

RAIFFEISEN VIZION

Financial Statements
as at and for the year ended 31 December 2020
(with Independent auditor's report thereon)

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Independent Auditor's Report

To the Board of Directors of the Company "Raiffeisen Invest" sh.a., Management Company of Pension Funds and Collective Investment Enterprises.

Opinion

We have audited the financial statements of the Collective Investment Enterprises Raiffeisen Vizion (hereafter referred as the "Fund"), which comprise the statement of financial position as at 31 December 2020, and the statement of profit or loss and other comprehensive income, statement of changes in net assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2020, its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis of Opinion

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

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Grant Thornton sh.p.k.

Tirana, Albania

25 May 2021

Median Kodra, Fca



Raiffeisen Vizion

Statement of comprehensive income for the year ended 31 December 2020

(Amounts in thousands of ALL)

	Note	2020	2019
Income			
Interest income calculated using the effective interest method	10	496,940	304,678
Other income		9,049	10,799
		<u>505,989</u>	<u>315,477</u>
Expenses			
Management Company fee	16	(153,664)	(122,869)
Impairment losses on financial instruments	8 (c)	(29,796)	(4,720)
		<u>(183,460)</u>	<u>(127,589)</u>
Total net income		<u>187,888</u>	<u>187,888</u>
Other comprehensive income			
Changes in fair value of financial assets at fair value through other comprehensive income	12	(118,112)	141,864
Increase in net assets attributable to the unit holders		<u>204,416</u>	<u>329,752</u>

The notes on pages 5 to 24 are an integral part of these financial statements.

Raiffeisen Vizion

Statement of financial position as at 31 December 2020

(Amounts in thousands of ALL)

	Note	31 December 2020	31 December 2019
ASSETS			
Financial assets at fair value through other comprehensive income	12	11,705,650	9,817,850
Receivables for issued units		-	4,722
Cash and cash equivalents	13	1,348,229	1,385,672
TOTAL ASSETS		13,053,879	11,208,245
LIABILITIES			
Payable to the Management Company		13,847	11,792
Other liabilities	14	3,951	93
TOTAL LIABILITIES		17,799	11,886
NET ASSETS ATTRIBUTABLE TO THE UNIT HOLDERS	15	13,036,081	11,196,359
The number of units offered by the fund (in thousands)	15	12,124	10,592
NET ASSETS PER UNIT IN ALL		1,075	1,057

The notes on pages 5 to 24 are an integral part of these financial statements.

These financial statements were approved by the Management Board of Raiffeisen INVEST – Management Company of Pension Funds and Collective Investments Undertakings sh.a. on April 29, 2020.

General Administrator

Edlira KONINI


**Deputy General Administrator**

Alketa EMINI



Raiffeisen Vizion

Statement of changes in net assets attributable to the unit holders for the year ended 31 December 2020

(Amounts in thousands of ALL)

	Notes	2020	2019
Net assets attributable to the unit holders at 1 January		11,196,358	6,118,976
Contributions	8 (c)	2,658,859	5,287,597
Withdrawals by unit holders	8 (c)	(1,023,553)	(539,966)
	8 (c)	<u>1,635,306</u>	<u>4,747,630</u>
Increase in net assets attributable to the unit holders		322,528	187,888
Other comprehensive income		(118,112)	141,864
Net increase		<u>204,416</u>	<u>329,752</u>
Net assets attributable to the unit holders	15	<u>13,036,080</u>	<u>11,196,358</u>
NUMBER OF INVESTMENT UNITS			
Issued based on contributions		2,488	5,097
Withdrawn by unit holders		(957)	(517)
INCREASE IN THE NUMBER OF FUND UNITS		<u>1,532</u>	<u>4,580</u>

The notes on pages 5 to 24 are an integral part of these financial statements.

Raiffeisen Vizion

Statement of cash flows for the year ended 31 December 2020

(Amounts in thousands of ALL)

	Notes	2020	2019
Cash flow from operating activities			
Net income		322,528	187,888
<i>Adjustments for:</i>			
Impairments losses on financial instruments	8 (c)	29,796	4,720
Interest income	11	(496,940)	(304,678)
		<u>(144,615)</u>	<u>(112,070)</u>
<i>Changes in:</i>			
Financial assets at fair value through other comprehensive income	8 (c)	(2,018,317)	(5,501,930)
Payable to the Management Company	16	13,847	11,792
Other Liabilities	13	3,951	93
		<u>(2,145,133)</u>	<u>(5,602,114)</u>
Interest received		446,806	220,999
Net cash from operating activities		<u>(1,698,328)</u>	<u>(5,381,115)</u>
Cash flows from financing activities			
Contributions received from unit holders	8(c)	2,663,634	5,351,983
Contributions paid to unit holders	8(c)	(1,002,749)	(526,865)
Net cash from financing activities		<u>1,660,884</u>	<u>4,825,118</u>
Net increase in cash and cash equivalents		(37,443)	(555,998)
Cash and cash equivalents at beginning of the year	12	<u>1,385,672</u>	<u>1,941,670</u>
Cash and cash equivalents at end of the year	12	<u>1,348,229</u>	<u>1,385,672</u>

The notes on pages 5 to 24 are an integral part of these financial statements.

Raiffeisen Vizion

Notes to the financial statements

(Amounts in thousands of ALL, unless otherwise stated)

1. Introduction

Raiffeisen Vizion Investment Fund (the “Fund”) is an open-ended investment fund licensed by the Albanian Financial Supervisory Authority (“AFSA”) based on law no. 10198 dated December 10, 2009 “On collective investment undertakings” and based on decision no. 143 dated July 30, 2018, established on 20 August 2018.

The Fund’s investment activities are managed by Raiffeisen INVEST – Management Company of Pension Funds and Collective Investments Undertakings sh.a. (the ‘Management Company’).

The Fund’s objective is to maximise the return on investment while preserving capital and liquidity. It aims to achieve this objective by investing in a portfolio which is mainly composed by debt securities of the Albanian Government.

Income from investment into the Fund is subject to personal income tax and relates to capital gains of the unit holders which are taxed at the 15% rate. The Management Company acts as the collecting agent on behalf of the Fund.

The Fund offers its units to a broad group of investors mainly individuals.

According to law no.10197, the AFSA approved First Investment Bank Albania sh.a. (“Custodian Bank”) as the Custodian Bank of the Raiffeisen Vizion Investment Fund. The Management Company and the Custodian bank shall keep their assets, transactions and recordings separately from the accounting records of the Raiffeisen Vizion Fund.

The Board of Administration is the central body of the Fund and consists of 8 members, as follows:

Mrs. Donalda GJORGA	Chairman
Mr. Peter Zilinek	Member
Mrs. Vilma BAÇE	Member
Mrs. Alda SHEHU	Member
Mr. Joan CANAJ	Member
Mrs. Edlira KONINI	Member
Mrs. Alketa EMINI	Member

Administrators:

Mrs. Edlira KONINI	General Administrator
Mrs Alketa EMINI	Deputy General Administrator

2. Basis of preparation

2.1. Statement of compliance

The separate financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB). The financial statements for and for the year ended 31 December 2020 are approved by the Bank's Management on April 29, 2021.

2.2. Going concern

Performance of fund assets and return on investment

According to the reporting for the first quarter of 2021 for the Financial Supervisory Authority, the net asset value of Raiffeisen Vizion fund has increased by 6.56% compared to the value on December 31, 2020, while the number of quotas has increased respectively by 4.85%, marking an increase in the rate of return for the quarterly period to 1.63% (31 December 2020: 1.72%).

2. Basis of preparation (continued)

2.2. Going concern (continued)

Performance of Liquidity

According to the reporting for the first quarter of 2020 for the Financial Supervisory Authority, the liquidity reserve (required level of High-Quality Liquid Assets ALCL) is higher compared to the highest value among 10% of the net asset value of fund and value of quarterly withdrawals for the reporting period. Under these conditions the fund is above the required liquidity limits according to the requirements of the regulation for liquidity management for the investment fund, being able to meet the repayment requirements, legal obligations and other obligations towards the image of investors.

The fund maintains a level of liquid assets of the investment portfolio in cash and treasury bills (within the country) respectively at 10.33% and 1.53% of the total assets, depending on market conditions and access according to the medium-term strategy of the fund. For the closing of the first quarter of 2020 the fund has had an increase of cash of 75.53% compared to the closing of 2020.

Stress Test

The company conducts stress tests to calculate the liquidity needed in the event of deteriorating market scenarios. Next it has determined the liquidity ratio depending on the net withdrawals projected during a deteriorating scenario for a weekly period for large exposures and quarterly for medium exposures. The analysis also takes into account the time required to repay the investment to meet the expected outflows.

Based on the assumptions of the analyzed scenario, it is estimated that the fund can manage to withstand the possible difficulties, being in line with the regulatory constraints regarding liquidations within the legal deadline, from which it is estimated that the minimum flow coverage period is 2 months.

Based on the analysis above, Management has sufficient assurance that there is no material uncertainty, which could cast significant doubt on the Fund's ability to operate on a going concern basis in the foreseeable future. Therefore, the preparation of financial statements on a going concern basis is considered appropriate for the year ended 31 December 2020.

3. Functional and presentation currency

These financial statements are presented in Albanian ALL ("Lek"), which is the Fund's functional currency.

4. Basis of measurement

These financial statements have been prepared on a historical cost basis, except for non-derivative financial instruments at FVOCI which are measured at fair value.

5. Use of estimates and judgements

In preparing these financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

Judgements and estimates

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements is included in the following notes:

- Note 6(c) *ii* - classification of financial assets: assessment of the business model within which the assets are held
- Note 7(c) – impairment of financial instruments: determining inputs into the ECL measurement model, including incorporation of forward-looking information;
- Note 8 - determination of fair value of financial instruments with significant unobservable inputs.

Investment entity status

In determining the Fund's status as an investment entity in accordance with IFRS 10, the Management Company considered the following:

5. Use of estimates and judgements (continued)

Investment entity status (continud)

The Fund has raised monetary assets from a number of investors in order to increase the assets value of the Fund and to provide the investors with management services through investment in securities or other;

- a) The Fund intends to generate capital and income returns from its investments which will, in turn, be distributed in accordance with the requirements to the unit holders; and
- b) The Fund evaluates its investments' performance on a fair value basis (except for those classified as Held to Collect), in accordance with the policies set out in these financial statements. Although the Fund met all three defining criteria, the Management Company has also assessed the business purpose of the Fund, the investment strategies for the private equity investments, the nature of any earnings from the private equity investments and the fair value models. The Management Company made this assessment in order to determine whether any additional areas of judgement exist with respect to the typical characteristics of an investment entity versus those of the Fund.

6. New Standards and Interpretation Issued Not Yet Effective

a) Standards, amendments and interpretations of existing standards that are not yet effective and / or have not been previously approved by the Fund

At the date of authorization of these financial statements, some new but not necessarily effective Standards, Standards and Amendments to existing Standards, and Interpretations have been published by the IASB. Standards and changes that are not yet effective and were not initially approved by the Company include:

- IFRS 17 Insurance Contracts - Effective for annual reporting periods beginning on or after 1 January 2023
- Definition of a business (Amendments to IFRS 3) - effective for annual reporting periods beginning on or after 1 January 2021
- Definition of materiality (Amendments to IAS 1 and IAS 8) - effective for annual reporting periods beginning on or after 1 January 2020. Earlier application is permitted.
- Conceptual Framework for Financial Reporting - effective for annual reporting periods beginning on or after January 1, 2020. Earlier application is permitted.

These standards or changes to existing standards have not previously been approved by the Company. Management provides that all relevant pronouncements will be approved for the first period beginning on or after the effective date of publication. New standards, amendments and interpretations that have not been adopted in the current year have not been disclosed as they are not expected to have a material impact on the Company's financial statements.

7. Significant accounting policies

a) Foreign currency transactions

Transactions in foreign currencies are translated to the functional currency at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the spot exchange rate at that date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated into the functional currency at the spot exchange rate at the date when the fair value is determined.

Non-monetary items that are measured based on historical cost in a foreign currency are translated using the spot exchange rate at the date of the transaction. Foreign currency differences arising on translation are recognized in profit or loss.

7. Significant accounting policies (continued)

b) Interest Income calculated using the effective interest method

Interest income presented in the statement of comprehensive income comprise interest on financial assets measured at amortised cost and FVOCI calculated on an effective interest basis.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired).

c) Financial instruments

(i) Recognition and initial measurement

The Fund initially recognizes debt instruments on the trade date, which is the date on which the Fund becomes a party to the contractual provisions of the instrument. Other financial assets and financial liabilities are recognized on the date on which they are originated. A financial asset or financial liability is measured initially at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue.

(ii) Classification and subsequent measurement

Financial assets

On initial recognition, financial asset is classified as measured at amortised cost or FVOCI. Financial assets are not reclassified subsequent to their initial recognition, unless the Fund changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Business model assessment

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

- the stated policies and objectives for the portfolio and the operation of those policies in practice. In particular, whether management's strategy focuses on earning contractual interest revenue, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of the liabilities that are funding those assets or realizing cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Fund's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g., whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sales activity. However, information about sales activity is not considered in isolation, but as part of an overall assessment of how the Fund's stated objective for managing the financial assets is achieved and how cash flows are realized.

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

The Fund has determined that it has a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets. These financial assets are managed and their performance is evaluated, on a fair value basis.

Assessment whether contractual cash flows are solely payments of principal and interest ("SPPI")

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

7. Significant accounting policies (continued)**c) Financial instruments (continued)**

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

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

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination.

(ii) Classification and subsequent measurement (continued)

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

Financial liabilities - Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost and are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

*(iii) Derecognition**Financial assets*

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

The Fund enters into transactions whereby it transfers assets recognised in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Fund derecognises a financial liability when its contractual obligations are discharged or cancelled or expire. The Fund also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value. On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

(iv) Offsetting

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

*(v) Modifications of financial assets and financial liabilities**Financial assets*

If the terms of a financial asset are modified, the Fund evaluates whether the cash flows of the modified asset are substantially different.

Raiffeisen Vizion

Notes to the financial statements

(Amounts in thousands of ALL, unless otherwise stated)

7. Significant accounting policies (continued)

c) Financial instruments (continued)

If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized (see (iii)) and a new financial asset is recognized at fair value.

If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Fund recalculates the gross carrying amount of the financial asset and recognizes the amount arising from adjusting the gross carrying amount as a modification gain or loss in profit or loss. If such a modification is carried out because of financial difficulties of the borrower (see (vii)), then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income (see 7(c)).

Financial liabilities

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

If the modification of a financial liability is not accounted for as derecognition, then the amortized cost of the liability is recalculated by discounting the modified cash flows at the original effective interest rate and the resulting gain or loss is recognized in profit or loss.

(vi) Fair value measurement

'Fair value' is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Fund has access at that date. The fair value of a liability reflects its non-performance risk.

When available, the Fund measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an on-going basis.

If there is no quoted price in an active market, then the Fund uses valuation techniques that maximize the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

The best evidence of the fair value of a financial instrument at initial recognition is normally the transaction price – i.e., the fair value of the consideration given or received. If the Fund determines that the fair value at initial recognition differs from the transaction price and the fair value is neither evidenced by a quoted price in an active market for an identical asset or liability nor based on a valuation technique that uses only data from observable markets, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value at initial recognition and the transaction price. Subsequently, that difference is recognized in profit or loss on an appropriate basis over the life of the instrument, but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

The Fund recognizes transfers between levels of the fair value hierarchy as of the end of the reporting period, during which the change has occurred.

(vii) Impairment

The Fund recognises loss allowances for ECLs financial assets measured at amortised cost and measures the loss allowances at an amount equal to lifetime ECLs, except for the investment securities which are measured as 12-month ECL.

7. Significant accounting policies (continued)

c) Financial instruments (continued)

The Fund considers a financial asset to be in default when:

- the counterparty is unlikely to pay its credit obligations to the Fund in full, without recourse by the Fund to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

12-month ECL are the portion of ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. Financial instruments for which a 12-month ECL is recognized are referred to as 'Stage 1 financial instruments'.

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

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses and are measured as the present value of all cash shortfalls (i.e., the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Fund expects to receive).

ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Fund assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the debtor;
- a breach of contract such as a default or being more than 90 days past due;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

In making an assessment of whether an investment in sovereign debt is credit-impaired, the Fund considers the following factors:

- The market's assessment of creditworthiness as reflected in the bond yields;
- The country's ability to access the capital markets for new debt issuance;
- The probability of debt being restructured, resulting in holders suffering losses through voluntary or mandatory debt forgiveness; and
- The international support mechanisms in place to provide the necessary support as 'lender of last resort' to that country, as well as the intention, reflected in public statements, of governments and agencies to use those mechanisms. This includes an assessment of the depth of those mechanisms and, irrespective of the political intent, whether there is the capacity to fulfil the required criteria.

Presentation of allowance for ECL in the statement of financial position

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

Write-off

The gross carrying amount of a financial asset is written off when the Fund has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof.

d) Leasing

(i) Fund as a lessee

The Fund makes the use of leasing arrangements principally for the provision of the office space, and IT equipment and motor vehicles (although the Group currently has no motor vehicles).

7. Significant accounting policies (continued)**d) Leasing (continued)***(i) Fund as a lessee (continued)*

The rental contracts for offices are typically negotiated for terms of 1 and 5 years. The Fund does not enter into sale and leaseback arrangements. All the leases are negotiated on an individual basis and contain a wide variety of different terms and conditions such as purchase options and escalation clauses. The Fund assesses whether a contract is or contains a lease at inception of the contract. A lease conveys the right to direct the use and obtain substantially all of the economic benefits of an identified asset for a period of time in exchange for consideration.

Some lease contracts contain both lease and non-lease components. These non-lease components are usually associated with facilities management services at offices and servicing and repair contracts in respect of motor vehicles. The Fund has elected to not separate its leases for offices into lease and non-lease components and instead accounts for these contracts as a single lease component. For its other leases, the lease components are split into their lease and non-lease components based on their relative stand-alone prices.

Measurement and recognition of leases as a lessee

At lease commencement date, the Fund recognizes a right-of-use asset and a lease liability in its consolidated statement of financial position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Fund, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

The Fund depreciates the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Fund also assesses the right-of-use asset for impairment when such indicators exist.

At the commencement date, the Fund measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the Fund's incremental borrowing rate because as the lease contracts are negotiated with third parties it is not possible to determine the interest rate that is implicit in the lease. The incremental borrowing rate is the estimated rate that the Fund would have to pay to borrow the same amount over a similar term, and with similar security to obtain an asset of equivalent value. This rate is adjusted should the lessee entity have a different risk profile to that of the Fund.

Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed), variable payments based on an index or rate, amounts expected to be payable under a residual value guarantee and payments arising from options reasonably certain to be exercised.

Subsequent to initial measurement, the liability will be reduced by lease payments that are allocated between repayments of principal and finance costs. The finance cost is the amount that produces a constant periodic rate of interest on the remaining balance of the lease liability.

The lease liability is reassessed when there is a change in the lease payments. Changes in lease payments arising from a change in the lease term or a change in the assessment of an option to purchase a leased asset. The revised lease payments are discounted using the Fund's incremental borrowing rate at the date of reassessment when the rate implicit in the lease cannot be readily determined. The amount of the remeasurement of the lease liability is reflected as an adjustment to the carrying amount of the right-of-use asset. The exception being when the carrying amount of the right-of-use asset has been reduced to zero then any excess is recognized in profit or loss.

7. Significant accounting policies (continued)**d) Leasing (continued)***(i) Fund as a lessee (continued)*

Payments under leases can also change when there is either a change in the amounts expected to be paid under residual value guarantees or when future payments change through an index or a rate used to determine those payments, including changes in market rental rates following a market rent review. The lease liability is remeasured only when the adjustment to lease payments takes effect and the revised contractual payments for the remainder of the lease term are discounted using an unchanged discount rate. Except for where the change in lease payments results from a change in floating interest rates, in which case the discount rate is amended to reflect the change in interest rates.

To respond to business needs particularly in the demand for office space, the Bank will enter into negotiations with landlords to either increase or decrease available office space or to renegotiate amounts payable under the respective leases. In some instances, the Fund is able to increase office capacity by taking additional floors available and therefore agrees with the landlord to pay an amount that is commensurate with the stand-alone pricing adjusted to reflect the particular contract terms. In these situations, the contractual agreement is treated as a new lease and accounted for accordingly.

In other instances, the Fund is able to negotiate a change to a lease such as reducing the amount of office space taken, reducing the lease term or by reducing the total amount payable under the lease. Both of which were not part of the original terms and conditions of the lease. In these situations, the Fund does not account for the changes as though there is a new lease. Instead, the revised contractual payments are discounted using a revised discount rate at the date that the lease is effectively modified.

For the reasons explained above, the discount rate used is the Fund's incremental borrowing rate determined at the modification date, as the rate implicit in the lease is not readily determinable.

The remeasurement of the lease liability is dealt with by a reduction in the carrying amount of the right-of-use asset to reflect the full or partial termination of the lease for lease modifications that reduce the scope of the lease. Any gain or loss relating to the partial or full termination of the lease is recognized in profit or loss. The right-of-use asset is adjusted for all other lease modifications.

The Fund has elected to account for short-term leases and leases of low-value assets using the practical expedients. These leases relate to items of office equipment such as desks, chairs, and certain IT equipment. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

(ii) The Fund as a lessor

As a lessor the Fund classifies its leases as either operating or finance leases. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset and classified as an operating lease if it does not.

c) Cash and cash equivalents

Cash and cash equivalents include highly liquid financial assets with original maturities of three months or less from the acquisition date that are subject to insignificant risk of changes in their fair value, and are used by the Fund in the management of its short-term commitments.

d) Other liabilities

Other liabilities are stated at their amortized cost.

e) Redeemable units

The Fund issues redeemable units, at holder's request. The units are classified as financial liabilities. Any investor, who has redeemed his units, may re-invest into the Fund at any dealing date for cash equal to the value of units purchased. Units are redeemable daily. On the date of request for redemption, the redeemable units are carried as a financial liability at the statement of financial

7. Significant accounting policies (continued)

e) Redeemable units

position of the Fund. The redemption price is based on the Fund's net asset value per unit at the time when a valid request for redemption has been made.

f) Net Value of Assets

The net value of assets is equal to the total value of the net assets minus the Fund's liabilities.

g) Management Company Fee

The Fund should pay to the Management Company a fee of 1.25% annually (2019: 1.25%) of net assets value, as an expense which is calculated and recognized on a daily basis.

h) Realized gains or losses from changes in fair value

Realized gain or loss is recognized on the sale of the securities and is calculated as a difference between its sale price and its carrying amount, and its transaction price if it was purchased in the current reporting period. These differences are recognized in profit or loss when occurred.

i) Unrealized gains or losses from changes in fair value

The unrealized gain or loss represents the difference between the carrying amount of a financial instrument at the beginning of the period, or the transaction price if it was purchased in the current reporting period, and its carrying amount at the end of the reporting period.

Unrealized gain or loss is recognized in OCI and when the instruments are sold the unrealized gain or loss is transferred to the profit and loss for the period.

8. Financial risk management

This note presents information about the Fund's objectives, policies and processes for measuring and managing risk, and the Fund's management of capital.

The Fund is exposed to the following risks from the use of financial instruments:

- credit risk
- liquidity risk
- market risks
- operational risks

(a) Overview

The Fund's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, interest rate risk and other price risk), credit risk and liquidity risk.

The Fund is also exposed to operational risks such as custody risk. Custody risk is the risk of loss of securities held in custody occasioned by the insolvency or negligence of the custodian. Although an appropriate legal framework is in place that eliminates the risk of loss of value of the securities held by the custodian, in the event of its failure, the ability of the Fund to transfer securities might be temporarily impaired. The Fund's overall risk management program seeks to maximize the returns derived for the level of risk to which the Fund is exposed and seeks to minimize potential adverse effects on the Fund's financial performance.

Based on the Law no. 10198, dated December 10, 2009 "On collective investment undertakings" the Management Company has in its structures a Risk Management Unit, responsible for the risk management and for reporting to the Board of Administration. The Fund's risk management policies are established to identify and analyze the risks faced by the financial institution, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions, products and services offered. The Fund, through management standards and procedures, aims to develop a disciplined and constructive control environment, in which all employees understand their roles and obligations.

8. Financial risk management (continued)

(b) Credit risk

Credit risk is the risk of financial loss to the Fund if a customer or counterparty to a financial instrument fails to meet its contractual obligations partially or entirely, which would have a negative impact on the fund's assets.

The Fund's Board of Administration has delegated the responsibility for the management of credit risk to the Management, which is responsible for the oversight of the Fund's credit risk. The Fund's investments are in treasury bills and bonds of the Government of Albania and therefore the Fund is exposed only to Albanian government credit risk.

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

	31 December 2020	31 December 2019
Financial assets at fair value through other comprehensive income	11,705,650	9,817,850
Cash and cash equivalents	1,348,229	1,385,672
TOTAL ASSETS	13,053,879	11,203,522

As at December 31, 2020, the assets held by the Fund are neither past due nor impaired

Credit quality of financial assets is as follows:

	2020			POCI	Total	2019
	Stage 1	Stage 2	Stage 3			
Albanian Government B+	11,705,650	-	-	-	11,705,650	9,817,850
Cash and cash equivalents, unrated	1,348,229	-	-	-	1,348,229	1,385,672

The cash and cash equivalents are held with local bank, which is not rated.

Cash and cash equivalents

The cash and cash equivalents are held with commercial banks in Albania. The Fund applies a 12-month expected loss basis and reflects the short maturities of the exposures in assessing the impairment on cash and cash equivalents.

Investment securities

The credit risk of the portfolio of investment securities is assessed based on historical data and assessment of the ability of the various issuers to meet their contractual cash flows obligations in the near term. At 31 December 2019, the Fund has recognised an impairment allowance amounting to ALL 4,720 thousand.

Inputs, assumptions and techniques used for estimating impairment

Significant increase in credit risk

When determining whether the risk of default of the invested amount on a financial instrument has increased significantly since initial recognition, the Fund considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Fund's historical experience and credit risk specialist's assessment and including forward-looking information.

The Fund considers a financial instrument to have experienced a significant increase in credit risk when one or more of the following quantitative, qualitative or backstop criteria have been met.

For exposures toward Albanian government the credit risk is considered to be increased significantly since initial recognition if there is delay of 30 days or more in the repayment of an obligation to the Fund. The Fund monitors the effectiveness of the criteria used to identify significant increases in credit risk by regular reviews to confirm that the criteria are capable of identifying significant increases in credit risk before an exposure is in default.

As at December 31, 2020 and December 31, 2019 the Fund had no credit-impaired financial assets.

8. Financial risk management (continued)

(b) Credit risk (continued)

Definition of default

The Fund considers a financial asset to be in default when:

- the counterparty is unlikely to pay its credit obligations to the Fund in full, without recourse by the Fund to actions such as realizing security (if any is held); or
- the counterparty is past due more than 90 days on any material credit obligation to the Fund.

In assessing whether a counterparty is in default, the Fund considers indicators that are:

- qualitative – e.g., breaches of covenants;
- quantitative – e.g., overdue status and non-payment on another obligation of the same issuer to the Fund; and

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances.

Modified financial assets

The contractual terms of a financial asset may be modified for a number of reasons, including changing market conditions, and other factors not related to a current or potential credit deterioration of the counterparty. An existing asset whose terms have been modified may be derecognized and the renegotiated asset recognized as a new one at fair value in accordance with the accounting policy set out in Note 6 (c).

When the terms of a financial asset are modified and the modification does not result in derecognition, the determination of whether the asset's credit risk has increased significantly reflects comparison of:

- its remaining lifetime PD at the reporting date based on the modified terms; with
- the remaining lifetime PD estimated based on data at initial recognition and the original contractual terms.

Measurement of ECL

Investment securities

The key inputs into the measurement of ECL for investment securities are the term structure of the following variables:

Measurement of ECL (continued)

Investment securities (continued)

- probability of default (PD);
- loss given default (LGD);
- exposure at default (EAD).

PD estimates are estimates at a certain date, which are calculated based on internally and externally compiled data comprising both quantitative and qualitative factors.

LGD is the magnitude of the likely loss if there is a default and is estimated based on parameters calculated by rating agencies.

EAD represents the expected exposure in the event of a default. The Fund derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract including amortization. The EAD of a financial asset is its gross carrying amount.

EAD estimates are calculated on a discounted cash flow basis using the effective interest rate as the discounting factor.

The Fund measures ECL considering the risk of default over the maximum contractual period over which it is exposed to credit risk, even if, for risk management purposes, the Fund considers a longer period. The maximum contractual period extends to the date at which the Fund has the right to require repayment of an advance.

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Notes to the financial statements

*(Amounts in thousands of ALL, unless otherwise stated)***8. Financial risk management (continued)****(c) Liquidity risk**

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund's policy and the investment manager's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stress conditions, including estimated redemptions of shares, without incurring unacceptable losses or risking damage to the Fund's reputation.

The Fund has the ability to borrow in the short term to ensure settlement, after AFSA approval and up to limits determined by the Law. No such borrowings have arisen during the year.

In order to manage the Fund's overall liquidity, the Management Company also has the ability to suspend redemptions if this is deemed to be in the best interest of all unit holders. In the absence of significant financial liabilities, the Management Company monitors liquidity risk based on contractual discounted cash flows. The table below analyses the Fund's financial assets and liabilities into relevant maturity groupings based on the remaining period at the statement of financial position date to the contractual maturity date. The amounts in the tables are the contractual discounted cash flows as at 31 December 2020 and 2019:

	Up to 1 month	1 to 3 months	3 to 6 months	6 to 12 months	Over 1 year	Total
31 December 2020						
Assets						
Financial assets at fair value through other comprehensive income	502,764	-	-	357,481	10,845,404	11,705,650
Cash and cash equivalents	1,348,229	-	-	-	-	1,348,229
Receivables for issued units	-	-	-	-	-	-
Total	1,850,994	-	-	357,481	10,845,404	13,053,879
Liabilities						
Payable to the Management Company	13,847	-	-	-	-	13,847
Other liabilities	3,951	-	-	-	-	3,951
Net assets attributable to the unit holders	13,036,081	-	-	-	-	13,036,081
Total	13,053,879	-	-	-	-	13,053,879
Liquidity risk	(11,202,886)	-	-	357,481	10,845,404	-
Cumulative	(11,202,886)	(11,202,886)	(11,202,886)	(10,845,404)	-	-

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Notes to the financial statements

*(Amounts in thousands of ALL, unless otherwise stated)***8. Financial risk management (continued)**
(d) Liquidity risk (continued)

31 December 2019	Up to 1 month	1 to 3 months	3 to 6 months	6 to 12 months	Over 1 year	Total
Assets						
Financial assets at fair value through other comprehensive income	549,804	643,759	-	201,939	8,422,348	9,817,850
Cash and cash equivalents	1,385,672	-	-	-	-	1,385,672
Accrued Interest	4,722	-	-	-	-	4,722
Total	1,940,198	643,759	-	201,939	8,422,348	11,208,245
Liabilities						
Payable to the Management Company	11,792	-	-	-	-	11,792
Other liabilities	93	-	-	-	-	93
Net assets attributable to the unit holders	-	-	-	-	-	-
Total	11,208,245	-	-	-	-	11,196,359
Liquidity risk	(9,268,046)	643,759	-	201,939	8,422,348	11,208,245
Cumulative	(9,268,046)	(8,624,288)	(8,624,288)	(8,422,348)		

8. Financial risk management (continued)**(e) Market risk**

Market risk is the risk that changes in market prices will affect the Fund's incomes or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return on risk.

Exposure to foreign currency risk

The Fund is not exposed to currency risk as the transactions in currencies other than the Fund's base currency (Lek currency) are absent. The Fund has not entered into any forward exchange or embedded derivative product transactions as of 31 December 2019. As at 31 December 2019, there are no material financial assets or liabilities, which are expressed in a currency other than ALL.

Exposure to interest rate risk

The principal risk to which trading portfolios are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instrument because of a change in market interest rates (Assets and Liabilities Net Present Value Gaps). Interest rate risk is managed principally through monitoring interest rate gaps. The management of interest rate risk against interest rate gap limits is supplemented by monitoring the sensitivity of the Fund's financial assets and liabilities to various standard and non-standard interest rate scenarios. Standard scenarios that are considered on a regular basis include a 100 basis point (bp) parallel fall or rise in all yield curves. An analysis of the Fund's sensitivity to an increase or decrease in market interest rates (assuming no asymmetrical movement in yield curves and a constant financial position) is as follows:

2020

Interest rates	Decrease 100 pbs	Increase 100 pbs
Estimated Profit/(loss) effect in thousands of ALL	477,121	(474,121)

2019

Interest rates	Decrease 100 pbs	Increase 100 pbs
Estimated Profit/(loss) effect in thousands of ALL	276,618	(276,618)

(f) Capital risk management

The capital of the Fund is represented by the net assets attributable to the unit holders. The amount of net assets attributable to the unit holders can change significantly on a daily basis, as the Fund is subject to daily subscriptions and redemptions at the discretion of unit holder. The Fund's objective when managing capital is to safeguard the Fund's ability to continue as a going concern in order to provide returns for unit holders, provide benefits for other stakeholders and maintain a strong capital base to support the development of the investment activities of the Fund. In order to maintain the capital structure, the Fund's policy is to perform the following:

- Monitor the level of daily subscriptions and redemptions relative to the cash position in order to be able to redeem its unit holders within 7 days from a valid request date.
- Redeem and issue new units in accordance with the law and prospectus of the Fund, which includes the ability to restrict redemptions and require certain minimum holdings and subscriptions. The Board of Administration and Management Company monitor capital on the basis of the value of net assets attributable to the unit holders.

(i) Investment strategy

The investment strategy of the Raiffeisen Vizion Fund's assets is based on the law no. 10198 "On collective investment undertakings" and the resulting regulations from its implementation, as well as in the internal policy of investment of the Management Company, proposed by the Investment Committee and approved by the Board of Administration of the Management Company.

(ii) Legal framework

With regard to the investment of the Fund's assets, Raiffeisen Vizion under the administration of Raiffeisen INVEST – Management Company of Pension Funds and Collective Investment Undertakings sh.a. operates according to law no. 10198, dated December 10, 2009 "On collective investment undertakings" and the Fund's prospectus.

8. Financial risk management (continued)**(f) Capital risk management (continued)***(iii) Permitted Investments*

According to the regulation, the Fund's assets may be invested on the following instruments:

- transferable securities and money market instruments traded on a regulated market or official stock exchange in the Republic of Albania, in an EU country or in another country permitted by FSA;
- units of investment funds or shares of investment companies licensed under the Law no. 10198 "On Collective Investment Undertakings", and shares or units of other approved collective investment undertakings licensed in accordance with EU standards;
- deposits with credit institutions, registered in the Republic of Albania or in an EU country or FSA permitted country, which mature in no more than 12 months or can be withdrawn at any time;
- financial derivative instruments;
- other money market instruments.

The Management Company is committed to respect all investment restrictions provided by Law no. 10198 "On Collective Investment Undertakings" and by internal risk management policy for any of the instruments mentioned above.

Investment limitations and the permitted limit

The Fund may not invest more than 20 % of its net assets in deposits with the same institutions.

The Fund may invest no more than 5% of its net assets in securities and money market instruments of a single issuer.

The limit of 5% may be increased to:

- a) 10%. In this case, the total value of the securities and money market instruments in which the Fund invests more than 5% of the fund net assets, must not exceed 40% of the total net value of fund assets;
- b) 35% in the case of securities and money market instruments issued or guaranteed by the government and local authorities of the Republic of Albania, EU countries, FSA-permitted countries or by public international bodies to which one or more EU countries adhere;
- c) 100 percent upon FSA approval if some criteria defined on the law "On collective investment undertakings" are met;
- d) 25% in the case of certain special bonds issued by licensed credit institutions which have a registered office in the Republic of Albania, or an EU country or FSA-permitted country. The total investment in that type of bonds issued by a single issuer in which the Fund invests more than 5%, shall not exceed 80% of the total value of the assets of the Fund;

The Fund may acquire units or shares in another collective investment undertaking up to 30% of its assets. The Management Company manages the assets of the Fund with the objectives of safety, liquidity and yield, trying to seek an optimal ratio between capital growth and risk undertaken. The long-term objectives for the allocation of the Fund's assets in accordance with the prospect are as follows:

Class	Objective
Securities issued and guaranteed by the Albanian Government	85%
Securities issued and guaranteed by EU governments	0%
Securities issued and guaranteed by local government authorities and local commercial companies traded in regulated markets or in securities exchange in the Republic of Albania	0%
Investment Funds' Units denominetad in local currency	5%
Bank deposists,reverse repurchase agreements,cash and cash equivalent	10%

These objectives serve as guidelines and are subject to change depending on the market conditions and investment policies.

Fund's investments internal policy

The Investment risk is undertaken only by the Fund's members and not by the Management Company. To minimize this risk, the Management Company has in the organizational structure an Investment Committee which approves the policies for the allocation of assets and investments, and a Risk Management Unit which performs the quantitative and qualitative control of all risks linked with the Fund.

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Notes to the Financial Statements

*(Amounts in thousands of ALL, unless otherwise stated)***8. Financial risk management (continued)****(f) Capital risk management (continued)***(iii) Permitted Investments (continued)*

There are not permitted all those investments whose return rate is under the market level, because this will compromise the Investment - Risk balance. A statement showing investment structure as at 31 December 2020 and 2019 is as follows:

	31 December 2020	As % of funds total assets
Government bonds	11,505,720	88%
Treasury bills	199,930	2%
Repo	-	0%
Cash and other cash equivalents	1,348,229	10%
	13,053,879	100%

	31 December 2019	As % of funds total assets
Government bonds	8,670,045	77%
Treasury bills	1,147,806	10%
Repo	-	0%
Cash and other cash equivalents	1,385,672	12%
	11,203,523	100%

9. Fair value of financial instruments*Determining fair values*

The determination of fair values of financial assets and financial liabilities is based on quoted market prices or dealer price quotations for financial instruments traded in active markets. For all other financial instruments, fair value is determined by using valuation techniques. Valuation techniques include net present value techniques, the discounted cash flow method, comparison to similar instruments for which market observable prices exist, and valuation models.

The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

The Fund measures fair values using Level 2 of the fair value hierarchy that reflects the significance of the inputs used in making the measurements, which is explained as follow:

- Level 2: Valuation techniques based on observable inputs, either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

The models used to determine fair values are validated and periodically reviewed by the Management Company. The inputs in the earnings multiples models include observable data, such as earnings multiples of comparable companies to the relevant portfolio Fund, and unobservable data, such as forecast earnings for the portfolio Fund. In discounted cash flow models, unobservable inputs are the projected cash flows of the relevant portfolio Fund and the risk premium for liquidity and credit risk that are incorporated into the discount rate. Management uses models to adjust the observed equity returns to reflect the actual debt/equity financing structure of the valued equity investment. Models are calibrated by back-testing to actual results/exit prices achieved to ensure that outputs are reliable.

Investment in securities

Investment securities include treasury bills and government bonds. The fair value for these investment securities is estimated using the market discounted cash flow techniques which considers current or recent yields for identical securities with similar maturity in markets that are not active and current yield curve appropriate for the remaining term to maturity.

Raiffeisen Vizion

Notes to the Financial Statements

*(Amounts in thousands of ALL, unless otherwise stated)***9. Fair value of financial instruments (continued)**

The following table analyses within the fair value hierarchy the Fund's financial assets (by class) measured at fair value at 31 December 2020 and 2019.

All fair value measurements disclosed are recurring fair value measurements.

Level 2	31 December 2020	31 December 2019
Financial assets at fair value through other comprehensive income	11,705,650	9,817,850
TOTAL	11,705,650	9,817,850

The valuations are prepared and are reviewed on a monthly basis by the Risk Manager valuation who report and make recommendations to the Management Company on a monthly basis in line with the monthly valuations that are provided to investors. Risk Manager considers the appropriateness of the valuation model itself, the significant and key inputs as well as the valuation result using various valuation methods and techniques generally recognized as standard within the industry. The valuation technique is selected and calibrated on acquisition of the underlying portfolio companies. In determining the continued appropriateness of the chosen valuation technique, Risk Manager may perform back testing to consider the various models' actual results and how they have historically aligned to actual market transactions.

In addition, the Custodian Bank is responsible for reviewing the revaluations through a daily confirmation procedure.

Financial instruments not measured at fair value

The financial instruments not measured at FVTPL include:

- cash and cash equivalents, deposits, balances due to the Management Company and liabilities arising from purchase of debt securities. These are short-term financial assets and financial liabilities whose carrying amounts approximate fair value, because of their short-term nature; and
- net assets attributable to holders of redeemable shares. The Fund routinely redeems and issues the redeemable shares at the amount equal to the proportionate share of net assets of the Fund at the time of redemption, calculated on a basis consistent with that used in these financial statements. Accordingly, the carrying amount of net assets attributable to holders of redeemable shares approximates their fair value.

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*(Amounts in thousands of ALL, unless otherwise stated)***10. Interest income calculated using the effective interest method**

Interest income from financial instruments by category is composed as follows:

	31 December 2020	31 December 2019
Financial asstes at FVOCI	491,326	294,830
Interest earned from deposits	5,472	8,525
Interest earned from repo	142	1,322
Total	496,940	304,678

11. Changes in fair value of financial assets at fair value through other comprehensive income

Changes in fair value are detailed as follows:

	31 December 2020	31 December 2019
Unrealized gains on investments	11,971	247,217
Unrealized losses on investments	(130,083)	(105,354)
Total change in fair value of financial assets	(118,112)	141,864

12. Financial assets at fair value through other comprehensive income

Financial assets at fair value through other comprehensive income can be detailed in terms of maturity as follows:

	31 December 2020	31 December 2019
Government Bonds	11,505,720	8,670,045
Treasury Bills	199,930	1,147,806
Total	11,705,650	9,817,850

	Fair value	Accrued interest	Net book value
Treasury Bills	11,315,625	190,095	11,505,720
Government Bonds	199,930	-	199,930
31 December 2020	11,515,555	190,095	11,705,650

	Fair value	Accrued interest	Net book value
Treasury Bills	1,147,806	-	1,147,806
Government Bonds	8,530,086	139,958	8,670,045
31 December 2019	9,677,892	139,958	9,817,850

Investment securities yields range from 1.92% - 6.74% per annum for government bond, and range from 1.23% - 1.88% per annum for treasury bills.

13. Cash and cash equivalents

	31 December 2020	31 December 2019
Current accounts at the Custodian Bank	3,218	35,658
Total current accounts	3,218	35,658
Deposits	1,345,000	1,350,000
REPOs	-	-
Accrued interest	11	14
Total deposits	1,345,011	1,350,014
Total cash and cash equivalents	1,348,229	1,385,672

Term deposits as at 31 December 2020 are held with resident banks carry interest in the range of 0.00% - 1.00% and have original maturities up to two weeks.

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Notes to the Financial Statements

*(Amounts in thousands of ALL, unless otherwise stated)***14. Other liabilities**

Other liabilities comprise withholding personal income tax payable to the tax authorities, arisen from benefits withdrawn from the unit holders during the month of December. The Management Company acts as the collecting agent on behalf of the Fund, according to the Law no.8438 "On Income Tax" dated 28.12.1998.

15. Net assets attributable to the unit holders

	31 December 2020	31 December 2019
Net assets attributable to the unit holders at 1 January	11,196,358	6,118,976
Issued units during the year	2,658,859	5,287,597
Redeemed units during the year	<u>(1,023,553)</u>	<u>(539,966)</u>
	12,831,664	10,866,606
Increase in net assets attributable to the unit holders during the year	<u>204,416</u>	<u>329,752</u>
Balance at 31 December	<u>13,036,080</u>	<u>11,196,358</u>
Net Assets Value per unit in ALL at 31 December	<u>1,075</u>	<u>1,057</u>

16. Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions.

Related Parties of the Fund are Raiffeisen INVEST – Management Company of Pension Funds and Collective Investment Undertakings sh.a., which manages the Fund, the Fund's Custodian Bank and Raiffeisen Bank sh.a. as the sole shareholder of the Management Company.

As of and for the year ending 31 December 2020 and 2019 the Fund has entered the following transactions and balances with its related parties:

	31 December 2020	31 December 2019
Due to the Management Company		
Management Company fee payable	<u>13,847</u>	<u>11,792</u>
	<u>13,847</u>	<u>11,792</u>
Revenues		
Interest income from deposits	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
Expenses		
Management Company fee	<u>153,664</u>	<u>122,869</u>
Total	<u>153,664</u>	<u>122,869</u>

17. Events after the reporting period

On March 24, 2020, with Decision of the Council of Ministers no. 243, the state of natural disaster was declared in Albania, as a result of the spread of the COVID19 virus and its classification as a pandemic by the World Health Organization on March 12, 2020. The Company has assessed the further impact of developments and measures taken for the epidemiological situation after the end of the reporting period and does not consider them as events that require correction in the financial statements for and for the year ended 31 December 2020 for the investment fund.

There are no other significant events after the reporting date that may require adjustment or additional presentation in the financial statements.