industry
UNITED BAKERIES a.s.	June 2019	100.00%	Food industry
Wittenberger Umweltservice GmbH	June 2019	100.00%	Chemistry
PEK GROUP, a.s.	July 2019	100.00%	Food industry
Odkolek s.r.o.	October 2019	100.00%	Food industry

The fair values of acquired identifiable assets and liabilities at the acquisition date were as follows:

(In CZK thousands)	**Total*)**
Total assets	**1,060,886**
Non-current assets	**637,135**
Property, plant and equipment	571,725
Right of use asset	55,404
Intangible assets	2,316
Deferred tax asset	7,352
Long-term receivables and financial assets	338
Current assets	**423,751**
Inventories	43,578
Current biological assets	8,794
Trade and other receivables	214,730
Cash and cash equivalents	8,271
Assets classified as held for sale	148,378
Total liabilities and equity	**1,060,886**
Long-term liabilities and provisions	**128,086**)**
Long-term bank and other loans and borrowings	42,113
Long-term lease liability	30,958
Trade and other long-term liabilities	54,246
Long-term provisions	769
Current liabilities and provisions	**954,148**
Short-term bank and other loans and borrowings	352,403
Short-term lease liability	17,497
Trade and other current liabilities	533,574
Current provisions	47,781
Liabilities associated with assets classified as held for sale	2,893
Total equity	**(21,348)**

**) The presented amounts relate in particular to the acquisition of UB HOLDING, a.s. and UNITED BAKERIES a.s.*

***) Including a liability of CZK 79,261 thousand refinanced by PENAM, a.s. within the acquisition process of UB HOLDING, a.s. a UNITED BAKERIES a.s.; of this, liabilities from financing totaled CZK 37,021 thousand.*

Goodwill recognized on business combinations comprises fair values of synergies arising from acquisitions; no part of goodwill is tax deductible.

Effects of 2019 business combinations on goodwill were as follows:

(In CZK thousands)	**Total**
Cost of acquisition	422,583*)
Fair value of acquired net assets	57,913
Share of the Group being acquired	100%
Share on fair value of acquired net assets	57,913
Goodwill	364,670

**) The cost also includes the value of liability refinanced by PENAM, a.s. within the acquisition process of UB HOLDING, a.s. a UNITED BAKERIES a.s. The cost CZK 378,893 thousand was paid in the previous periods, particularly in the form of an advance payment in 2018.*

Revenue generated by newly acquired subsidiaries from the acquisition date and their net income/(loss) in 2019 totaled CZK 1,113,556 thousand and CZK 13,893 thousand, respectively.

The carrying amounts of trade receivables reflect their fair values. Gross values of trade receivables exceeded the carrying amounts by CZK 2,571 thousand as at the acquisition date; this amount is not likely to be collected.

Effects of acquisitions on statement of cash flows in 2019:

(In CZK thousands)	**2019**
Investment in subsidiary	(43,690)
Investment in associate	(15,069)
Payments of liabilities from prior-period acquisitions	(25,890)
Cash acquired in acquisition	8,271
Acquisition of subsidiaries, net of cash acquired and acquisition of joint-ventures and associates	**(76,378)**
Acquisition of non-controlling interests	(1,987)
Total cash outflows on acquisitions	**(78,365)**

Group management estimates that had all acquisitions occurred at the beginning of 2019, their effects on the Group's profit for 2019 would have not been material and revenue for 2019 would have been higher by CZK 850,000 – 1,150,000 thousand. The estimate was based primarily on the interim unaudited financial statements of individual Group companies; the actual amount of revenue could vary depending on how the acquisitions would have been structured if effected in early 2019.

Acquisitions of non-controlling interests 2019

Companies where the Group increased its shareholding in 2019 are listed in Note 4.4. Share in acquired net assets and the effect of the acquisitions on the consolidated equity were immaterial.

4.7 Details about Financial Statements of Consolidated Companies

SKW Stickstoffwerke Piesteritz GmbH (Lutherstadt Wittenberg) is the parent of AGROFERT Deutschland GmbH (Lutherstadt Wittenberg) and Wittenberg Umweltservice GmbH (Lutherstadt Wittenberg) and has indirect control over the following companies: GreenChem GmbH (Lutherstadt Wittenberg), Wittenberger Data Center GmbH (Lutherstadt Wittenberg) and Wittenberger Bäckerei GmbH (Lutherstadt Wittenberg).

AGROFERT Deutschland GmbH (Lutherstadt Wittenberg) is the parent of GreenChem GmbH (Lutherstadt Wittenberg), Wittenberger Data Center GmbH (Lutherstadt Wittenberg) and Wittenberger Bäckerei GmbH (Lutherstadt Wittenberg).

Pursuant to Section 291 of the German Commercial Code (HGB), SKW Piesteritz GmbH (Lutherstadt Wittenberg) and AGROFERT Deutschland GmbH (Lutherstadt Wittenberg) are required to prepare consolidated financial statements and group's status report for the year ended 31 December 2020. However, these companies intend to apply Section 291 (1) and (2) of the German Commercial Code (HGB) and not to prepare consolidated financial statements and group's status report for the year ended 31 December 2020 as they are included in the consolidated financial statements of the Group of AGROFERT, a.s., with its registered office at Pyšelská 2327/2, Chodov, 149 00 Prague 4, Czech Republic, prepared for the year ended 31 December 2020. These consolidated financial statements are prepared in accordance with International Financial Reporting Standards as adopted by the European Union and audited in accordance with EU Directives.

5 Non-current Assets and Investment Property

5.1 Property, Plant and Equipment

(In CZK thousands)	Land	Buildings and structures	Machinery and equipment	Vehicles	Other tangibles	Non-refundable advances and tangibles in progress	Total
Cost as at 1 January 2020	**7,168,183**	**62,736,691**	**107,127,928**	**9,952,619**	**3,738,417**	**4,119,670**	**194,843,508**
Additions	-	-	-	-	-	9,261,862	9,261,862
Of which additions generated by own activities	-	-	-	-	-	*57,005*	*57,005*
Disposals	(36,865)	(270,701)	(1,584,579)	(569,282)	(1,185,168)	(129,593)	(3,776,188)
Acquisition of subsidiaries	99,835	90,918	67,361	42,637	-	1,802	302,553
Loss of control over subsidiary	-	-	-	(5,038)	-	-	(5,038)
Change in the estimates of decommissioning provision	-	833	18,438	-	-	-	19,271
Transfers *)	251,157	2,140,680	4,512,744	1,050,812	232,199	(8,193,230)	(5,638)
Transfers from/to Investment property, net	313	3,664	-	-	-	(1,011)	2,966
Transfers from/to Assets classified as held for sale, net	(132,600)	(659,042)	(306,122)	(24,516)	(2,834)	(814)	(1,125,928)
Transfers from/to Right of use assets, net	-	-	461	10,283	-	674	11,418
Transfers from/to Finance lease receivables, net	(151)	-	-	-	-	-	(151)
Exchange rate gains/(losses)	62,979	569,818	1,598,909	64,992	125,813	(16,657)	2,405,854
Cost as at 31 December 2020	**7,412,851**	**64,612,861**	**111,435,140**	**10,522,507**	**2,908,427**	**5,042,703**	**201,934,489**
Accumulated depreciation and impairment as at 1 January 2020	**(81,818)**	**(30,666,526)**	**(70,378,476)**	**(6,605,548)**	**(2,787,354)**	**(114,632)**	**(110,634,354)**
Depreciation	-	(1,814,944)	(4,943,143)	(741,677)	(291,762)	-	(7,791,526)
Disposals	-	230,350	1,504,140	449,702	1,184,286	-	3,368,478
Acquisition of subsidiaries	-	(70,301)	(65,733)	(40,040)	-	(600)	(176,674)
Transfers *)	-	-	-	358	-	-	358
Transfers from/to Investment property	-	831	(1,638)	(2,162)	2,585	-	(384)
Transfers from/to Assets classified as held for sale	-	343,809	203,347	17,677	2,760	-	567,593
Impairment losses recognized in profit or loss	(306)	(26,113)	(316,968)	(1,000)	(1,707)	(4,534)	(350,628)
Reversals of impairment losses recognized in profit or loss	555	48,892	82,508	-	2,392	87,177	221,524
Exchange rate gains/(losses)	(2,522)	(245,588)	(922,801)	(46,093)	(95,623)	(2,062)	(1,314,689)
Accumulated depreciation and impairment as at 31 December 2020	**(84,091)**	**(32,199,590)**	**(74,838,764)**	**(6,968,783)**	**(1,984,423)**	**(34,651)**	**(116,110,302)**
Carrying amount, net as at 31 December 2020	**7,328,760**	**32,413,271**	**36,596,376**	**3,553,724**	**924,004**	**5,008,052**	**85,824,187**

**) Transfers include reclassifications of assets already put in use among asset classes.*

(In CZK thousands)	Land	Buildings and structures	Machinery and equipment	Vehicles	Other tangibles	Non-refundable advances and tangibles in progress	Total
Cost as at 1 January 2019 before the effects of IFRS 16	**6,854,225**	**60,485,296**	**103,828,436**	**10,011,345**	**4,062,772**	**6,435,956**	**191,678,030**
Effects of IFRS 16	-	-	(112,698)	(568,572)	-	-	(681,270)
Cost as at 1 January 2019 after the effects of IFRS 16	**6,854,225**	**60,485,296**	**103,715,738**	**9,442,773**	**4,062,772**	**6,435,956**	**190,996,760**
Additions	-	-	-	-	-	7,466,609	7,466,609
Of which additions generated by own activities	-	-	-	-	-	*42,185*	*42,185*
Disposals	(54,485)	(302,699)	(1,949,149)	(501,378)	(423,182)	(17,510)	(3,248,403)
Acquisition of subsidiaries	148,680	576,117	336,379	13,372	738	1,385	1,076,671
Change in the estimates of decommissioning provision	-	177	18,900	-	-	-	19,077
Transfers *)	272,681	2,507,234	5,767,533	1,046,021	145,541	(9,736,513)	2,497
Transfers from/to Investment property, net	26	(23,921)	-	-	-	(48)	(23,943)
Transfers from/to Assets classified as held for sale, net	(21,053)	(217,229)	(60,863)	(3,954)	-	(74)	(303,173)
Transfers from/to Right of use assets, net	-	-	11,302	1,586	-	-	12,888
Transfers from/to Finance lease receivables, net	(1,610)	-	-	(16,500)	-	-	(18,110)
Exchange rate gains/(losses)	(30,281)	(288,284)	(711,912)	(29,301)	(47,452)	(30,135)	(1,137,365)
Cost as at 31 December 2019	**7,168,183**	**62,736,691**	**107,127,928**	**9,952,619**	**3,738,417**	**4,119,670**	**194,843,508**
Accumulated depreciation and impairment as at 1 January 2019 before the effects of IFRS 16	**(111,161)**	**(28,813,687)**	**(67,184,243)**	**(6,627,252)**	**(2,930,973)**	**(205,466)**	**(105,872,782)**
Effects of IFRS 16	-	-	25,945	270,265	-	-	296,210
Accumulated depreciation and impairment as at 1 January 2019 after the effects of IFRS 16	**(111,161)**	**(28,813,687)**	**(67,158,298)**	**(6,356,987)**	**(2,930,973)**	**(205,466)**	**(105,576,572)**
Depreciation	-	(1,757,186)	(4,762,368)	(671,573)	(336,720)	-	(7,527,847)
Disposals	-	259,782	1,750,871	411,356	443,037	-	2,865,046
Acquisition of subsidiaries	-	(392,813)	(105,914)	(5,869)	(350)	-	(504,946)
Transfers *)	-	(62,553)	(102,766)	(5,657)	(642)	164,841	(6,777)
Transfers from/to Investment property	-	26,363	-	-	-	-	26,363
Transfers from/to Assets classified as held for sale	-	145,931	55,279	1,799	-	-	203,009
Impairment losses recognized in profit or loss	(297)	(231,963)	(570,768)	-	(503)	(79,583)	(883,114)
Reversals of impairment losses recognized in profit or loss	28,632	46,104	95,217	724	3,657	4,534	178,868
Exchange rate gains/(losses)	1,008	113,496	420,271	20,659	35,140	1,042	591,616
Accumulated depreciation and impairment as at 31 December 2019	**(81,818)**	**(30,666,526)**	**(70,378,476)**	**(6,605,548)**	**(2,787,354)**	**(114,632)**	**(110,634,354)**
Carrying amount, net as at 31 December 2019	**7,086,365**	**32,070,165**	**36,749,452**	**3,347,071**	**951,063**	**4,005,038**	**84,209,154**

**) Transfers include reclassifications of assets already put in use among asset classes.*

Of which items of property, plant and equipment subject to the operating-lease arrangements with the Group as a lessor:

(In CZK thousands)	Land	Buildings and structures	Machinery and equipment	Vehicles	Other tangibles	Total
Cost as at 1 January 2020	**137,556**	**1,435,463**	**135,098**	**95,698**	**17,863**	**1,821,678**
Additions from tangibles in progress	-	8,840	100,484	98,347	218	207,889
Disposals	(493)	(610)	(27,380)	(10,439)	-	(38,922)
Transfers from/to property, plant and equipment which is not subject to the operating-lease arrangements	3,859	208,117	9,040	10,360	25,816	257,192
Transfers from/to Investment property, net	181	3,717	-	-	-	3,898
Transfers from/to Assets classified as held for sale	-	(26,498)	(1,890)	-	-	(28,388)
Exchange rate gains/(losses)	32	18,535	404	180	392	19,543
Cost as at 31 December 2020	**141,135**	**1,647,564**	**215,756**	**194,146**	**44,289**	**2,242,890**
Accumulated depreciation and impairment as at 1 January 2020	**-**	**(624,610)**	**(42,691)**	**(7,716)**	**(12,549)**	**(687,566)**
Depreciation	-	(38,851)	(13,629)	(21,805)	(4,148)	(78,433)
Disposals	-	464	5,880	1,760	-	8,104
Transfers from/to property, plant and equipment which is not subject to the operating-lease arrangements	-	(38,602)	(3,620)	(4,508)	(13,020)	(59,750)
Transfers from/to Assets classified as held for sale	-	9,133	1,890	-	-	11,023
Exchange rate gains/(losses)	-	(1,589)	(116)	21	(284)	(1,968)
Accumulated depreciation and impairment as at 31 December 2020	**-**	**(694,055)**	**(52,286)**	**(32,248)**	**(30,001)**	**(808,590)**
Carrying amount, net as at 31 December 2020	**141,135**	**953,509**	**163,470**	**161,898**	**14,288**	**1,434,300**

(In CZK thousands)	Land	Buildings and structures	Machinery and equipment	Vehicles	Other tangibles	Total
Cost as at 1 January 2019	**123,010**	**1,320,458**	**81,637**	**2,308**	**17,040**	**1,544,453**
Additions from tangibles in progress	5	70,504	53,624	93,527	-	217,660
Disposals	(221)	(7,288)	(107)	(40)	-	(7,656)
Transfers from/to property, plant and equipment which is not subject to the operating-lease arrangements	14,724	52,812	158	-	1,042	68,736
Transfers from/to Investment property, net	54	6,506	-	-	-	6,560
Exchange rate gains/(losses)	(16)	(7,529)	(214)	(97)	(219)	(8,075)
Cost as at 31 December 2019	**137,556**	**1,435,463**	**135,098**	**95,698**	**17,863**	**1,821,678**
Accumulated depreciation and impairment as at 1 January 2019	**-**	**(564,189)**	**(35,241)**	**(1,192)**	**(10,368)**	**(610,990)**
Depreciation	-	(42,329)	(7,524)	(6,584)	(2,331)	(58,768)
Disposals	-	6,233	107	40	-	6,380
Transfers from/to property, plant and equipment which is not subject to the operating-lease arrangements	-	(25,057)	(82)	-	-	(25,139)
Exchange rate gains/(losses)	-	732	49	20	150	951
Accumulated depreciation and impairment as at 31 December 2019	**-**	**(624,610)**	**(42,691)**	**(7,716)**	**(12,549)**	**(687,566)**
Carrying amount, net as at 31 December 2019	**137,556**	**810,853**	**92,407**	**87,982**	**5,314**	**1,134,112**

As at 31 December 2020 and 2019, property, plant and equipment with a net book value of CZK 8,167,317 thousand and CZK 8,326,106 thousand, respectively were used as a pledge provided for the Group loans. See also Note 18.1.

Changes in impairment allowances recognized against property, plant and equipment are presented within Impairment of goodwill and changes in impairment allowances against non-current assets and operating provisions, net.

The impairment loss of CZK 253,189 thousand recognized in 2020 was related to the impairment of property, plant and equipment of the Media 1 cash-generating unit (see Note 32).

The impairment loss recognized in 2019 mainly related to the impairment of property, plant and equipment of the German bakery companies' cash-generating unit due to the estimated lower performance of the unit.

5.2 Intangible Assets

(In CZK thousands)	Development	Software	Valuable rights	Other intangibles	Non-refundable advances and intangibles in progress	Total
Cost as at 1 January 2020	**111,608**	**1,824,070**	**1,975,003**	**1,558,690**	**107,361**	**5,576,732**
Additions	-	-	-	-	803,093	803,093
Of which additions generated by own activities	-	-	-	-	*19,460*	*19,460*
Disposals	-	(7,908)	(11,718)	(401,296)	-	(420,922)
Transfers*)	2,426	164,152	15,174	649,502	(825,232)	6,022
Transfers from/to Assets classified as held for sale	-	(222)	-	-	(1,456)	(1,678)
Exchange rate gains/(losses)	9	20,853	16,354	13,452	1,000	51,668
Cost as at 31 December 2020	**114,043**	**2,000,945**	**1,994,813**	**1,820,348**	**84,766**	**6,014,915**
Accumulated amortization and impairment as at 1 January 2020	**(92,370)**	**(1,501,022)**	**(709,826)**	**(680,835)**	**(14,115)**	**(2,998,168)**
Amortization	(6,931)	(116,204)	(140,048)	(14,544)	-	(277,727)
Disposals	-	7,334	11,479	2,470	-	21,283
Transfers from/to Assets classified as held for sale	-	222	-	-	-	222
Impairment losses recognized in profit or loss	-	-	(384,153)	(51,523)	(34)	(435,710)
Reversals of impairment losses recognized in profit or loss	-	-	-	-	191	191
Exchange rate gains/(losses)	(8)	(16,671)	(5,489)	(75)	(442)	(22,685)
Accumulated amortization and impairment as at 31 December 2020	**(99,309)**	**(1,626,341)**	**(1,228,037)**	**(744,507)**	**(14,400)**	**(3,712,594)**
Carrying amount, net as at 31 December 2020	**14,734**	**374,604**	**766,776**	**1,075,841**	**70,366**	**2,302,321**

**) Transfers include reclassifications of assets already put in use among asset classes.*

(In CZK thousands)	Development	Software	Valuable rights	Other intangibles	Non-refundable advances and intangibles in progress	Total
Cost as at 1 January 2019	**91,595**	**1,769,685**	**1,961,672**	**1,541,728**	**94,139**	**5,458,819**
Additions	-	-	-	-	657,280	657,280
Of which additions generated by own activities	-	-	-	-	*21,169*	*21,169*
Disposals	(190)	(61,930)	(643)	(458,292)	(756)	(521,811)
Acquisition of subsidiaries	-	1,727	658	-	1,188	3,573
Transfers*)	20,207	124,000	22,592	481,374	(643,969)	4,204
Transfers from/to Assets classified as held for sale	-	(294)	-	-	-	(294)
Exchange rate gains/(losses)	(4)	(9,118)	(9,276)	(6,120)	(521)	(25,039)
Cost as at 31 December 2019	**111,608**	**1,824,070**	**1,975,003**	**1,558,690**	**107,361**	**5,576,732**
Accumulated amortization and impairment as at 1 January 2019	**(88,829)**	**(1,471,099)**	**(534,233)**	**(668,815)**	**(13,583)**	**(2,776,559)**
Amortization	(3,734)	(97,936)	(150,791)	(14,034)	-	(266,495)
Disposals	190	61,521	429	1,713	-	63,853
Acquisition of subsidiaries	-	(822)	(435)	-	-	(1,257)
Transfers*)	-	76	(20)	20	-	76
Reversals of impairment losses recognized in profit or loss	-	-	(28,546)	-	(699)	(29,245)
Exchange rate gains/(losses)	3	7,238	3,770	281	167	11,459
Accumulated amortization and impairment as at 31 December 2019	**(92,370)**	**(1,501,022)**	**(709,826)**	**(680,835)**	**(14,115)**	**(2,998,168)**
Carrying amount, net as at 31 December 2019	**19,238**	**323,048**	**1,265,177**	**877,855**	**93,246**	**2,578,564**

**) Transfers include reclassifications of assets already put in use among asset classes.*

Valuable rights contain mainly trademarks and capitalized REACH costs.

Other intangibles contain mainly Emission rights.

As at 31 December 2020 and 2019, the Group had no intangible assets with indefinite useful lives.

The impairment loss of CZK 435 676 thousand recognized in 2020 was related to the impairment of non-current intangible assets of the Media 1 cash-generating unit (see Note 32).

Research expenses not capitalized

A number of Group companies, namely those engaged in the chemical and food industries, have established research and development units with equipped laboratory facilities and skilled research and development and analytical staff. These activities are viewed as a standard part of their operating activities and focus primarily on on-going product innovations and compliance with environmental objectives, in addition to improving production efficiency and product quality. Research expenses incurred by Group companies are not reported separately, with the exception of subsidiaries whose engagement in research and development is regarded by the Group as a productive activity. In 2020 and 2019, solely VUCHT a.s. qualified as a research & development subsidiary; operating expenses of VUCHT a.s., including depreciation and amortization and salaries and wages, totaled as recalculated CZK 94,660 thousand and CZK 81,758 thousand, respectively. Activities of other research and similar institutions, such as Výzkumný ústav organických syntéz a.s. (Research Institute for Organic Synthesis) or Centrum organické chemie s.r.o. (Center for Organic Chemistry), primarily focused on research and development of chemical production performed for external customers and, accordingly, are not included in the Group's reporting of research expenses.

Outsourced research and development recognized as an expense in the 2020 and 2019 profit or loss totaled CZK 26,505 thousand and CZK 24,637 thousand, respectively.

5.3 Investment Property

Investment property held by the Group includes an array of properties that are individually immaterial for the Group and serve different purposes, mostly being intended for lease as office or other business premises. The fair value of investment property is reassessed on an annual basis. Current market prices are the principal source of evidence of fair value. In the absence of current market prices, alternative measurement methods are used that are based on reliable discounted cash flow projections using discount rates which reflect current market assessments of the uncertainty in the amount and timing of the cash flows and are supported by current market prices or rents for similar properties in the same location and technical condition. Investment properties held by the Group are not subject to regular assessment by independent experts. When determining the fair value, only appraisals not older than three years are considered that are made by independent experts for the investment property in question or for a similar property. The effects of fair value changes of real property, if any, on income before income taxes arising from hypothetical changes in discount rates for investments measured using the revenue approach and included in Level 3 of the fair value hierarchy is immaterial in terms of the Group.

There were no restrictions imposed on the realizability of investment property held by the Group as at 31 December 2020 and 2019, respectively. In addition, the Group had no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance and enhancements.

Considering the volume of credit lines used and the nature of Group's business, investment properties of CZK 71,580 thousand and CZK 78,094 thousand served as a pledge for Group companies' loans as at 31 December 2020 and 2019.

6 Leases

6.1 Group as a Lessee

The right of use asset related to non-current assets primarily includes assets arising from the right to use agricultural and other land and buildings and structures, railway carriages and sidings, other vehicles, and technologies and equipment. Lease contracts are usually concluded for a definite period or for an indefinite period with a notice of termination. Many contracts include extension or termination options that Group companies take into account when assessing a lease term. The terms and conditions of the lease may vary between lease arrangements and, in some cases, particularly with immovable property, the Group has the option to extend a lease over a period agreed in advance.

With some contracts, the Group has the option to purchase the underlying asset after the lease term expires. The lease payments included in the measurement of the lease liability comprise the exercise price of an option to purchase the underlying asset if the lessee is reasonably certain to exercise that option. The Group's lease liabilities are primarily secured by the lessor's title to the leased assets.

In 2020 and 2019, the Parent Company and other Group companies lease agricultural land, buildings of particularly administrative nature and certain movable assets from the related parties IMOBA, a.s. and Istrochem Reality, a.s. A majority of lease agreements with these related parties are set as agreements for an indefinite period with the termination notice up to one year, nevertheless we can assume with a reasonable degree of certainty, particularly with respect to immovable assets, that the agreements are of rather longer-term nature. As at 31 December 2020 a 2019, liabilities to these related parties from the lease of land, buildings and movable assets totalled CZK 866,453 thousand and CZK 931,408 thousand (see Note 28), respectively.

The Group recognized the following amounts of the right of use assets as at 31 December 2020 and 2019 and related depreciation in 2020 and 2019:

(In CZK thousands)	Remaining lease term usually does not exceed	Carrying amount, net as at 31 December 2020	Carrying amount, net as at 31 December 2019	Depreciation of right of use asset in 2020	Depreciation of right of use asset in 2019
Agricultural land	11 years	2,420,981	2,391,982	(431,637)	(426,076)
Other land	5 years	161,513	183,393	(28,606)	(28,948)
Buildings and structures	8 years	1,575,411	1,841,304	(354,922)	(356,686)
Railway carriages and sidings	8 years	1,185,845	1,335,390	(315,192)	(237,800)
Vehicles	4 years	420,743	539,160	(217,336)	(227,079)
Other technologies and equipment	8 years	237,904	295,159	(57,481)	(53,914)
Other	3 years	15,532	21,130	(5,235)	(4,958)
Total		**6,017,929**	**6,607,518**	**(1,410,409)**	**(1,335,461)**

In 2020 and 2019, the Group recognized additions of CZK 418,384 thousand and CZK 609,385 thousand to right of use assets net of the effects of acquisitions of subsidiaries (see Notes 4.5 and 4.6) and without additions related to leases of land by companies involved in primary agricultural production and livestock farming). Leases of land by companies involved in primary agricultural production and livestock farming are generally stable and their balance is increasing mainly due to acquisitions of subsidiaries.

Future undiscounted cash flows from lease liabilities broken down by expected maturity are as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Less than 1 year	1,421,596	1,475,770
1 – 5 years	3,529,750	3,649,186
More than 5 years	1,704,383	1,999,441
Total	**6,655,729**	**7,124,397**

The structure of lease liabilities as at 31 December 2020 and 2019 is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Short-term portion (see Note 15)	1,346,270	1,420,713
Long-term portion (see Note 14)	4,768,098	5,263,356
Total	**6,114,368**	**6,684,069**

The Group recognized the following amounts related to lease arrangements in the consolidated statement of income:

(In CZK thousands)	2020	2019
Depreciation of right of use assets	(1,410,409)	(1,335,461)
Interest expense on lease liability	(99,561)	(95,016)
Costs of short-term leases	(241,193)	(396,110)
Costs of leases of low-value assets other than short-term	(51,524)	(51,210)
Costs of variable lease payments not included in lease liability measurement	(14,670)	(21,123)
Revenue from sublease of right of use assets	28,160	24,782

Payments of the lease liability made in 2020 and 2019 totaled CZK 1,416,406 thousand and CZK 1,307,396 thousand, respectively.

6.2 Group as a Lessor

Operating lease

As at 31 December 2020 and 2019, operating lease revenue totaled CZK 375,895 thousand and CZK 342,307 thousand, respectively.

Income from the lease of non-current assets comprise a large number, for the Group individually immaterial items and lease agreements for both, immovable and movable assets. Their duration usually varies from several days to years and include a wide range of assets. The Group's lease receivables are primarily secured by the lessor's title to the leased assets.

Future undiscounted cash flows from operating leases broken down by expected maturity in individual years following the balance sheet date are as follows:

(In CZK thousands)	31 December 2020	31 December 2019
1st year	256,340	239,414
2nd year	192,860	171,141
3rd year	182,724	159,568
4th year	143,717	119,167
5th year	136,687	110,442
Over 5 years	318,798	292,361
Total	**1,231,126**	**1,092,093**

For items of property, plant and equipment subject to the operating-lease arrangements, refer to Note 5.1.

Finance lease

Finance lease arrangements include, in particular, the lease of land by one of the Group companies which has entered into a long-term agreement for the lease of a plot of land until 2091 with related party CS CABOT, spol. s r.o. The rent is regularly adjusted for inflation, as required by the agreement.

In 2020 and 2019, interest income from finance lease receivables of CZK 3,747 thousand and CZK 3,598 thousand, respectively, was recognized in the consolidated statement of income.

Future undiscounted cash flows from finance leases broken down by expected maturity in individual years following the balance sheet date are as follows:

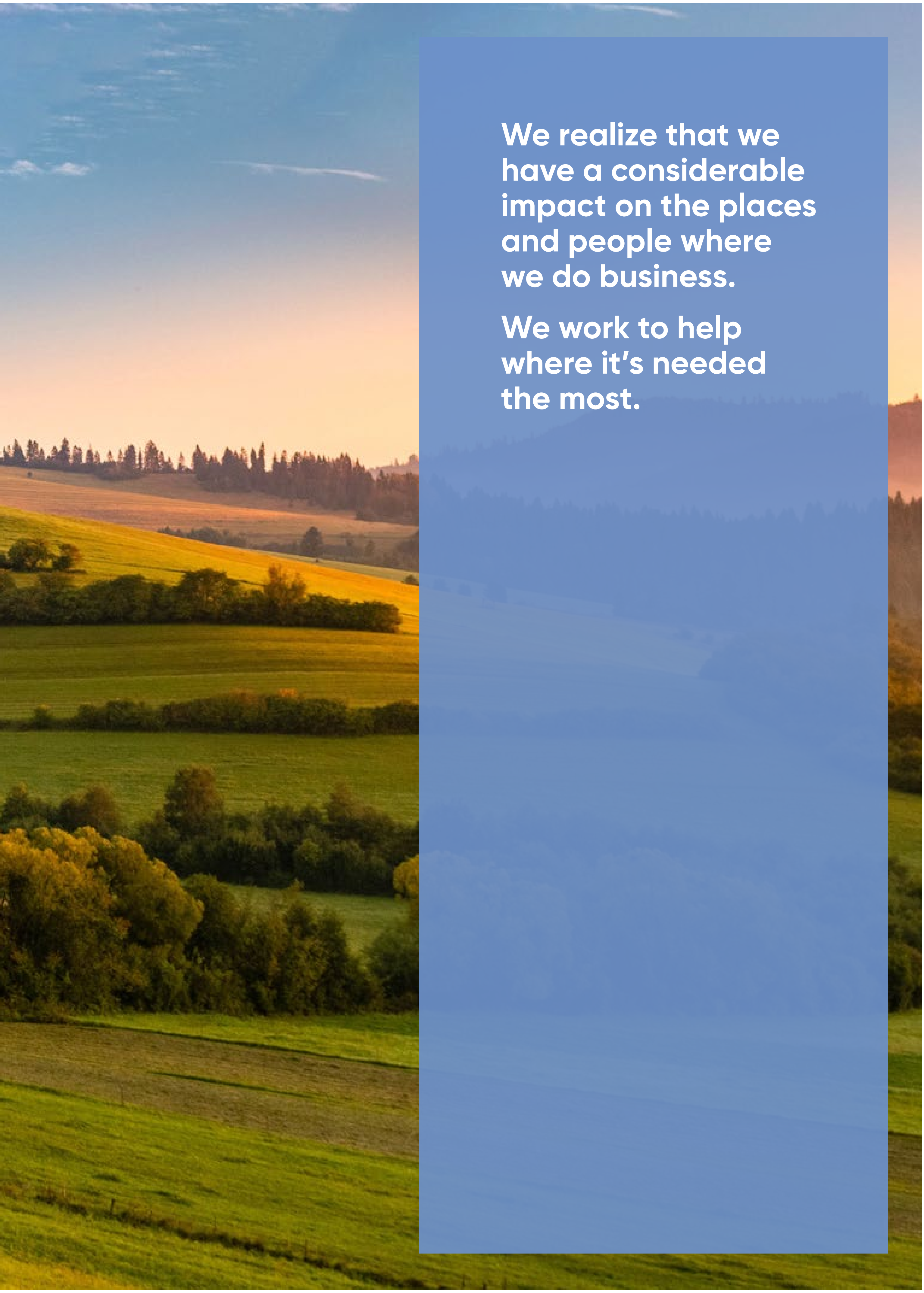
(In CZK thousands)	31 December 2020	31 December 2019
1st year	17,912	13,673
2nd year	10,492	19,176
3rd year	6,138	5,894
4th year	3,246	5,782
5th year	3,246	2,891
Over 5 years	211,275	191,026
Total	**252,309**	**238,442**

The structure of finance lease receivables as at 31 December 2020 and 2019 is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Short-term portion	15,074	9,535
Long-term portion	116,436	116,529
Total	**131,510**	**126,064**

The difference between undiscounted cash flows from finance lease receivable and their carrying amounts represents unrealized interest income from finance leases.

This is home



We realize that we have a considerable impact on the places and people where we do business.

We work to help where it's needed the most.

7 Biological Assets

Considering the volume of credit lines used and the nature of Group's business, certain non-current and current biological assets of selected subsidiaries may serve as a pledge for Group companies' loans.

7.1 Non-current Biological Assets

As at 31 December 2020 and 2019, the Group had the following non-current biological assets – animals:

(in pieces)	31 December 2020	31 December 2019
Sows and boars	12,928	12,267
Dairy cattle	14,252	13,996
Feeder cattle	2,425	2,429

The non-current biological assets – animals are measured at fair value less costs to sell.

Movements in the categories of non-current biological assets – animals were as follows in 2020 and 2019:

(In CZK thousands)	Swine	Dairy cattle	Feeder cattle	Other	Total
Balance as at 1 January 2019	**49,320**	**393,896**	**41,872**	**250**	**485,338**
Additions	74,334	187,087	14,941	23	276,385
Of which: by acquisition	*2,421*	*2,146*	*2,546*	*23*	*7,136*
by own activities	*71,913*	*184,941*	*12,395*	-	*269,249*
Disposals by sale and other disposals	(3,526)	(44,984)	(1,653)	(138)	(50,301)
Change in fair value less costs to sell; impairment	(45,004)	(116,501)	(8,929)	(18)	(170,452)
Write-offs on liquidation or transfer to further processing	(21,340)	(93,908)	(4,003)	(14)	(119,265)
Exchange rate gains/(losses)	-	(577)	-	(4)	(581)
Balance as at 31 December 2019	**53,784**	**325,013**	**42,228**	**99**	**421,124**
Acquisition of subsidiaries	-	5,949	-	-	5,949
Additions	59,590	189,452	11,147	58	260,247
Of which: by acquisition	*4,604*	*312*	*1,287*	*58*	*6,261*
by own activities	*54,986*	*189,140*	*9,860*	-	*253,986*
Disposals by sale and other disposals	(2,492)	(45,741)	(1,718)	(10)	(49,961)
Change in fair value less costs to sell; impairment	(44,317)	(100,750)	(6,169)	(12)	(151,248)
Write-offs on liquidation or transfer to further processing	(19,946)	(77,493)	(4,895)	(30)	(102,364)
Exchange rate gains/(losses)	-	1,546	-	(5)	1,541
Balance as at 31 December 2020	**46,619**	**297,976**	**40,593**	**100**	**385,288**

Non-current biological assets – plants with approximate value of CZK 19,207 thousand and CZK 19,636 thousand as at 31 December 2020 and 2019, respectively, comprised, in particular, hop fields, vineyards, orchards, forests and other perennial crops.

In 2020 and 2019, the Group produced 156,808 tons and 146,415 tons of milk, respectively.

7.2 Current Biological Assets

As at 31 December 2020 and 2019, the Group had the following current biological assets – animals:

(in pieces)	31 December 2020	31 December 2019
Poultry	4,804,116	5,649,270
Swine	213,095	215,285
Dairy cattle	13,871	14,001
Feeder cattle	4,504	3,857

As at 31 December 2020, 315,288 head of poultry were presented within assets classified as held for sale, see Note 9.

Current biological assets – animals are measured at fair value less estimated cost to sell (see Note 2.6). For gilts (included within swine) and heifers (included within cattle) no adequate liquid markets exists and the revenues and costs related to their farming only cannot be determined with a sufficient degree of accuracy. Gilts and heifers are valued at their acquisition cost less any impairment allowances that are assumed to approximate their fair value. Long-term records of production companies confirm the acquisition cost-based valuation of gilts and heifers approximates their market value.

Movements in the categories of current biological assets – animals were as follows in 2020 and 2019:

	BREEDING					CONSUMABLE					
(In CZK thousands)	**Poultry**	**Swine**	**Dairy cattle**	**Other**	**Total**	**Poultry**	**Swine**	**Dairy cattle**	**Feeder cattle**	**Other**	**Total**
Balance as at 1 January 2019	**74,747**	**48,090**	**245,367**	**7,491**	**375,695**	**97,467**	**228,466**	**23,891**	**80,562**	**187**	**430,573**
Additions	150,062	47,501	297,529	712	**495,804**	1,894,677	1,562,668	12,585	73,425	90	**3,543,445**
Of which: by acquisition	*40,752*	-	*31,051*	-	***71,803***	-	*19,039*	-	*15,172*	*12*	**34,223**
by own activities - newborn animals and weight gains	*109,310*	*47,501*	*266,478*	*712*	***424,001***	*1,894,677*	*1,543,629*	*12,585*	*58,253*	*78*	***3,509,222***
Production	(22,436)	(14,739)	(102,938)	(561)	**(140,674)**	(1,850,476)	(1,462,004)	(26,390)	(61,085)	(44)	**(3,399,999)**
Transfers among categories and to non-current biological assets	-	(45,807)	(194,398)	149	**(240,056)**	-	(24,338)	9,456	(14,311)	-	**(29,193)**
Change in fair value less costs to sell; impairment	(102,554)	-	-	-	**(102,554)**	4,316	163,385	(6,574)	(12,825)	-	**148,302**
Liquidation	(14,725)	(3,297)	(4,660)	(3)	**(22,685)**	(42,244)	(43,443)	(193)	(1,971)	(47)	**(87,898)**
Exchange rate gains/(losses)	-	-	(401)	(78)	**(479)**	(382)	(483)	-	-	(2)	**(867)**
Balance as at 31 December 2019	**85,094**	**31,748**	**240,499**	**7,710**	**365,051**	**103,358**	**424,251**	**12,775**	**63,795**	**184**	**604,363**
Acquisition of subsidiaries	-	-	2,494	-	2,494	-	-	541	-	-	**541**
Additions	153,334	43,897	314,689	1,559	**513,479**	1,845,840	1,598,336	10,704	86,988	69	**3,541,937**
Of which: by acquisition	*56,497*	-	*34,163*	*934*	***91,594***	-	*5,380*	*11*	*19,834*	*17*	**25,242**
by own activities - newborn animals and weight gains	*96,837*	*43,897*	*280,526*	*625*	***421,885***	*1,845,840*	*1,592,956*	*10,693*	*67,154*	*52*	**3,516,695**
Production	(28,793)	(13,561)	(109,479)	(1,191)	**(153,024)**	(1,818,130)	(1,541,810)	(17,861)	(57,772)	(88)	**(3,435,661)**
Transfers among categories and to non-current biological assets	-	(28,344)	(197,382)	370	**(225,356)**	-	(26,701)	4,978	(6,907)	-	**(28,630)**
Transfers from/to Assets classified as held for sale	(16,055)	-	-	-	(16,055)	-	-	-	-	(2)	**(2)**
Change in fair value less costs to sell; impairment	(117,707)	-	-	-	**(117,707)**	4,477	(169,169)	728	(4,300)	-	**(168,264)**
Liquidation	(16,214)	(3,852)	(4,950)	(7)	**(25,023)**	(43,899)	(45,504)	(305)	(2,265)	(23)	**(91,996)**
Exchange rate gains/(losses)	-	-	1,051	206	**1,257**	1,051	(574)	-	(4)	(4)	**469**
Balance as at 31 December 2020	**59,659**	**29,888**	**246,922**	**8,647**	**345,116**	**92,697**	**238,829**	**11,560**	**79,535**	**136**	**422,757**

In 2020 and 2019 the Group produced the following quantities of agricultural products related to breeding of current biological assets – animals:

(in pieces)	2020	2019
Poultry meat	43,071,912	43,238,679
Pork	488,067	468,301
Beef	13,143	13,672
Eggs	289,162,273	297,839,756

Current biological assets – plants include, in particular, sown areas at which cereals, oil seeds and other crop are grown and also forest nurseries. In 2020 and 2019, the Group farmed on 141 thousand and 140 thousand hectares of land, respectively.

A majority of cereals and oil seeds is measured at fair value less estimated costs to sell (see Note 2.6). The acquisition cost of certain marginally grown cereals approximates fair value.

Fair value of biological assets in forest nurseries cannot be reliably determined particularly as no liquid market exists. The use of alternative revenue-based methods for these immature assets is impracticable mainly as the products cannot be realized at a free market being produced for specific needs of minor region and the development in 15 independent regional cost centers operating in total on 191 ha (as at 31 December 2020) may differ significantly. At the same time, demand is volatile due to climatic changes and other events and it is impossible to reliably determine the quantity of substandard seedlings. With respect to the fact that final sales are made for market prices and considering the level of margins generated from sales and common level of product write offs of unsold assets in the nurseries, the management estimates that the cost valuation is always below market values (or even might approximate market values) and such conclusion is justified retrospectively taking into account actual results.

Movements in the categories of current biological assets – plants were as follows in 2020 and 2019:

(In CZK thousands)	Cereals	Oil seeds	Forest nurseries	Other	Total
Balance as at 1 January 2019	**524,243**	**272,787**	**102,694**	**116,387**	**1,016,111**
Acquisition of subsidiaries	2,086	1,576	-	5,132	8,794
Additions	1,357,144	641,062	75,107	610,340	2,683,653
Of which: by acquisition	*1,661*	*41*	-	*292*	*1,994*
by own activities – grown plants	*1,355,483*	*641,021*	*75,107*	*610,048*	*2,681,659*
Sales of biological assets	(204)	-	(6)	(262)	(472)
Production	(1,384,175)	(657,072)	(78,797)	(609,110)	(2,729,154)
Change in fair value less costs to sell; impairment	14,009	77,225	16,799	1,876	109,909
Liquidation	-	(1,010)	(54,974)	-	(55,984)
Exchange rate gains/(losses)	(1,717)	(1,024)	-	(636)	(3,377)
Balance as at 31 December 2019	**511,386**	**333,544**	**60,823**	**123,727**	**1,029,480**
Acquisition of subsidiaries	10,353	4,224	-	2,552	17,129
Additions	1,333,505	616,127	53,392	642,729	2,645,753
Of which: by acquisition	*4,551*	-	-	*4,458*	*9,009*
by own activities – grown plants	*1,328,954*	*616,127*	*53,392*	*638,271*	*2,636,744*
Sales of biological assets	(109)	(100)	(37)	(4,061)	(4,307)
Production	(1,421,311)	(644,923)	(64,628)	(649,766)	(2,780,628)
Change in fair value less costs to sell; impairment	77,285	11,003	1,726	(2,941)	87,073
Liquidation	-	-	(28,536)	-	(28,536)
Exchange rate gains/(losses)	2,013	1,035	-	(155)	2,893
Balance as at 31 December 2020	**513,122**	**320,910**	**22,740**	**112,085**	**968,857**

In 2020 and 2019, the Group produced the following quantities of agricultural products related to growing of current biological assets – plants:

	Unit	2020	2019
Cereals	tons	505,603	447,964
Oil seeds	tons	85,959	82,258
Seedlings	pieces	17,296,910	20,409,261

7.3 Fair Value of Biological Assets and Agricultural Production at the Point of Harvest

Plant commodities (oilseed rape, wheat) and animal assets in meat production (cattle, pork and poultry) are biological assets for which an active market exists or their fair value can reliably be measured. These assets are measured at fair value whereby the fair value is based on market prices of plant commodities as applicable for the European region, and takes into account budgeted costs of asset transformation. Agricultural products relating to harvests are measured at fair values less estimated costs to sell that were determined at the point of harvest and are not further remeasured.

If an active market does not exist for the assets, the Group uses one or more relevant indicators derived from market prices and sector standard values for fair value calculation.

7.4 Fair Value Hierarchy for Biological Assets

Fair values of biological assets are determined using Level 3 as it is based on techniques for which all inputs which have a significant effect on the recorded fair value are derived, either directly or indirectly, from inputs observable on active markets. However, also unobservable inputs are used to measure fair value to the extent that relevant observable inputs are not available. Therefore, unobservable inputs reflect the assumptions that market participants would use when pricing the asset or liability, including assumptions about the risk inherent in the given activity, whereas the exit price at the measurement date is set from the perspective of a market participant holding the respective biological asset. Fair values are determined using models that include estimated selling prices net of delivery costs. Additional valuation model inputs include estimated costs of livestock breeding or plant production until the point of harvest and expected production volumes.

Estimated costs of livestock breeding or plant production are based on Group companies estimates reflecting the accounting treatment of transactions effected under market conditions, and calculations that are based on market prices and their expected fluctuations over the breeding or production period.

Primary budgetary bases for the estimated costs are represented mainly by the cultivated area and its quality, sowing plans, numbers of animal biological assets and their likely aggregation into groups and herds, costs of salaries and wages and the number of employees involved in agricultural primary production and the like. The budgeted items include in particular the estimated input costs of compound feed (based on the estimated conversion of feed, fattening period and feed types derived from the specific requirements of the asset), seed, field cultivation work and other direct and indirect costs, such as utilities, stabling or farm machinery, transportation, etc. Group companies engaged in agricultural primary production are exposed to a wide range of activities as well as conditions under which they operate (see Note 2.6). Due to the high variability of conditions encountered by the individual companies involved in agricultural primary production, there may be a large dispersion in the input values for calculating the estimated costs of livestock breeding or plant production. These conditions significantly impact the determination of the valuation model parameters, especially with regard to possible synergies of livestock farming and plant production, the distinctively different productivity of individual farms or the differences in the margins achieved in individual regions.

In 2020 and 2019, no significant changes occurred neither in the management of the companies nor in the concept of determining unobservable inputs for companies engaged in agricultural primary production. As at 31 December 2020 and 2019, the Group included 81 and 79 companies from the Czech Republic, Slovakia and Hungary, respectively involved primarily in diverse production of biological assets in different regions of the said countries. The ranges of primary budgetary bases relevant for these agricultural primary production companies as at 31 December 2020 and 2019 were as follows:

(Data for one company)	2020	2019
Farmed area in hectares (ha)	11 – 5,981 ha	7 – 6,194 ha
Cultivated area for plant production companies	162 – 5,981 ha	219 – 6,194 ha
Dairy cattle (incl. calves and heifers)	398 – 2,370 pcs	398 – 2,655 pcs
Feeder cattle (incl. calves and heifers)	1 – 947 pcs	1 – 892 pcs
Fattening pigs	18 – 36,597 pcs	26 – 38,936 pcs
Employees (excluding the forest nurseries staff)	3 – 136 employees	6 – 135 employees

The input data for models is compared to actual revenue and expense indicators and regularly adjusted if a better method of determining parameters, sources of information or budgetary basis is identified.

Estimated selling prices are based on market prices. For biological assets - plants, these mainly include MATIF market prices of wheat and oilseed rape quoted on Euronext, which reflect the average price of futures at the date of expected harvest.

For biological assets - animals, these mainly include beef and pork prices published by the State Agricultural Intervention Fund, milk prices published by the Ministry of Agriculture of the Czech Republic, piglet prices published by SPF-Danmark, and poultry and egg prices determined by the AGROFERT Group based on statistic surveys. In all cases, the prices applied reflect current prices as at the balance sheet date and are derived from large transaction volumes with the commodity.

7.5 Biological Assets the Fair Value of which Cannot Be Measured Reliably

If, on initial recognition, the fair value of a biological asset cannot be measured reliably because market-determined prices are not available or alternative estimates of fair value are determined to be clearly unreliable, the biological assets are measured at their cost less any impairment losses that the management assumes to be always below or close to market value (see Note 7.2). Such assumptions are retrospectively justified taking into account actual development.

8 Inventories

Considering their nature all Group's inventories are current assets as at the balance sheet date and the Group estimates to use them within one year. The structure of inventories of the Group, which are not biological assets, was as follows as at the balance sheet date:

(In CZK thousands)	**31 December 2020**	**31 December 2019**
Materials and raw materials	5,306,655	5,191,951
Spare parts	1,825,346	1,707,461
Work in progress and semi-finished production	2,019,109	2,561,234
Products and goods	19,587,653	20,786,011
Of which: biological assets production – plants	*1,037,011*	*679,319*
biological assets production – animals	*9,196*	*11,298*
Total	**28,738,763**	**30,246,657**

Excess, obsolete and slow moving inventory has been written down to its estimated net realizable value by an allowance account. In 2020, the Group recognized a net increase in the total amount of CZK 147,229 thousand in the allowances (2019: increase by CZK 3,480 thousand).

Considering the volume of credit lines used and the nature of Group's business some inventories of certain Group companies serve as a pledge for Group companies' loans.

Cost of goods sold, consumed materials and change in production inventories:

(In CZK thousands)	**2020**	**2019**
Material consumed in production; consumption of spare parts, other materials and cost of goods sold:	(95,389,517)	(97,235,406)
Cost of materials sold	(561,005)	(501,338)
Materials and goods capitalized	572,125	557,364
Changes in production inventories and allowances against inventory	(462,417)	(31,033)

9 Assets and Associated Liabilities Classified as Held for Sale

Assets and associated liabilities classified as held for sale as at 31 December 2020 comprised, in particular, assets and liabilities of companies producing table eggs (see Note 33) and a non-current asset held for sale related to bakery business and to the production of egg products. Assets and associated liabilities classified as held for sale as at 31 December 2019 comprised, in particular, non-current assets held for sale related to bakery business that was in the process of restructuring. Part of the assets classified as held for sale was pledged as security to cover liabilities to banks as at 31 December 2020 and 2019.

The assets classified as held for sale and associated liabilities are as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Property, plant and equipment	500,460	157,454
Right of use asset	6,826	6,143
Intangible assets	273	6
Investment property	-	3,172
Deferred tax asset	4,569	5,346
Inventories	8,289	10,031
Current biological assets	16,057	-
Trade and other receivables	58,610	-
Income tax receivable	100	-
Cash and cash equivalents	26,967	-
Assets classified as held for sale	**622,151**	**182,152**
Long-term bank and other loans and borrowings	25,361	-
Long-term lease liability	4,195	2,155
Trade and other long-term liabilities	58	-
Deferred tax liability	6	-
Short-term bank and other loans and borrowings	5,868	-
Short-term lease liability	2,631	1,919
Trade and other current liabilities	46,451	4,847
Liabilities associated with assets classified as held for sale	**84,570**	**8,921**

10 Long-term Receivables and Financial Assets

The structure of Group’s long-term receivables and financial assets as at the balance sheet date is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Equity securities and financial assets in progress	119,039	107,236
Long-term loans and borrowings	2,076	2,471
Long-term trade and other receivables	308,385	302,044
Total long-term financial assets	**429,500**	**411,751**

11 Short-term Financial Assets and Trade and Other Receivables

The structure of Group's short-term financial assets and receivables as at the balance sheet date is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Debt securities and term deposits	1,492	3,611
Financial assets in progress and short-term loans and borrowings	5,753	23,879
Receivables from derivatives	45,795	29,259
Short-term financial assets	**53,040**	**56,749**
Trade receivables	16,745,371	17,862,409
Other financial receivables	1,448,802	1,452,028
Total financial assets	**18,247,213**	**19,371,186**
Receivables from employees; tax and other receivables	1,256,708	1,157,739
Total	**19,503,921**	**20,528,925**

In relation to the volume of withdrawals from agreed credit limits and the nature of business, some receivables, particularly trade receivables of certain Group companies, are used as a pledge for the Group's loans.

Allowances against outstanding receivables are established. Changes in allowances against receivables are, similarly as the write-off and income from written off receivables, net, recognized within Losses (-) and reversals of losses (+) on impairment of financial assets, net.

Changes in allowances against trade receivables in 2020 and 2019 were as follows:

(In CZK thousands)	2020	2019
Allowances as at 1 January	**(1,180,444)**	**(1,237,452)**
Acquisition of subsidiaries	-	(2,571)
Exchange differences	(4,534)	6,716
Creation/(reversal)	(74,141)	38,039
Other	2,944	14,824
Allowances as at 31 December	**(1,256,175)**	**(1,180,444)**

Other classes of trade and other receivables are not impaired except for historical other financial receivables that are fully provided for. The Group established 100% allowances against the receivables related to historical transactions under administrative proceedings with respect to the businesses that terminated their activities or are subject to litigation lasting for more than five years.

Receivables include receivables, net, against which the Group has established allowances using a simplified approach to determining the allowance amount (see Notes 2.15 and 18.2.3). The ageing structure of short-term trade receivables, net as at the balance sheet date is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Not past due	14,697,678	15,107,568
Less than 3 months overdue	1,866,397	2,448,081
Overdue between 3 months to 1 year	99,870	213,095
Overdue between 1 year to 5 years	81,426	93,665
Total short-term trade receivables	**16,745,371**	**17,862,409**

12 Cash and Cash Equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash in hand and at bank. Structure of the Group's cash as at the balance sheet date was as follows:

(In CZK thousands)	**31 December 2020**	**31 December 2019**
Cash	5,394,189	5,275,711
Of which: cash in hand	*45,223*	*56,115*
current bank accounts	*5,348,966*	*5,219,596*
Short-term bank deposits	445,643	33,093
Other cash and cash equivalents	94	42
Total cash and cash equivalents	**5,839,926**	**5,308,846**

The Group companies have deposited a part of cash at specific accounts determined for withdrawals of statutory provisions for non-current asset repairs, performance on grounds of lease agreements and similar performance. The Group considers these financial assets to be cash.

No restricted cash is recognized as at 31 December 2020.

Cash at bank includes restricted cash of CZK 317,625 thousand as at 31 December 2019; the cash is restricted to secure loan repayments in case covenants specified by the loan agreement are not met.

Cash at bank earns variable interest based on daily bank deposit rates. Short-term bank deposits mature between one day and three months depending on the Group's immediate need of funds and bear interest equal to usual short-term deposit rates.

The Group uses cash pool systems on a regular basis and contractual arrangements for joint credit limits for operating and capital transactions. As at the balance sheet date the credit limits were not used in full and they are subject to no specific restrictions.

For the purpose of the consolidated statement of cash-flow, cash and cash equivalents comprise the following as at balance sheet date:

(In CZK thousands)	**31 December 2020**	**31 December 2019**
Cash and cash equivalents as a separate line in the consolidated balance sheet	5,839,926	5,308,846
Cash and cash equivalents attributable to assets classified as held for sale	26,967	-
Total	**5,866,893**	**5,308,846**

13 Equity

Approved and issued share:		31 December 2020 and 2019
Shares of AGROFERT, a.s., in certificated form, each having a par value of CZK 1,000 thousand, fully paid	628 units	CZK 628,000 thousand
Authorized dividend per share before tax in 2020 and 2019		-

The payment of dividends to the Parent Company's shareholders was not approved by the date of these consolidated financial statements.

13.1 Capital Management

The primary objective of the Group's capital management is not only to maintain healthy capital ratios in order to support its business and maximize value for shareholders but also to ensure that the Group companies will be able to continue as a going concern. The Group is not subject to external capital requirements except for local statutory requirements, if any, to maintain a minimum level of funds associated with employees or other subjects the volume of which is insignificant for the Group considering its capital structure. The Group management regularly assess capital expenditures and risks associated with capital components.

The overall Group's capital management strategy remains unchanged in a long term and the Group's capital structure comprises net debt (borrowings offset against cash in hand and at bank) and the Group's equity (comprising share capital, funds, retained earnings and non-controlling interests). The indicators are monitored not only on the basis of consolidated information but also at the level of business segments and regions taking into consideration local specific features and possible vertical integration of business segments; their monitoring is primarily set in accordance with IFRS (on an semi-annual basis) and local statutory reporting (on a monthly basis). In addition, the Group monitors capital structure using the indicator of net debt / EBITDA with the aim to keep the indicator below the threshold regularly assessed for the business segments and regions, where EBITDA consists of income before income taxes, financial expenses and income (including interest and exchange rate differences) plus depreciation and amortization, plus impairment of goodwill and changes in operating impairment allowances and provisions.

The terms for Group's bank loans are tied to both individual indicators of the subsidiaries that use the bank loans and consolidated data. The Group also adjusts the structure of bank loans from the viewpoint of the type of loan, currency and maturity, their purpose and estimated cash flows for their repayment in order to minimize external capital costs and, at the same time (in line with its expectations of future development) to maximally limit possible risks resulting from exchange rate variances and interest rates. The Group also optimizes the use of external debt by utilizing cash pool mechanisms balancing temporary imbalance in the need of external financing and excessive cash, if any. With respect to long-term collaboration with a number of leading banks in all countries in which the Group operates it has secured sufficient reserves of free credit lines to fund its ordinary operations as well as any planned or unexpected future capital needs.

14 Long-term Liabilities from Bank and Other Loans, Borrowings, Leases and Other Long-term Liabilities

The structure of Group's long-term financing and long-term liabilities as at the balance sheet date is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Long-term bank and other loans	9,507,675	13,137,328
Issued bonds (see Note 28) and other sources of financing	2,052,198	1,799,338
Lease liability	4,768,098	5,263,356
Long-term liabilities from bank and other loans, borrowings and leases	**16,327,971**	**20,200,022**
Long-term trade payables and payables from advances and options	170,024	432,876
Other financial liabilities	8,996	-
Total long-term financial liabilities	**16,506,991**	**20,632,898**
Payables to employees	816,770	809,287
Other long-term liabilities	77,175	43,595
Total	**17,400,936**	**21,485,780**

No specific contractual terms are tied to long-term liabilities with the exception of loans (see Note 16) the failure to meet could lead to premature payment demand or any other change of parameters of this long-term funding.

MAFRA, a.s. has a put and call option to buy a 40% share in DENAX, a.s. The put option may be exercised at any time, but not earlier than November 2022. The price of non-controlling interest is set as 40% of 11 times of average annual consolidated EBITDA of DENAX group for the last three complete fiscal years before the exercise date, net of 40% of the DENAX group's consolidated net cash at the end of the last month before the option is exercised. In addition, the price of the non controlling interest is conditioned upon the achievement of the required level of the EBITDA indicator. If the level is not achieved, the purchase price will be a fixed amount adjusted for the change in net cash between the date of acquisition of a 60% share in DENAX, a.s. and the option exercise date. As at 31 December 2020, the present value of an amount payable on exercise was recognized as a long-term payable. The call option for the sale of 40% ownership interest may be exercised by the seller between November 2022 and April 2024.

15 Short-term Liabilities from Bank and Other Loans, Borrowings, Leases and Other Short-term Liabilities

The structure of Group's short-term financing and short-term liabilities as at the balance sheet date is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Short-term bank and other loans	24,314,700	26,579,312
Other sources of financing	736,388	763,742
Lease liability	1,346,270	1,420,713
Short-term liabilities from bank and other loans, borrowings and leases	**26,397,358**	**28,763,767**
Short-term trade payables, contract liabilities and payables from options	15,162,751	15,067,024
Other financial liabilities	19,688	36,746
Total short-term financial liabilities	**41,579,797**	**43,867,537**
Payables to employees, tax and other payables	2,115,385	2,126,402
Tax and other short-term liabilities	1,460,750	1,573,283
Total	**45,155,932**	**47,567,222**

16 Bank and Other Loans

The structure of Group's bank and other loans as at the balance sheet date is as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Long-term bank and other loans	9,507,675	13,137,328
Short-term bank and other loans	24,314,700	26,579,312
Total bank and other loans	**33,822,375**	**39,716,640**

Banks and other institutions providing loans to Group companies as at 31 December 2020 and 2019 can be analyzed according to loan withdrawals as follows:

Financial institution	31 December 2020		31 December 2019	
	In CZK thousands	%	In CZK thousands	%
Bank of China Hungary Close Ltd	957,942	2.83	927,465	2.34
COMMERZBANK AG, Filiale Luxemburg	787,350	2.33	762,300	1.92
Česká spořitelna, a. s.	262,450	0.78	254,100	0.64
Industrial and Commercial Bank of China Ltd.	524,900	1.55	508,200	1.28
Raiffeissenbank and branches	1,312,250	3.88	1,270,500	3.20
The Korean Development Bank, London Branch	223,083	0.66	215,985	0.54
United Taiwan Bank S.A.	262,450	0.77	254,100	0.64
Všeobecná úverová banka and branches	524,900	1.56	508,200	1.28
Schuldschein Loan Agreement)*	*4,855,325*		*4,700,850*	
Bayerische Landsbank	524,900	1.55	840,566	2.12
Citibank Europe and branches	3,028,428	8.95	3,912,798	9.85
Commerzbank AG and branches	3,522,682	10.41	3,977,529	10.01
Česká spořitelna, a. s.	1,311,843	3.88	2,029,223	5.11
Československá obchodná banka, a.s.	306,588	0.91	790,058	1.99
Československá obchodní banka, a. s. and branches	1,265,709	3.74	1,734,706	4.37
ERSTE BANK HUNGARY ZRT	411,027	1.21	438,225	1.10
FHB KERESKEDELMI BANK ZRT	-	-	583,653	1.47
HSH Nordbank Hamburk	445,540	1.32	721,765	1.82
ING Bank N.V.	-	-	200,048	0.50
IKB Deutsche Industriebank AG	634,960	1.88	759,226	1.91
ING Bank N. V. - CZ	347,669	1.03	356,534	0.90
K AND H BANK ZRT.	146,696	0.43	175,290	0.44
Komerční banka, a. s. and branches	5,809,855	17.18	7,054,986	17.76
Norddeutsche Landesbank - Giro	237,120	0.70	382,627	0.96
Raiffeisenbank a. s. and branches	2,198,911	6.50	1,861,197	4.69
Slovenská sporiteľňa, a.s.	1,748,974	5.17	1,829,838	4.61
TAKAREKBANK	708,802	2.10	192,200	0.48
Tatra banka, akciová spoločnosť	2,833,483	8.38	2,953,051	7.44
UniCredit Bank Czech Republic and Slovakia, a.s. and branches	1,959,753	5.79	2,705,055	6.81
Všeobecná úverová banka, a.s. and branches	931,761	2.76	941,293	2.37
Other	592,349	1.75	575,922	1.45
Total bank and other loans	**33,822,375**	**100.00**	**39,716,640**	**100.00**

**) On 27 November 2018, AGROFERT, a.s., entered into agreements Schuldschein Loan Agreement with Citibank Europe plc, UK Branch and COMMERZBANK Aktiengesellschaft, Filiale Luxemburg as the arrangers and with COMMERZBANK Aktiengesellschaft, Filiale Luxembourg as the payment and calculation agent on grounds of which it received a loan of EUR 71,500 thousand with a three-year maturity and a loan of EUR 113,500 thousand with a five-year maturity. The loans bear floating interest rates and are redeemable in full as at the ultimate maturity date, i.e. three and five years after the funds receipt date by AGROFERT, a.s., respectively.*

The difference between the Schuldschein Loan Agreement liability balance as at 31 December 2020 and 2019 is attributable to the translation of the liability using the exchange rate valid as at the balance sheet date.

In addition to standard administrative arrangements and guarantees certain contractual financial general terms and conditions apply to the loans; they may be linked to profit or loss, indebtedness level or any other indicators set in compliance with the respective accounting methods that may differ from IFRS. Any breach of these contract terms and conditions could lead to the requirement of premature repayment of loans. If a Group company does not meet the loan covenants and the bank's consent with the breach is not available as at the balance sheet date the loan maturity is adjusted and the corresponding part of the loan for which the terms have been breached and may be demanded by the bank as due, is re-classified to short-term. This mainly related to Fatra, a.s., with outstanding loans of CZK 627,920 thousand as at 31 December 2020. Fatra, a.s., was in breach of certain covenants (financial ratios of "net debt to SG EBITDA" and "DSCR"). On 18 December 2020, Fatra, a.s. received a notification from its bank confirming that they agree to waive the "net debt to SG EBITDA" covenant only. Consequently, the loans were reclassified to short-term loans as at 31 December 2020. On 17 February 2021, Fatra, a.s. received a notification from the creditor confirming that they agreed to waive the "DSCR" covenant as well.

Approximately one third of long-term loans in 2020 and 2019 bear a fixed rate, whilst short-term loans bear usually a floating interest rate linked to inter-bank offered rates (PRIBOR and EURIBOR, or LIBOR, EONIA, BUBOR or WIBOR) plus a margin corresponding to market conditions.

Regardless of whether financing was short-term or long-term the floating interest rate for a vast majority of loans was within the following ranges:

2020

Currency	Rate	Margin range (%)
CZK	PRIBOR	0.05 – 2.20
EUR	EONIA	0.65 – 0.90
	EURIBOR	0.30 – 1.50
	LIBOR	0.55 – 1.10
HUF	BUBOR	0.51 – 0.90
PLN	WIBOR	0.60

2019

Currency	Rate	Margin range (%)
CZK	PRIBOR	0.05 – 2.20
EUR	EONIA	0.50 – 0.73
	EURIBOR	0.30 – 1.65
	LIBOR	0.75 – 1.10
HUF	BUBOR	0.50 – 0.90
PLN	WIBOR	0.60

In 2020 and 2019,, the fixed interest rate for a majority of loans varied between 0.6 and 3.7% p.a.

As at 31 December 2020 and 2019, the bank loans were drawn in the following currencies:

Currency (In CZK thousands)	31 December 2020		31 December 2019	
	Foreign currency	CZK	Foreign currency	CZK
EUR	828,410	21,741,631	946,217	24,043,411
CZK	7,477,292	7,477,292	11,352,147	11,352,147
HUF	62,856,683	4,532,595	55,251,293	4,247,719
PLN	12,312	70,857	12,289	73,363
USD	-	-	-	-
Total		**33,822,375**		**39,716,640**

17 Fair Value of Financial Instruments

Fair value is defined as the amount at which the instrument could be exchanged in a current transaction between knowledgeable willing parties in an arm's length transaction, other than in a forced or liquidation sale. The fair value of financial instruments traded in active markets is based on quoted market prices valid as at the balance sheet date. The fair values of instruments, which are not traded in active markets, are determined using the valuation techniques based on market prices adjusted for estimated costs to transform or sell an asset, values determined based on the discounted cash flow models, market multiples or option pricing models, etc.

17.1 Methods and Assumptions

The Group uses the following methods and assumptions to estimate the fair value of each class of financial instruments:

Cash and cash equivalents, short-term investments

The carrying amount of cash and other current financial assets approximates fair value due to the relatively short-term maturity of these financial instruments.

Short-term securities

The fair value of short-term securities reflects their estimated profitability.

Provided long-term loans, borrowings and receivables

The carrying amount of long-term loans, borrowings and receivables approximates fair value of these financial instruments.

Long-term equity securities

The fair value of long-term equity securities reflects their estimated profitability.

Short-term receivables and payables

The carrying amount of receivables and payables approximates fair value due to the short-term maturity of these financial instruments.

Short-term loans

The carrying amount approximates fair value because of the short period to maturity of those instruments.

Long-term bank loans, borrowings and payables

The fair value of long-term loans and payables is based on the market price for the same or similar debts or on the current interest rates available for debt with the same maturity profile. The carrying amount of long-term loans and payables with variable interest rates approximates their fair values. For long-term loans and payables with fixed interest rate the fair value is determined using the market information on the structure of common interest rates, through coupon and zero-coupon bonds or swap rates considering the respective risk premium.

Derivatives

The fair value of derivatives and commodity contracts treated under IFRS 9 is based upon mark to market valuations. As at 31 December 2020 and 2019, the derivatives were revalued at fair value by the Group companies, with the positive and negative fair values of derivatives being included in receivables and payables, respectively.

17.2 Reconciliation of the Carrying and Fair Values

Carrying and measured fair values of financial instruments as at 31 December 2020 and 2019:

(In CZK thousands)	Category	31 December 2020 Carrying amount	31 December 2020 Fair value	31 December 2019 Carrying amount	31 December 2019 Fair value
Assets					
Non-current assets					
Equity securities	FVPL	119,039	119,039	107,236	107,236
Long-term loans and borrowings	AC	2,076	2,076	2,471	2,471
Long-term receivables	AC	276,329	276,329	290,589	290,589
Current assets					
Short-term receivables	AC	18,194,173	18,194,173	19,314,437	19,314,437
Cash and cash equivalents	AC	5,839,926	5,839,926	5,308,846	5,308,846
Debt securities	FVPL	1,492	1,492	3,611	3,611
Financial assets in progress and short-term loans and borrowings	AC	5,753	5,753	23,879	23,879
Liabilities					
Long-term liabilities					
Long-term bank and other loans and borrowings	AC	11,559,873	11,684,100	14,936,666	15,014,988
Long-term trade payables and payables from advances and options	AC	170,024	170,024	432,876	432,876
Current liabilities					
Short-term bank and other loans and borrowings	AC	25,051,088	25,051,088	27,343,054	27,343,054
Short-term trade payables, contract liabilities and payables from options	AC	15,162,751	15,162,751	15,067,024	15,067,024
Derivatives					
Cash flow hedges					
Short-term receivables	HFT	26,297	26,297	24,267	24,267
Long-term receivables	HFT	22,866	22,866	6,344	6,344
Short-term liabilities	HFT	1,106	1,106	107	107
Other derivatives					
Short-term receivables	HFT	19,498	19,498	4,992	4,992
Long-term receivables	HFT	9,190	9,190	5,111	5,111
Short-term liabilities	HFT	18,582	18,582	36,639	36,639
Long-term liabilities	HFT	8,996	8,996	-	-

Abbreviations used:
FVPL Financial instruments measured at fair value through profit or loss
HFT Held-for-trading or hedging instruments
AC Financial instruments carried at amortized cost

17.3 Fair Value Hierarchy

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

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: techniques for which all inputs which have a significant effect on the recorded fair value are observable market data, either directly or indirectly.

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

For assets and liabilities that are recognized in the financial statements on recurring basis, the Group re-asses the categorization in the fair value hierarchy (from the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period to determine whether transfers between levels have occurred.

There were no transfers between the levels in 2020 and 2019.

Tables below summarize the fair value hierarchy for Group´s assets and liabilities measured at fair value.

17.3.1 Fair value hierarchy of financial instruments as at 31 December 2020

Financial assets at fair value:

(In CZK thousands)		**Total**	**Level 1**	**Level 2**	**Level 3**
Long-term equity securities	FVPL	119,039	-	-	119,039
Short-term debt securities	FVPL	1,492	-	-	1,492
Cash flow hedges					
Short-term receivables	HFT	26,297	-	26,297	-
Long-term receivables	HFT	22,866	-	22,866	-
Other derivatives					
Short-term receivables	HFT	19,498	-	19,498	-
Long-term receivables	HFT	9,190	-	9,190	-

The difference in carrying amounts of securities between 31 December 2020 and 2019 can be mainly attributed to the revaluation of securities at fair value through profit or loss.

Financial liabilities at fair value:

(In CZK thousands)		**Total**	**Level 1**	**Level 2**	**Level 3**
Cash flow hedges					
Short-term liabilities	HFT	1,106	-	1,106	-
Other derivatives					
Short-term liabilities	HFT	18,582	-	18,582	-
Long-term liabilities	HFT	8,966	-	8,966	-

Assets and liabilities for which fair values are disclosed:

(In CZK thousands)		**Total**	**Level 1**	**Level 2**	**Level 3**
Long-term bank and other loans and borrowings	AC	11,684,100	-	11,684,100	-

17.3.2 Fair value hierarchy of financial instruments as at 31 December 2019

Financial assets at fair value:

(In CZK thousands)		Total	Level 1	Level 2	Level 3
Long-term equity securities	FVPL	107,236	-	-	107,236
Short-term debt securities	FVPL	3,611	-	-	3,611
Cash flow hedges					
Short-term receivables	HFT	24,267	-	24,267	-
Long-term receivables	HFT	6,344	-	6,344	-
Other derivatives					
Short-term receivables	HFT	4,992	-	4,992	-
Long-term receivables	HFT	5,111	-	5,111	-

Financial liabilities at fair value:

(In CZK thousands)		Total	Level 1	Level 2	Level 3
Cash flow hedges					
Short-term liabilities	HFT	107	-	107	-
Other derivatives					
Short-term liabilities	HFT	36,639	-	36,639	-
Long-term liabilities	HFT	-	-	-	-

Assets and liabilities for which fair values are disclosed:

(In CZK thousands)		Total	Level 1	Level 2	Level 3
Long-term bank and other loans and borrowings	AC	15,014,988	-	15,014,988	-

Standing for our values for 27 years

AGROFERT may have been stablished 27 years ago, but the history of some of our brands dates to the First Republic.

18 Financial Risk Management

18.1 Approach to Financial Risk Management and Group Organization

The Board of Directors of the Group's parent company has the overall responsibility for setting the Group's financial risk management strategy and organizational framework, as well as for overseeing that it is being adhered to through an integrated management system, with the aim of achieving only an acceptable variation between the actual and the projected developments in the given area.

The organization of financial risk management includes the definition of risks based on the risk level and detectability; definition of departments/companies of the Group for which the area is applicable; definition of rules and responsibilities for risk management; permitted instruments and methods of risk management and actual risk limits. It is based on a general "Risk analysis" policy for Group risk management that aims to identify the risk sources for individual Group companies' processes, to assess possible threats and evaluate the risks identified, and to introduce appropriate measures in order to eliminate or reduce them. Any standard operational decisions related to practical implementation of the above organizational framework in the Group companies fall within the competence of individual companies' management with respect to the relevant binding regulations of AGROFERT, a.s. The oversight is exercised through regular reporting and – in the context of the management of individual industries in which the Group operates, i.e. in consideration of possibly differing financial risks – by means of identifying the risks associated with the Group's processes along with proposed appropriate measures, including feedback or control of compliance with respective policies and limits. In addition to the management of individual Group companies, the parent company's management, internal audit, crisis team, credit committee as well as other committees are actively involved in the oversight process and assessment of conclusions.

As part of the financial risk management, market and commodity risks, interest rate risk, currency risks, credit risks and liquidity risk are managed within the Group, aside from relevant rules and policies, including model forms, system controls, etc. being set at this level.

Certain receivables of the Group are secured by the right of pledge over non-current and current assets of the debtors. Liabilities including bank loans and financing of the acquisition of non-current assets are mainly secured by combined methods, covered primarily by the right of pledge over non-current assets, receivables, inventory, and also over business establishment, investment property and by third party guarantees, blank bills or representation of the parent company or any other Group company; liabilities to the customs authorities are standardly secured by bank guarantees.

18.2 Qualitative and Quantitative Description of Risks Associated with Financial Instruments

18.2.1 Commodity and market risks

Changes in the prices of agricultural commodities, natural gas, coal or ilmenite along with the products made of these commodities, as well as the development of energy supplies or emission allowances prices represent a fundamental risk factor of the Group's value. The current system of commodity risk management always focuses on specific business sectors and is managed by the Group's executives responsible for these sectors. Significant elements of commodity risk management include diversification of suppliers, provision of timely information on any changes in futures prices from appropriate sources, optimization of buying and selling positions of individual commodities through short-term and medium-term hedge, or effective management of the emission allowances amount. Part of commodity and market risk management is also the vertical integration of business activities that allows for both inputs and outputs to be made using natural hedging without any additional risks associated with fluctuations in world prices.

18.2.2 Currency risks

The development of foreign exchange rates is a risk factor of the Group's value, as the Group companies operate in a number of countries and in industries where inputs and outputs are often determined by world prices set in a currency other than the functional currency. The current system of currency risk management is focused on the future cash flows and financial trades which are realized for the purposes of an overall risk position management in accordance with the risk limits relevant for each region and industry. The Group strives to maximize the use of natural hedging of currency risks; management prefers to curtail transactions and business activities for which there is no natural hedging, no contracting option or a clear link to the functional currency of a particular Group company. Own financial instruments (i.e. active and passive financial trades and derivative trades) are realized entirely in the context of an overall expected cash flows of the Group (including operational and investment foreign currency flows).

18.2.3 Credit risks

The Group is at risk of its counterparties not being able to meet their contractual obligations, which may result in a financial loss incurred by the Group. The Group's main financial assets include balances on bank accounts, cash in hand, other short-term financial assets and trade receivables. The Group's maximum exposure to credit risk in relation to receivables and other financial instruments as at 31 December 2020 and 2019 is the carrying value of each class of financial assets except for financial guarantees. Credit risk and solvency of counterparties are regularly evaluated not only for receivables, extended loans, loans or deposits, but also for contingent receivables or guarantees.

Credit risk from balances with banks and financial institutions is primarily managed by the Group's parent management where the amount of surplus funds is subject to regular reporting, and any surplus funds investments are made only with approved counterparties. To reduce the credit risk from balances, the Group uses an effective cash pooling system that allows selected groups of companies to optimally finance their operations in line with the Group's policy. For liquidity, credit risks are limited since counterparties are banks with a high credit rating (i.e. a low risk of not paying back its debt). In 2020 and 2019, the credit risk for all of the above financial assets was assessed as low and the allowances were determined using the 12-month expected credit loss.

Receivables are periodically evaluated for their collectability. The Group has a policy of credit limits where credit exposures of individual financial partners and wholesale partners are managed based on the creditworthiness of the counterparties as well as according to individual credit limits; the amount of doubtful receivables is properly and regularly monitored. An integral part of the account receivables maintenance includes not only the oversight carried out by the Credit Committee and tracking of receivables for individual business partners across the Group, but also setting of limits and blocking, effective securing of receivables, timely debt collection along with procuring evidence, monitoring of insolvency, offsetting, minimizing the use of credit cards, etc.

Below is a description of the credit risk relating to the Group's receivables and contract assets that has been assessed using the allowance matrix:

31 December 2020

		Trade receivables and contract assets			
(In CZK thousands)	**Contract assets**	**Within due date**	**Less than 3 months overdue**	**More than 3 months overdue**	**Total**
Expected credit loss in %	-	0.1-3%	3-10%	50-100%	-
Estimated gross value of receivables	-	14,861,543	1,991,422	1,148,581	18,001,546
Expected credit loss	-	(163,867)	(125,024)	(967,284)	(1,256,175)

31 December 2019

		Trade receivables and contract assets			
(In CZK thousands)	**Contract assets**	**Within due date**	**Less than 3 months overdue**	**More than 3 months overdue**	**Total**
Expected credit loss in %	-	0.1-3%	3-10%	50-100%	-
Estimated gross value of receivables	-	15,304,696	2,546,642	1,191,515	19,042,853
Expected credit loss	-	(197,129)	(98,561)	(884,754)	(1,180,444)

18.2.4 Interest risks

The Group is exposed to the risk of interest rate changes as it borrows funds both at fixed and floating interest rates; a significant part of interest rate risk management pertains to the Group's loan structure. All long-term and short-term loans have been provided by reputable banks and usually bear a floating interest rate linked to inter-bank offered rates (mainly PRIBOR and EURIBOR, or LIBOR, EONIA, BUBOR or WIBOR) plus a margin corresponding to market conditions. The ratio of long-term financing to total financing through bank and other loans, bonds or leasing was 45% as at 31 December 2020 (compared to 48% as at 31 December 2019). Tied primarily to the Group's non-current assets, the long-term bank and other loans mostly mature in the period from 2021 to 2026. In selected cases, the Group's companies conclude interest rate swaps to manage specific interest rate risk along with cash flows arising from variable rate loans.

As at 31 December 2012, the Parent Company issued bonds with the total nominal value of CZK 3,000,000 thousand with a fixed interest yield. Bonds at amortized cost of CZK 1,482,270 thousand are due in 2022 and represent a liability to a related party (see Note 28).

18.2.5 Liquidity management

The Group's liquidity risk is primarily perceived as an operational risk and the risk factor is represented in particular by the internal ability to effectively manage the future cash flows planning process within the Group, and to secure adequate liquidity and effective short-term financing. In any given period, the future deviations of the Group's estimated cash flows are managed in accordance with the aggregate risk limit and in the context of the actual and the targeted debt/equity ratio of the Group. Management emphasizes not only operating financing optimization but also controls of approved investment plans, adherence to the policies for approving and drawing on investments, including budgets for repairs and maintenance, or adequate securing of contractual obligations vis-à-vis investment suppliers. In the long term, emphasis is placed on cooperation with banks and important business partners – reliable suppliers and customers – based primarily on mutual trust and open communication. Due to a significant range of activities being geared towards agricultural production markedly cyclical in nature, an integral part of the Group's liquidity management system comprises also vertical integration of the Group along with the development of sectors linked both to food production and services associated with agricultural primary production, as well as the effective use of cash pooling.

18.3 Offsetting of Financial Instruments

The Civil Code in the Czech Republic, as well as the civil and commercial law in other countries where the Group companies operate, allow for the offsetting of existing receivables and liabilities by means of a bilateral legal act in the form of an agreement between the parties involved; at the same time, offsetting of due receivables and liabilities is allowed for by a unilateral legal act provided that mutual performance of the same kind (i.e. generally in cash) is due from each party to the other. Equivalent provisions may exist in other legal environments that are relevant to Group companies. To carry out unilateral offsetting of receivables and liabilities, declaration of at least one party is legally required.

In the consolidated balance sheet, both financial liabilities and receivables are always stated in the full amount to be settled as at the balance sheet date; no presentation on a net basis is applied. Unilateral offsetting is not used by the Group companies as standard. In selected business situations and on the basis of respective agreements, the Group companies make use of the reciprocal offsetting of receivables and liabilities as an alternative to the transfer of funds. The offsetting option is usually fixed also contractually. However, offsetting is not a primary tool of liquidity or credit risk management, and its use is often preferred in supplier-customer relationships as it is considered a practical administrative solution for settling of routine reciprocal transactions. Receivables and liabilities are recorded gross until they are (a) due and, at the same time, (b) their offsetting has been approved by both parties, i.e. they meet the criteria for offsetting/compensation (where the right to compensate any recorded amounts shall be enforceable and an intention to settle them in net amounts exists), or are subject to reciprocal offsetting as stipulated by agreement.

18.4 Maturity of Financial Liabilities

The following table summarizes future undiscounted cash flows from financial liabilities broken down by their expected maturity:

31 December 2020

(In CZK thousands)	Less than 3 months	3 - 12 months	1 - 5 years	More than 5 years	Total
Loans, bonds and other sources of financing	16,105,635	9,663,630	11,280,022	534,338	37,583,625
Liabilities	14,950,512	247,316	128,813	44,234	15,370,875
Derivatives	18,034	1,654	5,117	3,879	28,684
Provided guarantees	114	370	-	-	484

31 December 2019

(In CZK thousands)	Less than 3 months	3 - 12 months	1 - 5 years	More than 5 years	Total
Loans, bonds and other sources of financing	18,401,041	9,275,882	14,857,715	600,462	43,135,100
Liabilities	14,745,635	350,094	390,760	42,275	15,528,764
Derivatives	21,184	15,562	-	-	36,746
Provided guarantees	318	245	-	-	563

18.5 Changes in Liabilities from Financing

The following table summarizes changes in liabilities from financing:

31 December 2020

(In CZK thousands)	Debt	Trade and other long-term liabilities	Trade and other short-term liabilities	Total liabilities from financing
Amounts stated in the balance sheet as at 1 January 2020	**48,963,789**	**1,285,758**	**18,803,455**	
Less: Liabilities from other activities than financing	-	(981,159)	(18,803,455)	
Liabilities from financing as at 1 January 2020	**48,963,789**	**304,599**	**-**	**49,268,388**
Cash flows	(7,605,754)	-	-	(7,605,754)
Non-cash changes of lease liabilities	760,106	-	-	760,106
Exchange differences	558,819	10,009	-	568,828
Acquisition of subsidiaries	73,980	-	-	73,980
Transfers from/to Liabilities associated with assets classified as held for sale	(38,055)	-	-	(38,055)
Other	12,444	(292,905)	-	(280,461)
Liabilities from financing as at 31 December 2020	**42,725,329**	**21,703**	**-**	**42,747,032**
Liabilities from other activities than financing	-	1,051,262	18,758,574	
Total balance sheet amount as at 31 December 2020	**42,725,329**	**1,072,965**	**18,758,574**	

31 December 2019

(In CZK thousands)	Debt	Trade and other long-term liabilities	Trade and other short-term liabilities	Total liabilities from financing
Amounts stated in the balance sheet as at 1 January 2019 before the effects of IFRS 16	**46,748,151**	**1,215,878**	**21,844,929**	
Less: Liabilities from other activities than financing	-	(976,239)	(21,844,929)	
Effects of IFRS 16	6,409,639	-	-	
Liabilities from financing as at 1 January 2019 after the effects of IFRS 16	**53,157,790**	**239,639**	**-**	**53,397,429**
Cash flows	(5,243,093)	-	-	(5,243,093)
Non-cash changes of lease liabilities	1,186,065	-	-	1,186,065
Exchange differences	(538,031)	(2,934)	-	(540,965)
Acquisition of subsidiaries	405,950	-	-	405,950
Transfers from/to Liabilities associated with assets classified as held for sale	(1,181)	-	-	(1,181)
Other	(3,711)	67,894	-	64,183
Liabilities from financing as at 31 December 2019	**48,963,789**	**304,599**	**-**	**49,268,388**
Liabilities from other activities than financing	-	981,159	18,803,455	
Total balance sheet amount as at 31 December 2019	**48,963,789**	**1,285,758**	**18,803,455**	

18.6 Sensitivity Analysis

18.6.1 Sensitivity to changes in the foreign exchange rate

The Group is exposed to the currency risk arising in particular from transactions with companies based in the European Union. In addition to the Czech crowns (CZK), the most significant currencies used by the Group include mainly the euro (EUR), the Hungarian forint (HUF) and the British pound (GBP). The currency risk is evaluated in relation to the Group's functional currency (the Czech crown) at the balance sheet date; as at that date, receivables and payables denominated in foreign currencies are translated into Czech crowns at the exchange rate published by the Czech National Bank.

The sensitivity analysis includes, with the exception of equity securities, financial assets and liabilities denominated in foreign currencies and measures the impact of translation of these items as at the balance sheet date using the rate set by the Czech National Bank as of 31 December 2020 and 2019. The Group determines that a movement of exchange rates against the Czech crown in the following period in the range of +10% (appreciation of the Czech crown) and -10% (depreciation of the Czech crown) is reasonably possible. The exchange rate sensitivity analysis is prepared for individual currencies provided the rates of other currencies remain unchanged. The following table shows the impact on income before income taxes based on the estimated appreciation of +10% and depreciation of -10%, respectively against foreign currencies, along with the comparable information for 2019 (at that year, the exchange rate movement was considered in the range of +/-10% as well):

2020

(In CZK thousands)		**-10% CZK depreciation**	
Currency	EUR	HUF	GBP
Increase / (Decrease) of income	(596,703)	395	1,892
		+10% CZK appreciation	
Currency	EUR	HUF	GBP
Increase / (Decrease) of income	596,703	(395)	(1,892)
		-10% HUF depreciation	
Currency		EUR	
Increase / (Decrease) of income		(27,335)	
		-10% HUF depreciation	
Currency		EUR	
Increase / (Decrease) of income		27,335	
		-10% EUR depreciation	
Currency		GBP	
Increase / (Decrease) of income		(28,638)	
		-10% EUR depreciation	
Currency		GBP	
Increase / (Decrease) of income		28,638	

2019

(In CZK thousands)	-10% CZK depreciation		
Currency	EUR	HUF	GBP
Increase / (Decrease) of income	(732,423)	3,107	2,325
	+10% CZK appreciation		
Currency	EUR	HUF	GBP
Increase / (Decrease) of income	732,423	(3,107)	(2,325)
	-10% HUF depreciation		
Currency	EUR		
Increase / (Decrease) of income	(6,823)		
	+10% HUF appreciation		
Currency	EUR		
Increase / (Decrease) of income	6,823		
	-10% EUR depreciation		
Currency	GBP		
Increase / (Decrease) of income	654		
	+10% EUR appreciation		
Currency	GBP		
Increase / (Decrease) of income	(654)		

18.6.2 Sensitivity to interest rate changes

The Group is exposed to the interest rate risk arising in particular from short-term loans with a fixed maturity; the Group's liabilities are more sensitive to any changes in interest rates than its assets. Fixed-rate sources of financing are not affected by interest rate changes as no additional specific interest conditions apply to the financing, neither floating rate swaps, and no early repayment of these long-term liabilities is expected.

In the case of short-term loans and long-term loans with variable interest rate, the impact on income before income taxes is determined based on a specified change in interest rate that would have occurred at the beginning of the reporting year, and assuming that no other interest rate change occurred over the entire reporting period. Other financial assets and liabilities are not considered to be interest-sensitive.

2020

(In CZK thousands)	Interest rate increase by 50 basis points	Interest rate decrease by 25 basis points
Increase / (Decrease) of income	(157,984)	78,992

2019

(In CZK thousands)	Interest rate increase by 50 basis points	Interest rate decrease by 25 basis points
Increase / (Decrease) of income	(182,589)	91,294

18.7 Financial Risk Management Related to Agricultural Activity and Biological Assets

18.7.1 Regulatory and environmental risks

The Group is subject to various statutory regulations and, for these reasons, the Group has implemented diverse internal measures so as to meet the very strict regulations including environmental protection requirements.

18.7.2 Supply and demand risks

Due to the nature of the products offered, the Group is subject to a significant fluctuation in demand for production and its frequent price change. However, the Group is fully committed to adapting its agricultural output to match the current demand and supply in the marketplace. In addition, management of the Group has implemented strong planning techniques and analyses in order to respond to any changes in the market with agricultural commodities.

18.7.3 Climate risks

The agricultural production of the Group, as well as the production in the rest of Europe, is very prone to climatic conditions. The Group has various instruments to mitigate its impact; it is nonetheless insured against appropriate meteorological influences, where applicable.

19 Provisions

Movements in provisions in 2020 and 2019:

(In CZK thousands)	Provision for environmental liabilities and restoration to original state	Provision for litigation and contingent amounts due to government	Provision for restructuring	Provision for emission allowances	Other provisions	Total
Balance as at 31 December 2018 before the effects of IFRS 16	**472,429**	**342,795**	**881,389**	**679,681**	**495,917**	**2,872,211**
Effects of IFRS 16	-	-	-	-	(18,103)	**(18,103)**
Balance as at 1 January 2019 after the effects of IFRS 16	**472,429**	**342,795**	**881,389**	**679,681**	**477,814**	**2,854,108**
Additions	78,868	49,424	142,793	397,335	525,746	**1,194,166**
Reversal	(25,572)	(97,115)	(216,982)	(52)	(94,254)	**(433,975)**
Use	(4,572)	(27,177)	(123,319)	(456,529)	(245,952)	**(857,549)**
Effect of change in estimate added to property, plant and equipment	19,077	-	-	-	-	**19,077**
Discount of provisions	2,031	-	119	-	-	**2,150**
Acquisition of subsidiaries	-	47,296	-	-	1,254	**48,550**
Exchange differences	(4,275)	(2,127)	(8,580)	(6,257)	(9,994)	**(31,233)**
Balance as at 31 December 2019	**537,986**	**313,096**	**675,420**	**614,178**	**654,614**	**2,795,294**
Additions	41,302	76,255	43,333	593,406	191,122	**945,418**
Reversal	(2,362)	(135,702)	(86,433)	(43)	(111,390)	**(335,930)**
Use	(1,193)	(25,484)	(483,508)	(396,227)	(290,197)	**(1,196,609)**
Effect of change in estimate added to property, plant and equipment	19,271	-	-	-	-	**19,271**
Discount of provisions	724	-	-	-	-	**724**
Exchange differences	6,142	638	21,930	14,719	16,614	**60,043**
Balance as at 31 December 2020	**601,870**	**228,803**	**170,742**	**826,033**	**460,763**	**2,288,211**

The provision for restructuring is mainly connected with bakery companies in Germany and has been created in 2014 to transform the business model from fresh delivery to central warehouse supply. The transformation of business model has been completed in 2020. The restructuring plan included closure of selected bakery plants, restructuring of the logistics division and related activities, as well as related severance payments to employees. A part of the provision for restructuring was released in 2019 in connection with the change in the scope of closure of selected bakery plants as well as the adjustment of certain calculation parameters. In 2020 the restructuring process of the logistics division has been fully completed and the affected employees have left the company.

20 Revenue

The Group derives the majority of its revenues from the sale of products and goods in the chemical, food and agricultural industries, as well as vehicles and machinery. In addition, revenues are derived from the sale of services, predominantly in the media, transportation and forestry sectors.

In 2020 and 2019, the structure of the Group's revenues from the sale of goods, products and services, broken down by location of customers, was as follows:

2020

(In CZK thousands)	Total	CZ	EU excl. CZ	Others*)
Revenue from chemical industry	62,790,922	17,964,170	37,680,018	7,146,734
Revenue from agricultural industry	29,116,997	13,319,823	15,297,867	499,307
Revenue from food industry	48,354,484	24,423,237	23,393,650	537,597
Revenue from vehicles and machinery	5,989,467	3,313,396	2,639,096	36,975
Other revenue	6,314,742	3,973,269	2,089,698	251,775
Revenue from the sale of materials	589,022	465,465	120,970	2,587
Revenue from the sale of goods, products and materials – transferred at a point in time	**153,155,634**	**63,459,360**	**81,221,299**	**8,474,975**
Revenue from the sale of media service – advertising	1,511,918	1,297,698	186,590	27,630
Revenue from the sale of transportation services	617,484	450,267	162,042	5,175
Revenue from the sale of forestry services	765,231	765,224	7	-
Other	4,927,541	3,543,310	1,342,200	42,031
Revenue from the sale of services – transferred over time	**7,822,174**	**6,056,499**	**1,690,839**	**74,836**
Total	**160,977,808**	**69,515,859**	**82,912,138**	**8,549,811**

**) Including revenue generated from the United Kingdom of Great Britain and Northern Ireland, which has not been part of the European Union since 1 February 2020. The transitional period lasted from 1 February 2020 until 2 January 2021.*

2019

(In CZK thousands)	Total	CZ	EU excl. CZ	Others
Revenue from chemical industry	66,395,740	18,161,660	41,948,268	6,285,812
Revenue from agricultural industry	26,362,445	13,509,858	12,442,947	409,640
Revenue from food industry	47,497,427	23,277,740	23,904,156	315,531
Revenue from vehicles and machinery	5,901,579	3,526,508	2,358,162	16,909
Other revenue	6,944,855	4,466,087	2,141,730	337,038
Revenue from the sale of materials	568,074	458,182	109,528	364
Revenue from the sale of goods, products and materials – transferred at a point in time	**153,670,120**	**63,400,035**	**82,904,791**	**7,365,294**
Revenue from the sale of media service – advertising	1,990,168	1,740,687	228,784	20,697
Revenue from the sale of transportation services	551,364	415,581	133,203	2,580
Revenue from the sale of forestry services	848,818	848,818	-	-
Other	4,974,889	3,523,939	1,438,075	12,875
Revenue from the sale of services – transferred over time	**8,365,239**	**6,529,025**	**1,800,062**	**36,152**
Total	**162,035,359**	**69,929,060**	**84,704,853**	**7,401,446**

Abbreviations used:
CZ Czech Republic, EU European Union

20.1 Balances of Contract Assets, Trade Receivables and Contract Liabilities

Group trade receivables, contract assets and contract liabilities as at the balance sheet date are as follows:

(In CZK thousands)	31 December 2020	31 December 2019
Trade receivables and contract assets (see Note 11)	16,745,371	17,862,409
Contract liabilities	520,757	496,198

Contract assets

Contract assets are not material.

Contract liabilities

Contract liabilities include deferred revenues from subscription of newspapers and magazines and advances received from customers in order to provide agricultural products and goods. The contract liabilities totaled CZK 520,757 thousand as at 31 December 2020 and CZK 496,198 thousand as at 31 December 2019. The contract liabilities are usually settled within the next 12 months.

20.2 Performance Obligations

As part of their ordinary operating activities, the Group companies enter into contracts with customers prior to the financial statements date based on which performance is provided in the subsequent accounting period. These include ordinary business contracts comprising usual maturities and price arrangements. Generally, the performance obligation is satisfied within a short time frame following the financial statements date through delivery of the product, goods or provision of the service.

21 Depreciation and Amortization

Depreciation and amortization include the following items:

(In CZK thousands)	2020	2019
Depreciation of property, plant and equipment (see Note 5.1)	(7,791,526)	(7,527,847)
Amortization of intangible assets (see Note 5.2)	(277,727)	(266,495)
Depreciation of right of use asset (see Note 6.1)	(1,410,409)	(1,335,461)
Depreciation of net book value upon liquidation or further processing of non-current animal and plant biological assets	(102,630)	(119,353)
Total depreciation and amortization	**(9,582,292)**	**(9,249,156)**

22 Personnel Expenses

(In CZK thousands)	2020	2019
Average number of employees and key management personnel of the Group	31,792	33,243
Salaries and wages, agency workers and remuneration of statutory bodies	(18,866,080)	(18,540,813)
Social security and health insurance	(4,648,723)	(4,665,890)
Other personnel expenses	(844,743)	(774,465)
Total personnel expenses	**(24,359,546)**	**(23,981,168)**

Of the above amounts, the remuneration and compensation to key management personnel of the Group that is not disclosed under related party services in Note 28 was as follows:

(In CZK thousands)	2020	2019
Salaries and wages and remuneration of statutory bodies	(191,153)	(168,975)
Social security and health insurance	(26,251)	(32,818)
Total short-term employee benefits	**(217,404)**	**(201,793)**

Both the Board of Directors members and management members of the parent company are considered key management personnel of the Group. In 2020 and 2019, no post-employment benefits or termination benefits applied to key management personnel. As part of other employee benefits, Group's directors and executive officers may use company cars and mobile phones for private purposes. No material advances (except for personal advances for operating needs, if any), loans and other receivables, payables, provided or received guarantees or performance commitments including pension liabilities (except for contractually agreed individual severance payment, if any) are recorded in relation to the aforementioned persons. The Group companies may, considering the nature of their business, sell products or services to management; however, such transactions shall be effected under current market conditions where the management is in the position of a third party.

23 Impairment of Goodwill and Changes in Impairment Allowances against Non-current Assets and Operating Provisions, net

Impairment of goodwill and changes in impairment allowances against non-current assets and operating provisions, net, include the following:

(In CZK thousands)	2020	2019
Impairment of goodwill (see Note 2.6)	(887,534)	(678,419)
Creation and reversal of provisions, net (see Note 19)	(609,488)	(760,191)
Creation and reversal of allowances against property plant and equipment and intangible assets, net (see Notes 5.1 and 5.2)	(564,623)	(733,491)
Creation and reversal of allowances against assets classified as held for sale, net	(90,723)	(140,577)
Creation and reversal of allowances against investments in associates and joint-ventures, net	18,445	(69,151)
Total expenses, net	**(2,133,923)**	**(2,381,829)**

24 Other Operating Expenses and Income

Other operating income includes in particular income from operating subsidies (see Note 29), gain on the sale of non-current assets and insurance claims or contractual penalties.

Other operating expenses include in particular administrative charges and taxes, donations, loss on the sale of non-current assets, property and personal insurance costs, miscellaneous travel costs, staff security and development, etc.

25 Other Financial Expenses and Income

Other financial expenses and income, net include mainly bank charges, settlement and valuation of derivatives held-for-trading and income from change in the fair value of contingent consideration that was recognized after the acquisition date.

26 Income Taxes

The major components of income tax expense were as follows:

(In CZK thousands)	2020	2019
Current income tax charge	(1,484,857)	(1,179,765)
Adjustment in respect of current income tax of previous year	(98,404)	(1,141)
Deferred tax	148,918	(278,018)
Income tax expense	**(1,434,343)**	**(1,458,924)**

The differences between income tax expense and income tax expense provided on accounting profit before tax multiplied by effective tax rate:

(In CZK thousands)	2020	2019
Income before income taxes	5,194,604	5,938,699
Tax rate effective in Czech Republic	**19.00%**	**19.00%**
Expected income tax expense	(986,975)	(1,128,353)
Adjustments:		
Tax non-deductible expenses related to holding of financial investments	(13,400)	(12,363)
Impairment of goodwill and gain on bargain purchase	(168,631)	(128,899)
Share on results of associates and joint ventures	64,489	82,877
Tax credits	8,191	9,082
Adjustment in respect of current income tax of previous year	(98,404)	(1,141)
Local business tax and innovation contribution	(44,479)	-
Tax levied at a special tax rate, flat-rate tax	(589)	(6,265)
Effect of different tax rates in other countries	(100,292)	4,425
Change in unrecognized deferred tax assets	(110,821)	(224,953)
Other non-deductible expenses, net	16,568	(53,334)
Income tax expense	**(1,434,343)**	**(1,458,924)**
Effective tax rate	**27.61%**	**24.57%**

Movements in deferred income taxes in 2020:

(In CZK thousands)	1 January 2020							31 December 2020	
	Deferred tax asset	**Deferred tax liability**	Deferred tax expense reported in statement of income	Deferred tax expense reported in other comprehensive income	Acquisition of subsidiaries	Transfers from/ to deferred tax classified as held for sale	Exchange differences	**Deferred tax asset**	**Deferred tax liability**
Net book value of non-current assets	**177,831**	**4,054,242**	(70,582)	-	(12,071)	(550)	(48,012)	**192,300**	**4,199,926**
Provisions; accrual for employee bonuses	**392,761**	**42,026**	66,659	-	133	(192)	4,827	**429,127**	**6,965**
Allowance against receivables; valuation of receivables	**107,538**	**2,301**	(18,285)	-	-	-	385	**111,679**	**24,342**
Allowances against non-current assets	**749,936**	**-**	(62,927)	-	-	-	20,474	**707,483**	**-**
Allowances against inventory; inventory valuation	**313,169**	**71,350**	29,577	-	(134)	-	1,180	**349,916**	**77,474**
Other temporary differences	**48,263**	**28,888**	27,005	(3,321)	-	28	595	**58,344**	**14,662**
Tax losses carried forward	**233,241**	**-**	177,986	-	-	(3,851)	(2,199)	**405,177**	**-**
Compensation of deferred tax asset and liability at the level of individual companies	**(1,133,154)**	**(1,133,154)**	-	-	-	-	-	**(1,680,423)**	**(1,680,423)**
Total	**889,585**	**3,065,653**	**149,433**	**(3,321)**	**(12,072)**	**(4,565)**	**(22,750)**	**573,603**	**2,642,946**

Other temporary differences include e.g. investment incentives, unpaid interest on late payment, cash flow hedges, etc.

The change in the deferred tax classified as held for sale recognized through profit or loss totaled CZK (515) thousand in 2020.

Movements in deferred income taxes in 2019:

(In CZK thousands)	1 January 2019							31 December 2019	
	Deferred tax asset	**Deferred tax liability**	Deferred tax expense reported in statement of income	Deferred tax expense reported in other comprehensive income	Acquisition of subsidiaries	Loss of control over subsidiary	Exchange differences	**Deferred tax asset**	**Deferred tax liability**
Net book value of non-current assets	**223,097**	**3,854,082**	(244,696)	(1,800)	(11,389)	(5,346)	17,805	**177,831**	**4,054,242**
Provisions; accrual for employee bonuses	**264,028**	**-**	79,704	-	9,113	-	(2,110)	**392,761**	**42,026**
Allowance against receivables; valuation of receivables	**95,398**	**-**	9,743	-	489	-	(393)	**107,538**	**2,301**
Allowances against non-current assets	**581,590**	**-**	175,616	-	-	-	(7,270)	**749,936**	**-**
Allowances against inventory; inventory valuation	**302,166**	**85,583**	25,610	-	-	-	(374)	**313,169**	**71,350**
Other temporary differences	**79,186**	**22,590**	(27,731)	(9,262)	-	-	(228)	**48,263**	**28,888**
Tax losses carried forward	**521,611**	**-**	(296,264)	-	9,139	-	(1,245)	**233,241**	**-**
Compensation of deferred tax asset and liability at the level of individual companies	**(1,355,118)**	**(1,355,118)**	-	-	-	-	-	**(1,133,154)**	**(1,133,154)**
Total	**711,958**	**2,607,137**	**(278,018)**	**(11,062)**	**7,352**	**(5,346)**	**6,185**	**889,585**	**3,065,653**

Other temporary differences include e.g. investment incentives, unpaid interest on late payment, cash flow hedges, etc.

Deferred tax related to items recognized in consolidated statement of other comprehensive income during the year:

2020

(In CZK thousands)	Amount before deferred tax effect	Deferred tax expense	Amount net of deferred tax effect
Other comprehensive income – items that may be reclassified subsequently to statement of income	**572,599**	**(3,321)**	**569,278**
Change in fair value of cash flow hedges recognized in equity and cash flow hedges reclassified from equity	17,553	(3,321)	14,232
Translation differences	555,046	-	555,046
Other comprehensive income not to be reclassified to statement of income in subsequent periods	**(7,131)**	**-**	**(7,131)**
Gain (+) / loss (-) on defined benefit plans	(7,131)	-	(7,131)
Total other comprehensive income	**565,468**	**(3,321)**	**562,147**

2019

(In CZK thousands)	Amount before deferred tax effect	Deferred tax expense	Amount net of deferred tax effect
Other comprehensive income – items that may be reclassified subsequently to statement of income	**(273,764)**	**(9,262)**	**(283,026)**
Change in fair value of cash flow hedges recognized in equity and cash flow hedges reclassified from equity	51,795	(9,262)	42,533
Translation differences	(325,559)	-	(325,559)
Other comprehensive income not to be reclassified to statement of income in subsequent periods	**(29,384)**	**(1,800)**	**(31,184)**
Gain (+) / loss (-) on defined benefit plans	(38,818)	-	(38,818)
Gain from transfer to investment property	9,434	(1,800)	7,634
Total other comprehensive income	**(303,148)**	**(11,062)**	**(314,210)**

As at 31 December 2020, the Group carried forward tax losses of CZK 7,861,029 thousand to future years (CZK 5,709,096 thousand as at 31 December 2019); out of this balance that can be claimed CZK 1,947,480 thousand (CZK 1,255,663 thousand as at 31 December 2019) have been recognized as temporary difference resulting in deferred tax asset (of this, the tax loss of CZK 20,266 thousand related to the deferred tax recognized within assets and related liabilities classified as held for sale as at 31 December 2020). Out of tax losses carried forward as at 31 December 2020, the Group can claim CZK 6,552,440 thousand in, or after, 2025. The losses were mainly incurred in the restructuring of bakery companies in Germany.

Unrecognized deferred tax assets relate, in particular, to the unused tax losses and investments incentives in the form of corporate income tax relief (see Note 29), and are recognized to the extent that it is probable that taxable profit will be available against which the tax losses and reliefs can be offset.

27 Post-employment Benefits

Employees of certain companies in Germany whose employment relationship started before June 1992 are members of a retirement benefit plan; the plan includes, in particular, employee benefits upon retirement and in the event of disability or death. In addition, the Group manages employee benefit plans for a former member of corporate bodies.

The amounts shown on the balance sheet were determined as follows:

(In CZK thousands)	2020	2019
Present value of liabilities financed from funds	592,469	596,474
Fair value of retirement benefit plan assets	42,351	40,367
Deficit of plans financed from funds	550,118	556,107
Present value of liabilities not financed from funds	-	-
Total liabilities	**550,118**	**556,107**

Changes in the balance of defined benefit liabilities and in the fair value of the plan assets in 2020 and 2019 were as follows:

2020

(In CZK thousands)		Expenses reported in profit/loss for 2020						Reported in other comprehensive income for 2020				
	1 January 2020	Service cost	Interest expense/ income	Employer contribu-tion	Total expense reflected in profit/ loss	Benefits paid	Exchange rate difference *)	Return on plan assets excluding interest	Actuarial gains/losses arising from changes in demographic assumptions	Actuarial gains/losses arising from changes in financial as-sumptions	Adjustment based on prior experience	31 December 2020
Liability from defined benefit plans	(596,474)	(973)	(6,439)	-	(7,412)	38,329	(19,781)	-	-	(19,080)	11,949	(592,469)
Fair value of plan assets	40,367	527	-	-	527	(406)	1,322	541	-	-	-	42,351
Total liability	**(556,107)**	**(446)**	**(6,439)**	**-**	**(6,885)**	**37,923**	**(18,459)**	**541**	**-**	**(19,080)**	**11,949**	**(550,118)**

2019

(In CZK thousands)		Expenses reported in profit/loss for 2019						Reported in other comprehensive income for 2019				
	1 January 2019	Service cost	Interest expense/ income	Employer contribu-tion	Total expense reflected in profit/ loss	Benefits paid	Exchange rate difference *)	Return on plan assets excluding interest	Actuarial gains/losses arising from changes in demographic assumptions	Actuarial gains/losses arising from changes in financial as-sumptions	Adjustment based on prior experience	31 December 2019
Liability from defined benefit plans	(590,971)	(891)	(10,289)	-	(11,180)	37,127	7,368	-	-	(47,750)	8,932	(596,474)
Fair value of plan assets	39,434	799	-	-	799	(395)	(497)	1,026	-	-	-	40,367
Total liability	**(551,537)**	**(92)**	**(10,289)**	**-**	**(10,381)**	**36,732**	**6,871**	**1,026**	**-**	**(47,750)**	**8,932**	**(556,107)**

**) The exchange rate difference is presented in other comprehensive income in statement of other comprehensive income as translation difference.*

Main actuarial assumptions were as follows:

(In %)	2020	2019
Discount rate	0.72 – 1.01	1.01 – 1.26
Inflation rate	2.00	2.00
Wage growth rate	2.50	2.50
Pension growth rate	2.00	2.00

The assumptions about future mortality rates have been derived from RT Heubeck 2018G and 2005G.

The average life expectancy after retirement at the age of 62 or 63 is 14 years.

The sensitivity of the total pension liability to changes in the discount rate, wage growth rate and pension growth rate is as follows:

(In CZK thousands)	Effect on pension liability in 2020 increase/(decrease)	Effect on pension liability in 2019 increase/(decrease)
Discount rate decrease by 0.5%	40,173	36,012
Discount rate increase by 0.5%	(28,927)	(32,638)
Pension growth rate decrease by 0.5%	(30,788)	(30,548)
Pension growth rate increase by 0.5%	33,525	33,260

The plan assets consist exclusively of reinsurance contracts for individual pension agreements. The expected return on plan assets is determined based on guaranteed insurance proceeds (Garantierte Leistungen) and expected surplus assets (Überschussanteile) on the underlying reinsurance policy.

The estimated cash flows in relation to defined benefit plans are as follows:

(In CZK thousands)	2020	2019
Within 1 year	34,819	34,910
2-5 years	141,964	147,223
6-10 years	143,545	143,400

28 Related Parties

The Group companies sell goods, products and services to related parties or purchase goods, products and services from related parties in the ordinary course of business. In 2020 and 2019, the Group carried out the following transactions with the related parties (excluding the management bonuses disclosed in Note 22):

2020

(In CZK thousands)	Associates and joint ventures	Parent Company shareholders	Key management personnel of the Group	Other related parties	Total
Sale of products, goods and services, etc.	2,289,992	-	-	880,460	**3,170,452**
Purchase of products, goods and services, etc.	(385,006)	-	(9,000)	(517,925)	**(911,931)**
Sale of property, plant and equipment and intangible assets	2,556	-	-	1,168	**3,724**
Purchase of property, plant and equipment and intangible assets	-	-	-	(16,931)	**(16,931)**
Interest income	2,221	-	-	715	**2,936**
Interest expense	-	-	-	(114,758)	**(114,758)**

2019

(In CZK thousands)	Associates and joint ventures	Parent Company shareholders	Key management personnel of the Group	Other related parties	Total
Sale of products, goods and services, etc.	2,744,091	-	-	845,844	**3,589,935**
Purchase of products, goods and services, etc.	(392,179)	-	(9,000)	(493,298)	**(894,477)**
Sale of property, plant and equipment and intangible assets	371	-	-	886	**1,257**
Purchase of property, plant and equipment and intangible assets	-	-	-	(12,666)	**(12,666)**
Interest income	2,400	-	-	1,027	**3,427**
Interest expense	-	-	-	(133,779)	**(133,779)**

The Group companies' receivables from and payables to the related parties (including extended loans) as at 31 December 2020 and 2019 were as follows:

31 December 2020

(In CZK thousands)	Associates and joint ventures	Parent Company shareholders	Key management personnel of the Group	Other related parties	Total
Short-term trade receivables	389,114	-	-	130,596	**519,710**
Other short-term receivables	1,177	-	-	5,706	**6,883**
Short-term trade payables	83,223	-	750	64,521	**148,494**
Other short-term payables	-	-	-	214,185	**214,185**
Other long-term receivables	106,714	-	-	25,064	**131,778**
Other long-term payables	-	-	-	742,653	**742,653**
Loans granted	-	-	-	2,000	**2,000**
Loans received	-	-	-	416,711	**416,711**
Issued bonds	-	-	-	1,482,270	**1,482,270**
Allowances against receivables	-	-	-	-	**-**

31 December 2019

(In CZK thousands)	Associates and joint ventures	Parent Company shareholders	Key management personnel of the Group	Other related parties	Total
Short-term trade receivables	305,182	-	-	127,656	**432,838**
Other short-term receivables	1,777	-	-	19,409	**21,186**
Short-term trade payables	72,829	-	750	84,654	**158,233**
Other short-term payables	-	-	-	209,255	**209,255**
Other long-term receivables	113,550	-	-	25,064	**138,614**
Other long-term payables	-	-	-	813,762	**813,762**
Loans granted	-	-	-	2,200	**2,200**
Loans received	-	-	-	590,050	**590,050**
Issued bonds	-	-	-	1,482,270	**1,482,270**
Allowances against receivables	-	-	-	-	**-**

Compensations and benefits related to the key management personnel of the Group are disclosed in Note 22. There were no other transactions of the Group in addition to these compensations and benefits, and purchase of selected services from and to members of statutory, supervisory and managerial bodies of the Group (see Note 22) in 2020 and 2019.

The beneficiary of trust funds holds issued bonds (see Note 14).

29 Subsidies

The Group companies received the following subsidies:

2020

(In CZK thousands)	Subsidies received in 2020 *)		Subsidies reported in 2020 **)	
	Operating subsidies	Investment subsidies	Operating subsidies	Investment subsidies
Subsidies for agricultural activities and other subsidies ***)	1,243,975	291,733	1,452,156	220,399

2019

(In CZK thousands)	Subsidies received in 2019 *)		Subsidies reported in 2019 **)	
	Operating subsidies	Investment subsidies	Operating subsidies	Investment subsidies
Subsidies for agricultural activities and other subsidies ***)	1,619,756	354,382	1,546,625	272,451

**) Subsidies received from their providers in the given reporting period.*

***) Subsidies recognized in the consolidated financial statements as at 31 December when an unquestionable legal claim to receive the subsidy occurred.*

****) Without compensation of guaranteed feed-in tariffs of electricity at biogas installations.*

A major portion of operating subsidies is related to agricultural primary production. Certain Group companies also operate biogas installations and other renewable energy resources. Payments received and reported by the Group for the compensation of guaranteed electricity feed-in tariffs through OTE, a.s. (energy market operator) were CZK 157,504 thousand and CZK 161,430 thousand in 2020 (CZK 163,666 thousand received, respectively CZK 157,800 thousand reported in 2019).

As at 31 December 2020, the Group companies had the following significant approvals or promises of subsidies and investment incentives from the relevant authorities. The described investment subsidies are reflected in the amount of the above reported investment subsidies for 2020 and 2019.

As at 31 December 2020, Duslo, a.s. had an income tax relief of CZK 1,536,907 thousand (EUR 58,560 thousand), of which part has already been used in prior years. This company did not avail itself of the tax relief in 2020 and 2019; the unused relief, which can be claimed within ten years from 2017, amounted to CZK 1,509,770 thousand (EUR 57,526 thousand).

As at the financial statements date, PENAM, a.s. had an approval of investment incentives in the form of tax relief up to CZK 155,500 thousand provided by the Ministry of Industry and Trade for which the terms and conditions for withdrawal have been met. In 2020 company used CZK 7,623 thousand of tax relief. The income tax relief can be claimed by 2026 at the latest.

As at 31 December 2020, Pekárna Zelená louka had an approval of the Ministry of Industry and Trade for investment incentives in the form of tax relief up to CZK 81,600 thousand, for which the terms and conditions for withdrawal have been met and which can be claimed by 2026 at the latest. No tax relief was claimed as at 31 December 2020.

As at 31 December 2020, PREOL FOOD, a.s., had an approval of investment incentives in the form of tax relief up to CZK 54,300 thousand provided by the Ministry of Industry and Trade for which the terms and conditions for withdrawal have been met and which can be claimed up to 2024. This company did not use the investment incentives by 31 December 2020.

In 2020 company Fatra, a.s., had an approval of investment incentives in the form of tax relief up to CZK 342,752 thousand provided by the Ministry of Industry and Trade, for which the terms and conditions for withdrawal have been met and which can be claimed by 2029 at the latest.

PREOL, a.s., complied with the terms and conditions for using investment incentives in the form of corporate income tax relief up to CZK 46,950 thousand. No relief was used as at 31 December 2020; it can be claimed by 2026 at the latest.

As at the financial statements date, Lovochemie, a.s. had a promise of investment subsidies in the form of tax relief up to CZK 591,050 thousand provided by the Ministry of Industry and Trade for which the terms and conditions for withdrawal have been met and the tax relief can be claimed by 2026 at the latest. This company did not use the tax relief arising from the investment incentive as at the financial statements date.

In 2020, Kostelecké uzeniny a.s. recognized investment subsidies of CZK 73,619 thousand granted by the SZIF (State

Agricultural Intervention Fund) under the Rural Development Program and by the Ministry of Agriculture from the Support for Processing of Agricultural Products Program. Of this, Kostelecké uzeniny a.s. received CZK 49,300 thousand in 2020. Investment subsidy promises from the SZIF totaled CZK 145,137 thousand as at 31 December 2020.

As at the financial statements date, OLMA a.s. recognized investment subsidies of CZK 63,290 thousand provided by the SZIF (State Agricultural Intervention Fund). In 2019, OLMA a.s. recognized investment subsidies of CZK 89,529 thousand provided by the Ministry of Agriculture from the Support for Processing of Agricultural Products Program and by the SZIF (State Agricultural Intervention Fund) from the Support for Development of New Products Program. The company received subsidies of CZK 25,425 thousand in 2019; the remaining portion of CZK 64,104 thousand was paid in early 2020.

In 2020 company NT Kft. recognized and received an investment subsidy for construction of a new manufacturing site of CZK 105,140 thousand (HUF 1,395,541 thousand).

As at the financial statements date, Vodňanská drůbež, a.s., had a promise of investment subsidies totaling CZK 75,000 thousand under the Rural Development Program provided with SZIF (State Agricultural Intervention Fund) for acquisition of the new poultry meat slicing facility.

In 2019, ČESKÁ VEJCE FARMS, s.r.o. received a subsidy of CZK 53,540 thousand from the Ministry of Agriculture as part of the Rural Development Program; the subsidy was recognized in 2017.

30 Commitments and Contingencies; Future Commitments

30.1 Commitments and Contingencies

The Group's commitments, contingent liabilities and contingent assets, which are not shown on the balance sheet include, in particular small fixed assets, particularly guarantees received from third parties (mainly banks in relation to business and investment activities), contract liabilities towards suppliers of constructions and technologies, secured receivables for the sale of products and services, customs guarantees and similar arrangements relating to standard operations of Group companies. Significant asset and liability items not shown on the balance sheet include (the amounts pertaining to foreign subsidiaries were translated into CZK using the exchange rate valid as at the balance sheet date, see accounting policy in Note 2.8):

As at 31 December 2020, UNILES, a.s., had bank guarantees of CZK 287,330 thousand for the period of 15 months with regular renewal, covering extensive forestry industry jobs.

As at 31 December 2020, Duslo, a.s. had a bank guarantee of CZK 104,980 thousand (EUR 4,000 thousand) from Banco Bilbao Vizcaya Argentaria S.A. for the warranty period of the Ammonium 4 (Čpavek 4) project; the guarantee is valid until 13 July 2023. As at 31 December 2020, Duslo, a.s. was granted additional guarantees of CZK 109,634 thousand (EUR 4,177 thousand) by business partners.

As at 31 December 2020, Duslo, a.s. had contractual commitments of CZK 146,406 thousand (EUR 5,578 thousand) to acquire property, plant and equipment.

As at 31 December 2020, AGROTEC a.s. had off balance sheet liabilities of CZK 397,675 thousand from open standby letters of credit and liabilities of CZK 109,605 thousand from bank guarantees.

As at 31 December 2020, Wotan Forest, a.s. had contractual commitments of CZK 97,107 thousand to acquire property, plant and equipment (including CZK 36,077 thousand from open import letters of credit).

As at 31 December 2020, AgroZZN, a.s. had options to acquire a 75.5% share in AGROSPOL PETROVICE s.r.o.; the options may be exercised from the beginning of 2021 until the end of 2025.

As at 31 December 2020, Vodňanská drůbež, a.s. had contractual commitments of CZK 404,339 thousand to construct a new production building, including technology for slicing and processing of poultry meat.

As at 31 December 2020, SKW Stickstoffwerke Piesteritz GmbH had contractual commitments of CZK 527,923 thousand (EUR 20,115 thousand) towards suppliers for the procurement of supplies of goods and services and long-term contracts with customers for delivery of goods totaling CZK 292,632 thousand (EUR 11,150 thousand).

As at 31 December 2020, SKW Stickstoffwerke Piesteritz GmbH provided guarantees up to CZK 209,960 (EUR 8 000 thosand) for subsidies provided in prior periods to Agrofert Deutschland GmbH.

As at 31 December 2020, GreenChem Holding B.V. had off balance sheet contractual commitments to suppliers of services totaling CZK 292,234 thousand (EUR 11,135 thousand).

As at 31 December 2020, DEZA, a.s. had contractual commitments of CZK 153,100 thousand from contracts concluded for future purchases of non-current assets.

As at 31 December 2020, NT Kft. had contractual commitments of CZK 86,421 thousand (HUF 1,198,458 thousand) from contracts concluded for future purchases of non-current assets.

As at 31 December 2020, PRECHEZA a.s. had contractual commitments of CZK 83,208 thousand from contracts concluded for future purchases of non-current assets.

As at 31 December 2020, Primagra, a.s. had contractual commitments of CZK 71,574 thousand from contracts concluded for future purchases of non-current assets.

As at 31 December 2020, the Lieken Brot- und Backwaren GmbH have contractual commitments for raw material supplies totaling CZK 2,139,580 thousand (EUR 81,523 thousand) towards their suppliers and contractual commitments for capital expenditures in the amount of CZK 99,476 thousand (EUR 3,790 thousand).

As at 31 December 2020, Lovochemie, a.s. received bank guarantees of CZK 75,351 thousand related to investment projects.

Tax issues relevant to Group companies are addressed by a number of laws. This primarily applies to value added tax (VAT), corporate income tax, personal income tax, excise duty and certain other taxes. Historically, these laws may only be in force for a short time or may undergo amendments, so often they are inadequately tested in practice. Views frequently differ as to how individual statutes should be interpreted and there is a lack of precedent that may serve as guidance. This gives rise to ambiguity and disputes. The tax positions of Group companies (including matters pertaining to corporate structure and related-party transactions) are subject to review by a number of government authorities entitled, by law, to impose fines and penalties. The degree of this uncertainty cannot be quantified and will only cease once the relevant precedents and official interpretations of government authorities are available. Group management believes tax obligations were correctly reported in the accompanying financial statements. Nonetheless, should the tax position of a Group company be challenged for any reason by the tax office, that company could find itself having to pay tax obligations, which could negatively impact the Group's financial position and operating result.

30.2 Potential Environmental Obligations

The Group companies have the following potential environmental obligations:

Synthesia, a.s., has old environmental burdens in the Semtín industrial site originating prior to privatization process and the company incorporation. In 1997 a Contract for the settlement of environmental liabilities arising prior the privatization was made by and between the National Property Fund of the Czech Republic (now the Czech Ministry of Finance) and Synthesia, a.s. An addendum to this contract was signed in 2002. In accordance with the addendum Synthesia, a.s., was granted a guarantee for the payment of costs of correcting decontamination measures imposed by an administrative decision. The Czech Ministry of Finance organizes placing of orders to decontaminate old environmental burdens. Synthesia, a.s., does not create a provision for the removal of old environmental burdens arising prior to the privatization as its management believes that the company will incur no costs in excess of the guarantee provided.

On 24 October 2011, the Slovak National Council passed Act No. 409/2011 Coll. on certain measures in relation to environmental burdens and on the amendment of certain acts which entered into force on 1 January 2012. Environmental burden is a site where hazardous substance caused by human activities poses a significant risk to human health or to the environment, soil and groundwater, except environmental damage. The "RSTO" dumpsite of hazardous vaste at Trnovec nad Váhom operated by Duslo, a.s., until 30 June 2009 was included in the database of identified environmental burdens of priority. Act No.409/2011 Coll. relieves of responsibility for environmental burden its originator (or an obliged person) provided the environmental burden was created as a result of waste disposal in accordance with a valid permit. In accordance with the above Act, the current owner will not be responsible for the preparation and implementation of a plan for removal or environmental burden (rehabilitation of landfill sites) that were operated in compliance with the valid permissions but rather the government through the respective ministry. Within the meaning of the environmental burden legislation Duslo, a.s., will not be responsible for arranging and financing the landfill site rehabilitation, however, it is still responsible for the closing and reclamation of the RSTO landfill and the government will bear the costs for the rehabilitation, if any, of related environmental burdens. Duslo, a.s., determined the provision for landfill closing on the basis of an estimate of the present value of expected decrease in funds that will need to be spent on the landfill rehabilitation in the future. As Duslo, a.s. does not have information about the level of pollution concerning the land sites in its plant complex in Šala and Bratislava, it is currently impracticable to estimate potential economic impacts of further environmental burdens.

Other companies are not aware of any more significant future obligations relating to damage caused by previous activities or obligations connected with the prevention of potential future damage.

30.3 Court and Other Disputes

An action has been brought against the subsidiary AGROTEC a.s. on suspicion of committing the crime of bargaining advantage in awarding contracts for public tender, competitive bidding and public auction. The first instance court ruled in favor of AGROTEC a.s. on 5 December 2018, but this court ruling is not yet final and enforceable. The State Prosecutor filed a complaint in this resolution upon which the High Court decided to annul the decision of the first instance court. In September 2020, the court of first instance repeatedly ruled to the benefit of AGROTEC a.s. The State Prosecutor filled a complaint in this resolution again.

As at the date of the preparation of the consolidated financial statements, the Group is not a party to any other significant pending litigation and claims that were relevant in 2020 and 2019.

31 Auditor's Fees

(In CZK thousands)	2020	2019
Statutory audit of financial statements including the audit of consolidated financial statements	(63,813)	(52,098)
Other assurance services	(11,006)	(7,586)
Tax advisory	(10,031)	(19,093)
Other non-audit services	(2,149)	(3,321)
Total	**(86,999)**	**(82,098)**

32 Effects of COVID-19 Pandemic

In 2020, the COVID-19 pandemic disease spread worldwide and affected also the countries in which AGROFERT Group operates. The Group has adopted a series of preventive measures to protect employees' health and limit economic impacts of the coronavirus pandemic. These measures include, in particular, enhanced hygiene and protective measures at workplaces, frequent disinfection in the workplace, division of workers to shifts that take turns at the workplace if possible considering the nature of their job and limitation of personal contacts among employees and also with external partners and the public.

Irrespective of the difficult situation caused by the COVID-19 pandemic manifested in disrupting a number of business and commercial activities, COVID-19 has had no significant effect on the Group´s economic position and business results. A majority of Group companies managed maintaining at least the same scope of operation activities and the volume of business as before the pandemic outbreak. COVID-19 pandemic had a negative impact on the Group´s activities in the field of media services which was reflected mainly in a decrease of the advertising services volume.

In compliance with IAS 36 the Group has assessed asset impairment indicators. The Group identified significant COVID-19-related impairment of property, plant and equipment and intangible assets including goodwill at the Media 1 cash-generating unit, see Notes 2.6, 5.1 and 5.2. No other significant impairment of assets was identified.

The Group has not adopted the practical expedient included in the Amendment to IFRS 16 Leases: Covid 19 Related Rent Concessions, which was issued the IASB on 28 May 2020.

33 Subsequent Events

The following significant subsequent events occurred after the balance sheet date:

In early January 2021, the Group sold all shares in companies producing table eggs, namely ČESKÁ VEJCE FARMS, s.r.o., DRUKO STŘÍŽOV s.r.o., ČESKÁ VEJCE CZ a.s. and VEJPRNICE ENERGO, s.r.o. All assets and liabilities of the companies were presented within assets and related liabilities classified as held for sale as at 31 December 2020, see Note 9.

On 17 February 2021, Fatra, a.s. received a notification from its creditor confirming that they agreed to waive the remaining "DSCR" covenant, see Note 16.

In March 2021, the Parent Company early repaid EUR 8,500 thousand (CZK 223,083 thousand as at 31 December 2020) of the long-term bank loan.

On 19 April 2021 regarding the legal case with company AGROTEC a.s. (see note 30.3) the High Court in Prague ruled in favor of the company. The decision is final and enforceable.

On 23 April 2021, the European Commission published the Final Report on the Audit of the Functioning of the Management and Control Systems Put in Place to Avoid Conflicts of Interest in the Czech Republic, Carried Out by the Directorates-General for Regional and Urban Policy (REGIO) and for Employment, Social Inclusion and Social Affairs (EMPL). The audit concerned the European Commission and selected institutions of the Czech Republic. The subject of the audit was selected subsidies of the Group. From the audit report and publicly available information from the Ministry of Industry and Trade, it is clear that the reservations concern only a small part of the audited subsidy projects, for which the total amount of CZK 155,118 thousand was drawn from public budgets. The Group is convinced that the presented findings and conclusions of the European Commission are inconsistent with the usual interpretations of Czech law presented by Czech case law and final decisions of the Czech authorities, and that subsidies for projects were justified. Based on these facts, the Group is convinced that it will not have to return these subsidies in the future.

These consolidated financial statements have been authorized for issue in Prague on 29 April 2021.

Josef Mráz
Board of Directors Vice-Chairman

Petra Procházková
Board of Directors Member

We've experienced many changes throughout our existence.

We know that hard work and respect for our country and its people will continue to stand the test of time.

Independent Auditor's Report

(Translation of a Report originally issued in Czech - see Note 2 to the Consolidated Financial Statements.)

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To the Shareholders of AGROFERT, a.s.:

Opinion

We have audited the accompanying consolidated financial statements of AGROFERT, a.s. (hereinafter also the "Company"; together with subsidiaries "the Group") prepared in accordance with International Financial Reporting Standards as adopted by the European Union, which comprise the consolidated balance sheet as at 31 December 2020, and the consolidated statement of income, consolidated statement of other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information. For details of the Company, see Note 1 to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2020, 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 European Union.

Basis for Opinion

We conducted our audit in accordance with the Act on Auditors and Auditing Standards of the Chamber of Auditors of the Czech Republic, which are International Standards on Auditing (ISAs), as amended by the related application clauses. Our responsibilities under this law and regulation are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Act on Auditors and the Code of Ethics adopted by the Chamber of Auditors of the Czech Republic and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

In compliance with Section 2(b) of the Act on Auditors, the other information comprises the information included in the consolidated Annual Report other than the consolidated financial statements and auditor's report thereon. The Board of Directors is responsible for the other information.

Our opinion on the consolidated financial statements does not cover the other information. In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. In addition, we assess whether the other information has been prepared, in all material respects, in accordance with applicable law or regulation, in particular, whether the other information complies with law or regulation in terms of formal requirements and procedure for preparing the other information in the context of materiality, i.e. whether any non-compliance with these requirements could influence judgments made on the basis of the other information.

Based on the procedures performed, to the extent we are able to assess it, we report that:

- The other information describing the facts that are also presented in the consolidated financial statements is, in all material respects, consistent with the consolidated financial statements; and

- The other information is prepared in compliance with applicable law or regulation.

In addition, our responsibility is to report, based on the knowledge and understanding of the Company obtained in the audit, on whether the other information contains any material misstatement. Based on the procedures we have performed on the other information obtained, we have not identified any material misstatement.

A member firm of Ernst & Young Global Limited
Ernst & Young Audit, s.r.o. with its registered office at Na Florenci 2116/15, 110 00 Prague 1 – Nove Mesto,
has been incorporated in the Commercial Regist er administered by the Municipal Court in Prague,
Section C, entry no. 88504, under Identification No. 26704153.

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Responsibilities of the Company's Board of Directors and the Audit Committee for the Consolidated Financial Statements

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

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

The Audit Committee is responsible for overseeing the Group's financial reporting process.

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

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

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

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

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

We communicate with the Board of Directors and with the Audit Committee 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.

Ernst & Young Audit, s.r.o.
License No. 401

Martin Skácelík
Auditor
License No. 2119

29 April 2021
Prague, Czech Republic


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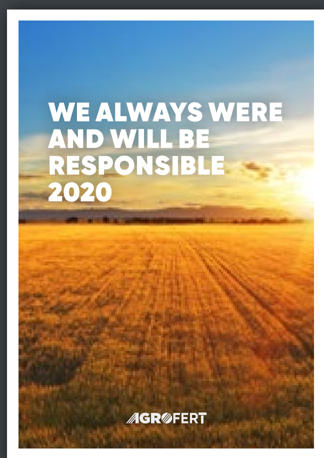
WE ALWAYS WERE
AND WILL BE
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AGROFERT, a.s.

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