



**Interim condensed consolidated
financial statements for the period
ended 30 September 2019**

Bigbank AS

Interim condensed consolidated financial statements for the period ended 30 September 2019

Business name	Bigbank AS
Registry	Commercial Register of the Republic of Estonia
Registration number	10183757
Date of entry	30 January 1997
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Financial year	1 January 2019 – 31 December 2019
Reporting period	1 January 2019 – 30 September 2019
Chairman of the management board	Martin Lääts
Core business line	Provision of consumer loans and acceptance of deposits
Auditor	Ernst & Young Baltic AS
Reporting currency	The reporting currency is the euro and numerical financial data is presented in thousands of euros.

Interim report is available on the website of Bigbank AS at www.bigbank.ee.
The version in English is located at www.bigbank.eu.

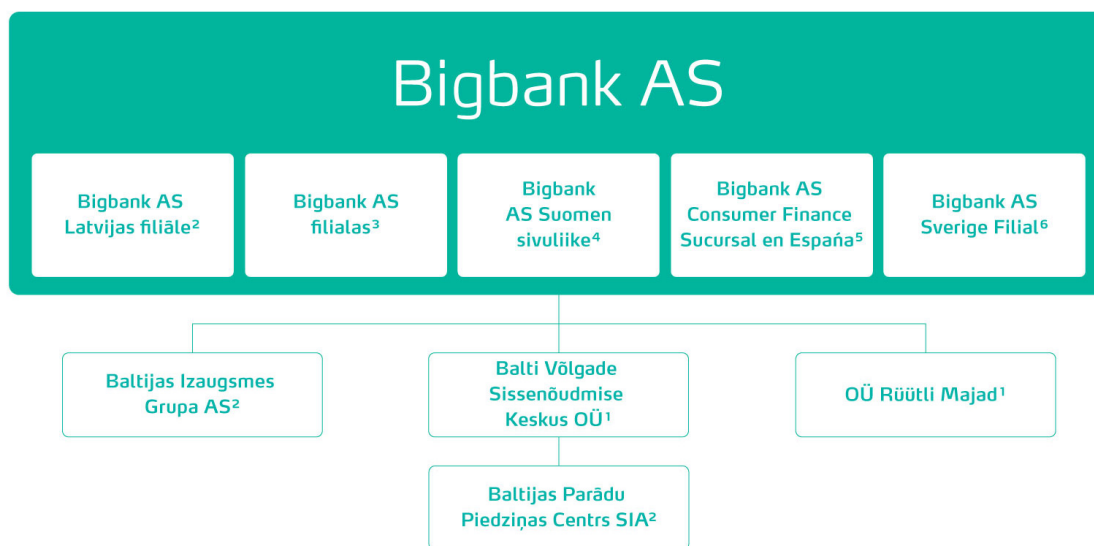
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Bigbank Group structure

Bigbank AS was founded on 22 September 1992. A licence for operating as a credit institution was issued to Bigbank AS on 27 September 2005. Bigbank is specialised on consumer loans and term deposits.

The Group's structure at the reporting date:



¹ registered in the Republic of Estonia

² registered in the Republic of Latvia

³ registered in the Republic of Lithuania

⁴ registered in the Republic of Finland

⁵ registered in the Kingdom of Spain, under liquidation

⁶ registered in the Kingdom of Sweden

The branches in Latvia, Lithuania, Finland and Sweden offer lending services similar to those of the parent. In addition, the parent and its Latvian, Finnish and Swedish branches offer deposit services. In addition, Bigbank AS provides cross-border deposit services in Germany, the Netherlands and Austria. Spanish branch is under liquidation and remaining customers will be served cross-broder from parent bank.

The core business of OÜ Rүүtli Majad is managing the real estate. OÜ Balti Völgade Sissenõudmise Keskus and its subsidiary support the parent and its branches in debt collection.

Review of operations

Significant economic events

The third quarter of 2019 was a hard-working and successful quarter for Bigbank AS (hereinafter also “Bigbank” and the “Group”).

Strong result was supported by continuously favourable economic outlook in all home markets of the Group. GDP growth rates and employment levels remain favourable. Credit markets are strong and demand for credit products is increasing.

Net profit of the Group was 5.6 million euros, in the third quarter of 2019. Compared to the third quarter of 2018 it was 1.0 million euros higher (22%). Profit has grown mainly due to decreasing amount of other operating expenses and provision expenses. Saving from other operating expenses shows the Group’s ability to operate in a more efficient manner, decreasing provision costs are related to improving credit quality of loan portfolio. Both developments go perfectly hand in hand with Bigbank’s long term strategy.

Strong profit figure increased Group’s 9 month net profit to 17,5 million euros, which is an all-time record. Due to that equity of the Group increased 11% to 134.3 million euros. Capitalization level of the Group is strong.

By the end of the third quarter the share of non-performing loan portfolio changed only marginally, adjusting to 3.1%. Long term goal for the Group is to keep the share of non-performing loan portfolio within 5% range, therefore for several quarters the quality of loan portfolio is safely within that range.

In the third quarter of 2019 performing loan portfolio of the Group increased by 11.3 million euros (3%) to 450.5 million euros. With the first 9 months of 2019 performing loan portfolio has increased by 19.5 million euros (5%). Performing loan portfolio grew in the third quarter the most in Estonian business unit, where the growth amounted to 7.3 million euros. There are first positive results already

regarding establishing corporate banking area (established in second quarter). Focusing more on corporate customers will increase the planned loan portfolio of the Group also in the next upcoming quarters.

Summer was a busy time for Bigbank regarding technology developments. The journey of Nest implementation continued according to the schedule. Nest is a modern banking software which includes CRM software, accounting software as well as internet bank functions. The goal for developing and implementing Nest is to support the development and business growth of Bigbank through automatization. Implementation of Nest for all branches is one of the key priorities for the Group in 2019 and by the end of third quarter implementation plan is fulfilled 100%. On July 1, 2019, also the Latvian branch was fully transferred to the Nest. Formerly it has been deployed in Finland (2017), Sweden (2018), Lithuania (2019) and in cross-border units (all Germany, Austria, Netherlands 2019).

On August 23, 2019, Swedish branch manager Declan Mac Guinness left Bigbank and therefore one important goal in the fourth quarter is to recruit new branch manager for the Swedish branch.

The supervisory board of Bigbank AS has five members – the chairman of the supervisory board Parvel Pruunsild and the members Vahur Voll, Juhani Jaeger, Raul Eamets and Andres Koern.

Management board has four members: the chairman of the management board Martin Länts and the members Sven Raba, Mart Veskimägi and Argo Kiltsmann.

Bigbank had 405 employees at the end of the third quarter of 2019: 237 in Estonia, 78 in Latvia, 68 in Lithuania, 15 in Finland, 6 in Sweden and 1 in Spain.

Key performance indicators and ratios

Financial position indicators (in thousands of euros)	30 Sep 2019	31 Dec 2018	Change
Total assets	530,997	528,517	0.5%
Loans to customers	450,547	427,964	5.3%
of which loan portfolio	464,888	445,679	4.3%
of which interest receivable	9,476	6,122	54.8%
of which loss allowances	-23,817	-23,837	-0.1%
Deposits from customers	378,613	393,020	-3.7%
Equity	134,274	121,174	10.8%

Financial performance indicators (in thousands of euros)	Q3 2019	Q3 2018	Change	9M 2019	9M 2018	Change
Interest income	16,894	16,807	0.5%	49,743	49,900	-0.3%
Interest expense	1,561	1,534	1.8%	4,852	4,472	8.5%
Net loss allowances on loans and financial investments	2,697	2,839	-5.0%	5,033	7,742	-35.0%
Income from debt collection proceedings	225	357	-37.0%	639	1,323	-51.7%
Profit before impairment loss	8,270	7,423	11.4%	22,570	22,712	-0.6%
Net profit	5,573	4,584	21.6%	17,537	14,970	17.1%

Ratios	Q3 2019	Q3 2018	9M 2019	9M 2018
Return on equity (ROE)	17.0%	15.7%	18.3%	17.2%
Equity multiplier (EM)	4.1	4.2	4.1	4.2
Profit margin (PM)	30.5%	25.2%	32.6%	36.9%
Asset utilization ratio (AU)	13.6%	14.8%	13.5%	14.9%
Return on assets (ROA)	4.2%	3.7%	4.4%	4.1%
Price difference (SPREAD)	11.4%	12.3%	11.5%	12.9%
Cost to income ratio (CIR)	48.6%	51.9%	49.8%	49.4%

Ratios are presented on an annual basis (i.e. annualised).

Explanations of ratios:

Return on equity (ROE, %) – net profit for the period / quarter / average equity*100

Return on assets (ROA, %) – net profit for the period / average assets * 100

Equity multiplier (EM) – average assets / average equity

Price difference (SPREAD) – ratio of interest income to interest-bearing assets less ratio of interest expense to interest-bearing liabilities

Profit margin (PM, %) – profit for the period / total income * 100

Cost to income ratio (CIR) – total operating costs to net income

Asset utilisation (AU) – total income (incl. interest income, fee income, dividend income and other operating income) to total assets

Financial review

Financial position

As at 30 September 2019, the consolidated assets of Bigbank AS Group totalled 531.0 million euros, having decreased by 16.2 million euros (-3.0%) during the third quarter.

As at 30 September 2019, loans to customers accounted for 84.8% of total assets, the proportion of liquid assets (amounts due from banks and financial debt instruments) was 10.0%. At the end of the third quarter, liquid assets totalled 52.9 million euros. Part of bank's liquidity buffer has been placed in a portfolio of debt securities, which are highly liquid, hold investment grade credit ratings, and can be sold at any moment. Debt instruments totalled 13.2 million euros as at 30 September 2019.

At the end of the third quarter, the Group had 114 thousand loan agreements, 33 thousand of them in Latvia, 30 thousand in Estonia, 30 thousand in Lithuania, 11 thousand in Finland, 8 thousand in Sweden and 2 thousand in Spain.

Geographical distribution of loans to customers:

- 30.2% Lithuania,
- 23.0% Latvia,
- 19.9% Estonia,
- 16.3% Finland,
- 9.3% Sweden,
- 1.3% Spain.

At 30 September 2019, loans to customers totalled 450.5 million euros, comprising of:

- the loan portfolio of 464.9 million euros. Loans to individuals accounted for 93.9% of the total;
- interest receivable on loans of 9.5 million euros;

- loss allowances for loans and interest receivables of 23.8 million euros (consisting of an loss allowance for loans of 22.1 million euros and an loss allowance for interest receivables of 1.7 million euros).

Bigbank's loan portfolio is diversified – at the reporting date the average loan was 4,063 euros and as at 30 September 2019, 40 largest loans accounted for 5.9% of the loan portfolio.

Bigbank AS focuses on the provision of consumer loans. In line with the corporate strategy, as at 30 September 2019 loans against income accounted for 92.0%, loans against surety for 0.5% and loans secured with real estate for 7.5% of the total loan portfolio.

As regards past due receivables, it is important to note that the collection of non-performing consumer loans differs significantly from the recovery of loans that have physical collateral (for example, mortgage-backed loans). Due to their nature (as a rule, consumer loans are backed with the customer's regular income), claims related to terminated consumer loans are satisfied in smaller instalments over an extended period rather than in a lump sum raised through the sale of the collateral.

To mitigate the risks arising from customers' payment behaviour and to cover potential credit losses, the Group makes loss allowances. Bank follows in impairment calculations conservative line. Where debt recovery proceedings do not yield expected results, the underlying receivable is written off the statement of financial position.

At the end of the third quarter of 2019, the Group's liabilities totalled 396.7 million euros. Most of the debt raised by the Group, i.e. 378.6 million euros (95.4%) consisted of term deposits.

As at the end of the third quarter of 2019, the Group's equity was 134.3 million euros. The equity to assets ratio amounted to 25.3%.

Financial performance

Interest income for the third quarter reached 16.9 million euros, increasing by 0.1 million euros (0.5%) compared to the same period in 2018.

The period's ratio of interest income (annualised) to average interest-earning assets was 13.0% and (annualised) return on the loan portfolio accounted for 14.7% of the average loan portfolio.

Interest expense for the third quarter of 2019 was 1.6 million euros.

The ratio of interest expense to interest income was 9.2%. The ratio of interest expense to average interest-bearing liabilities (annualised) was 1.6%.

Other operating expenses for the third third were 2.6 million euros, decreasing by 0.6 million euros compared to the corresponding figure of the same period in 2018.

Salaries and associated charges for the third quarter of 2019 amounted to 3.9 million euros, including remuneration of 3.8 million euros. As at the end of the period, the Group had 405 employees.

In the third quarter, impairment losses were 2.7 million euros, consisting of:

- impairment losses on loan receivables of 2.2 million euros;
- impairment losses on interest receivables of 0.7 million euros; and
- impairment reversal of other receivables of 0.2 million euros.

Other income for the third quarter of 2019 was 0.3 million euros, the largest proportion of which resulted from debt collection income. In the same period of 2018, other income was 0.5 million euros.

Other expenses for the third quarter reached 0.7 million euros. In the same period of 2018, other expenses were 0.7 million euros, as well.

The Group's net profit for the third quarter of 2019 amounted to 5.6 million euros. In comparison to the third quarter of 2018, net profit has increased by 0.1 million euros.

Capital ratios

Own funds

The methods used by the Group for calculating own funds are stipulated in regulation (EU) No. 575/2013 of the European Parliament and of the Council on prudential requirements for credit institutions and investment firms

(CRR) and Directive 2013/36/EU on access to the activity of credit institutions and the prudential supervision of credit institutions and investment firms (CRD 4) as transposed into Estonian law.

As at	30 Sep 2019	31 Dec 2018
Paid-up share capital	8,000	8,000
Capital reserve	800	800
Previous years retained earnings	106,568	94,042
Other accumulated comprehensive income	1,369	997
Other intangible assets	-17,596	-12,381
Profit eligible*	-	9,970
Adjustments to CET1 due to prudential filters	-13	-191
Common equity Tier 1 capital	99,128	101,237
Tier 1 capital	99,128	101,237
Tier 2 capital	5,000	5,000
Deductions	-	-
Total own funds	104,128	106,237

* Own funds as of 31 December 2018 include nine months net profit included that has been verified by an independent external auditor in the review of the financial information (2018: nine months), less foreseeable dividends

proportionally and following the permit of the Estonian Financial Supervision Authority.

Article 26(2) of Regulation (EU) No 575/2013 of the European Parliament and of the Council (2) has introduced a procedure whereby the permission of the competent authority is required for the inclusion of interim profits or year-end profits in Common Equity Tier 1 (CET1) capital before an institution has taken a formal decision confirming the final profit or loss of the institution for the year. Such

permission is granted where the following two conditions are met: profits have been verified by persons independent of the institution that are responsible for the auditing of the accounts of that institution; and the institution has demonstrated that any foreseeable charge or dividend has been deducted from the amount of those profits.

Total risk exposure amount

	30 Sep 2019	31 Dec 2018
Risk weighted exposure amounts for credit and counterparty credit (standardized approach)		
Central governments or central banks	-	1,246
Institutions	7,615	12,141
Corporates	37,392	40,210
Retail	306,224	286,451
Secured by mortgages on immovable property	7,086	3,215
Exposures in default	10,838	11,418
Other items	9,963	8,735
Total risk weighted exposure amounts for credit and counterparty credit (standardized approach)	379,118	363,416
Total risk exposure amount for foreign exchange risk (standardized approach)	-	-
Total risk exposure amount for operational risk (standardized approach)	101,632	104,953
Total risk exposure amount for credit valuation adjustment (standardized approach)	-	-
Total risk exposure amount	480,750	468,369

Capital ratios

	30 Sep 2019	31 Dec 2018
CET1 Capital ratio	20.6%	21.6%
T1 Capital ratio	20.6%	21.6%
Total capital ratio	21.7%	22.7%
Leverage ratio	18.8%	19.3%

Condensed consolidated interim financial statements

Consolidated statement of financial position

As at	Note	30 Sep 2019	31 Dec 2018
Assets			
Cash balances at central banks	2	8,880	29,691
Cash balances at banks	2	30,795	36,261
Debt instruments at fair value through other comprehensive income	3	13,216	13,484
Loans to customers	4,5,6,7,8	450,547	427,964
Other receivables	9	1,536	1,484
Prepayments	10	1,359	1,732
Property and equipment	11	5,339	3,625
Investment property		1,717	1,866
Intangible assets	12	17,596	12,381
Assets classified as held for sale		12	29
Total assets		530,997	528,517
Liabilities			
Deposits from customers	13	378,613	393,020
Subordinated notes		5,046	4,960
Provisions		2,516	1,884
Other liabilities	14	9,730	5,197
Deferred income and tax liabilities		818	2,282
Total liabilities		396,723	407,343
Equity			
Share capital		8,000	8,000
Capital reserve		800	800
Other reserves	15	1,369	806
Retained earnings		124,105	111,568
Total equity		134,274	121,174
Total liabilities and equity		530,997	528,517

Consolidated statement of comprehensive income

	Note	Q3 2019	Q3 2018	9M 2019	9M 2018
Interest income	19	16,894	16,807	49,743	49,900
Interest expense	20	-1,561	-1,534	-4,852	-4,472
Net interest income		15,333	15,273	44,891	45,428
Fee and commission income		1,063	919	3,127	2,624
Fee and commission expense		-48	-52	-199	-228
Net fee and commission income		1,015	867	2,928	2,396
Net profit/loss on exchange differences		-98	107	-353	-344
Net profit/loss on derecognition of non-financial assets		3	-	-7	-
Other income	21	300	455	932	1,624
Total income		16,553	16,702	48,391	48,104
Salaries and associated charges		-3,916	-3,785	-11,300	-11,228
Other operating expenses	22	-2,621	-3,257	-8,456	-8,792
Depreciation and amortisation expense		-849	-549	-2,432	-1,496
Provision expenses		287	-498	-636	-890
Impairment losses on loans and financial investments		-2,697	-2,839	-5,033	-7,742
Losses resulting from changes in the fair value of investment properties		-	-61	-	-61
Other expenses	23	-665	-654	-1,932	-2,350
Profit from assets classified as held for sale		17	2	22	-258
Total expenses		-10,444	-11,641	-29,767	-32,817
Profit before income tax		6,109	5,061	18,624	16,287
Income tax expense		-536	-477	-1,087	-1,317
Profit for the period		5,573	4,584	17,537	14,970
Other comprehensive income/expense					
<i>Items that may be reclassified subsequently to profit or loss:</i>					
Exchange differences on translation of foreign operations		82	-102	326	356
Changes in the fair value of debt instruments at FVOCI		55	-67	237	-159
Net other comprehensive income to be reclassified to profit or loss		137	-169	563	197
Other comprehensive income for the period		137	-169	563	197
Total comprehensive income for the period		5,710	4,415	18,100	15,167
Basic earnings per share (EUR)		70	57	219	187
Diluted earnings per share (EUR)		70	57	219	187

Consolidated statement of cash flows

	Note	9M 2019	9M 2018
Cash flows from operating activities			
Interest received		45,096	45,016
Interest paid		-4,467	-3,487
Salary and other operating expenses paid		-23,537	-24,474
Other income and fees received		5,060	6,582
Other expenses and fees paid		-2,317	-3,340
Recoveries of receivables previously written off and received for sold portfolios		21,004	23,936
Loans provided		-197,413	-200,889
Repayment of loans provided		154,540	132,280
Change in mandatory reserves with central banks		154	-159
Proceeds from customer deposits		62,419	100,802
Paid on redemption of deposits		-74,482	-53,637
Income tax paid/received		-1,606	-1,561
Effect of movements in exchange rates		-111	-194
Net cash used in / from operating activities		-15,660	20,875
Cash flows from investing activities			
Acquisition of property and equipment and intangible assets		-6,127	-4,415
Proceeds from sale of property and equipment		74	3
Proceeds from sale of investment properties		138	27
Acquisition of financial instruments		-699	-1,266
Proceeds from redemption of financial instruments		1,321	134
Net cash used in investing activities		-5,293	-5,517
Cash flows from financing activities			
Paid on redemption of bonds		-	-164
Dividends paid		-5,000	-5,000
Net cash used in financing activities		-5,000	-5,164
Effect of exchange rate fluctuations		-171	-246
Decrease / Increase in cash and cash equivalents		-26,124	9,948
Cash and cash equivalents at beginning of period		64,621	53,121
Cash and cash equivalents at end of period	2	38,497	63,069

Consolidated statement of changes in equity

	Attributable to equity holders of the parent				Total
	Share capital	Statutory capital reserve	Other reserves	Retained earnings	
Balance at 1 January 2018	8,000	800	675	103,771	113,246
Changes on initial adoption of IFRS 9	-	-	-	-4,729	-4,729
Restated balance at 1 January 2018	8,000	800	675	99,042	108,517
Profit for the period	-	-	-	14,970	14,970
Other comprehensive income					
Exchange differences on translation of foreign operations	-	-	356	-	356
Net change in fair value of debt instrument at FVOCI	-	-	-159	-	-159
Total other comprehensive income	-	-	197	-	197
Total comprehensive income for the period	-	-	197	14,970	15,167
Dividend distribution	-	-	-	-5,000	-5,000
Total transactions with owners	-	-	-	-5,000	-5,000
Balance at 30 September 2018	8,000	800	872	109,012	118,684
Balance at 1 January 2019	8,000	800	806	111,568	121,174
Profit for the period	-	-	-	17,537	17,537
Other comprehensive income					
Exchange differences on translating foreign operations	-	-	326	-	326
Net change in fair value of debt instrument at FVOCI	-	-	237	-	237
Total other comprehensive income	-	-	563	-	563
Total comprehensive income for the period	-	-	563	17,537	18,100
Dividend distribution	-	-	-	-5,000	-5,000
Total transactions with owners	-	-	-	-5,000	-5,000
Balance at 30 September 2019	8,000	800	1,369	124,105	134,274

Notes to the condensed consolidated interim financial statements

Note 1. Basis of preparation and changes to the Group's accounting policies

Basis of preparation

The condensed consolidated interim financial statements of Bigbank AS as at and for the three months ended 30 September 2019 have been prepared in accordance with the international financial reporting standard IAS 34 *Interim Financial Reporting* as adopted by the European Union. The interim financial statements do not include all the information required for full annual financial statements and they should be read in conjunction with the Group's latest published annual financial statements as at and for the year ended 31 December 2018, which have been prepared in accordance with International Financial Reporting Standards (IFRS EU).

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2018, except for the adoption of new standards and interpretations effective as of 1 January 2019. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

The Group has adopted, for the first time, IFRS 16 *Leases*. As required by IAS 34, the nature and effect of the changes regarding the adoption of IFRS 16 are disclosed below. IFRS 16 did not have a material impact on the interim condensed consolidated financial statements of the Group, neither did other new standards and interpretations applied for the first time in 2019.

This interim report has been reviewed by auditors and only includes the condensed consolidated financial statements of the Group. The financial statements are presented in thousands of euros, unless otherwise indicated.

Changes in accounting policies

IFRS 16 *Leases*

The Group has adopted standard IFRS 16 with a date of transition of 1 January 2019. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases. All leases result in the lessee obtaining the right to use an asset at the commencement of the lease and, if lease payments are made over time, in obtaining financing. Accordingly, IFRS 16 eliminates the classification of leases into operating and finance leases that was provided in IAS 17 and, instead, introduces a single accounting model for lessees. Lessees are required to recognise: (a) assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value; and (b) depreciation of lease assets separately from interest on lease liabilities in the statement of comprehensive income. IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently.

The Group has adopted IFRS 16 partially retrospectively from 1 January 2019, but has not restated comparatives for the 2018 reporting period, as permitted under the specific transitional provisions in the standard. The reclassifications and the adjustments arising from the new leasing rules are therefore recognised in the opening balance sheet on 1 January 2019.

The Group recognised leases that were classified as operating leases under IAS 17 as items of property and equipment and lease liabilities. The Group leases commercial premises. Rental contracts are typically made for fixed periods of 3 to 10 years and, as a rule, include extension and termination options. Leases are negotiated on an individual basis and may contain different terms and conditions. Leases are recognised as right-of-use assets and lease liabilities (within borrowings) at the commencement date of the lease, i.e. at the date on which the lessor makes the underlying asset available for use by the Group. Assets and liabilities arising from a lease are measured in the statement of financial position at the present value of the lease payments. Lease payments are apportioned between payments for the principal lease liability and finance cost (interest expense). The finance cost is allocated to each period during the lease term so that it would produce a constant periodic rate of interest on the remaining balance of the lease liability. Right-of-use assets are depreciated on a straight-line basis over the lease term of the asset. Assets and liabilities arising from a lease are measured in the statement of financial position at the present value of the lease payments (except for exceptions). Lease payments include the following payments made during the lease term:

- fixed lease payments, less any lease incentives receivable (payments, or reimbursement of costs, by the lessor);
- variable lease payments that are based on an index or rate (e.g. inflation, Euribor);
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of a purchase option (if the lessee is reasonably certain to exercise the option) and payments resulting from extending or terminating the lease (if the lease term reflects the lessee exercising an option to terminate the lease).

Lease payments are discounted using the interest rate implicit in the lease or, alternatively, the lessee's incremental borrowing rate. The alternative interest rate is the interest rate that the Group would have to pay to borrow the funds necessary to obtain an asset similar to the right-of-use asset. Right-of-use assets are measured at cost, which comprises the following components:

- the present value of the lease payments;
- any initial direct costs incurred by the lessee;

- any lease payments made before the commencement date of the lease;
- costs to be incurred in removing the underlying asset (if required by the lease) or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Short-term leases and leases for which the underlying asset is of low value are recognised as an expense on a straight-line basis over the lease term. In determining the lease term, management assesses how probable it is that the Group will exercise, or not exercise, an extension or termination option, considering all relevant facts and circumstances that create an economic incentive to exercise, or not exercise, an option. Periods covered by an option to extend the lease (or periods covered by an option to terminate the lease) are only included in the lease term if it is reasonably certain that the extension option will be exercised (or the termination option will not be exercised). Management reviews its assessments regarding the extension and termination options upon the occurrence of a significant event or a significant change in circumstances that affects the probability of the Group exercising an option or when there is a change in the non-cancellable period of the lease. On the adoption of the standard on 1 January 2019, the remaining lease payments were

discounted at the Group's incremental borrowing rate of 1.2% on average. The Group applied the practical expedient permitted by the standard of applying a single discount rate to a portfolio of leases with reasonably similar characteristics.

The Group also applied the following expedients:

- operating leases with the remaining lease term of up to 12 months were classified as short-term leases from 1 January 2019;
- initial direct costs were excluded from the measurement of the right-of-use assets at the date of initial application;
- the lease term was determined by taking into account the option to extend or terminate the lease.

As a result of adopting IFRS 16 on 1 January 2019, the Group recognised a right-of-use asset of 2,785 thousand euros against a corresponding lease liability (*Property and equipment* and *Other liabilities*) on 1 January 2019.

Note 2. Cash and bank balances and cash equivalents

As at	30 Sep 2019	31 Dec 2018
Demand and overnight deposits with credit institutions*	22,676	19,733
Term deposits with credit institutions with maturity of less than 1 year*	8,117	16,527
Surplus on mandatory reserves with central banks***	7,704	28,361
Mandatory reserves**	1,176	1,330
Interest receivable from central banks	2	1
Total cash and balances at banks	39,675	65,952
of which cash and cash equivalents	38,497	64,621

* Cash equivalents

** Cash balances at central banks

Note 3. Debt instruments at fair value through other comprehensive income

As at	30 Sep 2019	31 Dec 2018
Debt instruments	13,216	13,484
Debt instruments by issuer		
General government bonds	4,803	4,701
Bonds issued by credit institutions	3,181	3,145
Other financial corporations' bonds	520	511
Non-financial corporations' bonds	4,712	5,127
Debt instruments by currency		
EUR (euro)	10,664	11,633
SEK (Swedish krona)	2,552	1,851
Debt instruments by rating		
Aaa-Aa3	4,907	4,299
A1-A3	2,101	3,141
Baa1-Baa3	6,208	6,044

Note 4. Loans to customers**Loans to customers as at 30 September 2019**

	Estonia	Latvia	Lithuania	Finland	Sweden	Spain	Total
Loan receivables from customers	91,508	108,622	134,391	78,279	44,212	7,876	464,888
Loss allowances for loans	-2,523	-6,635	-2,783	-5,507	-2,543	-2,090	-22,081
Interest receivable from customers	1,427	2,480	4,394	776	214	185	9,476
Loss allowances for interest receivables	-555	-917	-40	-111	-37	-76	-1,736
Total	89,857	103,550	135,962	73,437	41,846	5,895	450,547
Share of region	19.9%	23.0%	30.2%	16.3%	9.3%	1.3%	100.0%

Loans to customers as at 31 December 2018

	Estonia	Latvia	Lithuania	Finland	Sweden	Spain	Total
Loan receivables from customers	80,796	102,390	123,706	73,784	53,342	11,661	445,679
Loss allowances for loans	-3,097	-6,307	-1,857	-5,611	-3,094	-1,905	-21,871
Interest receivable from customers	1,712	2,443	535	913	335	184	6,122
Loss allowances for interest receivables	-999	-805	-18	-93	-27	-24	-1,966
Total	78,412	97,721	122,366	68,993	50,556	9,916	427,964
Share of region	18.3%	22.9%	28.6%	16.1%	11.8%	2.3%	100.0%

Note 5. Loan receivables from customers by due dates

As at	30 Sep 2019	31 Dec 2018
Past due	11,650	18,459
Less than 1 month	9,022	8,374
1-12 months	113,611	100,547
1-2 years	95,168	94,354
2-5 years	176,374	172,344
More than 5 years	59,063	51,601
Total	464,888	445,679

Note 6. Ageing analysis on loan receivables**Loans to customers as at 30 September 2019**

	Not past due	30 days or less	31-60 days	61-90 days	Over 90 days	Total
Loans against income						
Loan portfolio	359,637	42,293	8,629	3,820	13,470	427,849
Loss allowance	-8,842	-1,890	-1,918	-1,188	-7,741	-21,579
Surety loans						
Loan portfolio	1,793	113	1	6	264	2,177
Loss allowance	-8	-2	-	-2	-173	-185
Loans secured with real estate						
Loan portfolio	32,156	1,452	366	269	604	34,847
Loss allowance	-175	-5	-6	-	-130	-316
Loans against other collaterals						
Loan portfolio	10	4	-	-	1	15
Loss allowance	-	-	-	-	-1	-1
Total loan portfolio	393,596	43,862	8,996	4,095	14,339	464,888
Total loss allowance	-9,025	-1,897	-1,924	-1,190	-8,045	-22,081

Ageing analysis as at 31 December 2018

	Not past due	30 days or less	31-60 days	61-90 days	Over 90 days	Total
Loans against income						
Loan portfolio	343,898	35,752	8,726	4,717	13,477	406,570
Loss allowance	-8,934	-2,014	-2,092	-1,589	-6,853	-21,482
Surety loans						
Loan portfolio	1,226	82	20	3	311	1,642
Loss allowance	-56	-12	-2	-1	-216	-287
Loans secured with real estate						
Loan portfolio	27,801	8,327	374	125	814	37,441
Loss allowance	-5	-6	-	-	-90	-101
Loans against other collaterals						
Loan portfolio	23	2	-	-	1	26
Loss allowance	-	-	-	-	-1	-1
Total loan portfolio	372,948	44,163	9,120	4,845	14,603	445,679
Total loss allowance	-8,995	-2,032	-2,094	-1,590	-7,160	-21,871

Note 7. Loan receivables from customers by contractual currency

As at	30 Sep 2019	31 Dec 2018
EUR (euro)	420,676	392,337
SEK (Swedish krona)	44,212	53,342
Total loan receivables from customers	464,888	445,679

Note 8. Loss allowances for loan receivables from customers**Loss allowances as at 30 September 2019**

	Loan receivables	Interest receivables	Total receivables subject to impairment	Total loss allowances
Stage 1	407,389	5,577	412,966	-8,397
Stage 2	40,559	1,105	41,664	-5,285
Stage 3	16,940	2,794	19,734	-10,135
Total	464,888	9,476	474,364	-23,817

Loss allowances as at 31 December 2018

	Loan receivables	Interest receivables	Total receivables subject to impairment	Total loss allowances
Stage 1	394,944	2,338	397,282	-8,515
Stage 2	33,529	782	34,311	-5,639
Stage 3	17,206	3,002	20,208	-9,683
Total	445,679	6,122	451,801	-23,837

Development of allowances for 9 months 2019

	Opening balance as at 1 Jan 2019	Increases due to origination	Decrease due to derecognition repayments and disposals	Changes due to change in credit risk (net)	Decrease in allowance account due to write-offs	Closing balance
Stage 1	-8,514	-3,521	1,279	2,102	257	-8,397
Stage 2	-5,639	-725	472	-1,320	1,927	-5,285
Stage 3	-9,684	-455	1,537	-4,130	2,597	-10,135
Total	-23,837	-4,701	3,288	-3,348	4,781	-23,817

Development of allowances for 12 months 2018

	Opening balance as at 1 Jan 2018	Increases due to origination	Decrease due to derecognition repayments and disposals	Changes due to change in credit risk (net)	Decrease in allowance account due to write-offs	Closing balance
Stage 1	-11,020	-5,377	2,955	4,588	340	-8,514
Stage 2	-2,951	-1,916	550	-2,106	784	-5,639
Stage 3	-19,727	-842	5,582	-1,784	7,087	-9,684
Total	-33,698	-8,135	9,087	698	8,211	-23,837

Note 9. Other receivables

As at	30 Sep 2019	31 Dec 2018
Collection, recovery and other charges receivable	254	261
Customer receivables and other miscellaneous receivables	1,477	1,345
Loss allowance for other receivables	-195	-122
Total	1,536	1,484

Note 10. Prepayments

As at	30 Sep 2019	31 Dec 2018
Tax receivables	622	1,179
Prepaid other taxes	-	23
Prepayments to suppliers and prepaid expenses	737	530
Total	1,359	1,732

Note 11. Tangible assets

	Land and buildings	Right-of-use assets	Other items	Total
Cost				
Balance at 1 January 2018	1,514	-	3,522	5,036
Purchases	-	-	1,334	1,334
Sales	-	-	-99	-99
Write-off	-	-	-330	-330
Effect of movements in exchange rates	-	-	-1	-1
Balance at 31 December 2018	1,514	-	4,426	5,940
IFRS 16 initial adoption (Note 1)	-	2,785	-	2,785
Balance at 1 January 2019	1,514	2,785	4,426	8,725
Purchases	-	-	374	374
Sales	-	-	-196	-196
Write-off	-	-	-111	-111
Revaluation and price adjustment	-	46	-	46
Effect of movements in exchange rates	-	-14	-	-14
Balance at 30 September 2019	1,514	2,817	4,493	8,824
Depreciation				
Balance at 1 January 2018	-58	-	-1,532	-1,590
Depreciation charge for the year	-59	-	-1,053	-1,112
Sales	-	-	73	73
Write-off	-	-	313	313
Effect of movements in exchange rates	-	-	1	1
Balance at 31 December 2018	-117	-	-2,198	-2,315

	Land and buildings	Right-of-use assets	Other items	Total
Balance at 1 January 2019	-117	-	-2,198	-2,315
Depreciation charge for the period	-44	-548	-833	-1,425
Sales	-	-	146	146
Write-off	-	-	109	109
Balance at 30 September 2019	-161	-548	-2,776	-3,485
Carrying amount				
Balance at 1 January 2018	1,456	-	1,990	3,446
Balance at 31 December 2018	1,397	-	2,228	3,625
Balance at 30 September 2019	1,353	2,269	1,717	5,339

Note 12. Intangible assets

	30 Sep 2019	31 Dec 2018
Cost at beginning of year	15,002	9,203
Purchases	6,222	6,148
Of which purchased intangible assets	2,109	3,275
Of which capitalised payroll	4,113	2,873
Write-off	-22	-348
Reclassification	-	-1
Cost at end of period	21,202	15,002
Amortisation at beginning of year	-2,621	-1,731
Amortisation charge for the period	-1,007	-951
Write-off	22	61
Amortisation at end of period	-3,606	-2,621
Carrying amount at beginning of year	12,381	7,472
Carrying amount at end of period	17,596	12,381

The Group has substantially increased its investments in the information and banking technology solution called Nest, the first stage of which was implemented in 2017 in Finland. Today, Nest been deployed in Sweden, Lithuania,

Latvia and in cross-border units. The purchases also include the capitalised payroll and payroll-related costs for employees who were directly associated with the Nest development.

Note 13. Deposits from customers

As at	30 Sep 2019	31 Dec 2018
Term deposits	378,613	393,020
Term deposits by customer type		
Individuals	371,541	379,843
Legal persons	7,072	13,177
Term deposits by currency		
EUR (euro)	328,930	337,040
SEK (Swedish krona)	49,683	55,980
Term deposits by maturity		
Maturing within 6 months	89,434	86,394
Maturing between 6 and 12 months	76,403	111,408
Maturing between 12 and 18 months	40,066	34,716
Maturing between 18 and 24 months	46,695	50,735
Maturing between 24 and 36 months	60,609	57,803
Maturing between 36 and 48 months	26,342	21,016
Maturing in over 48 months	39,064	30,948
Average deposit amount	23	24
Weighted average interest rate	1.5%	1.6%
Weighted average duration until maturity (months)	23.0	20.5
Weighted average total contract term (months)	40.3	36.1

Note 14. Liabilities

As at	30 Sep 2019	31 Dec 2018
ROU assets liability	2,277	-
Received surplus payments	4,459	1,946
Payables to employees	1,386	1,509
Supplier payables	1,114	1,131
Other payables	494	611
Total	9,730	5,197

Received surplus payments include surplus repayments of loans by customers that are paid prematurely and not yet

matched to particular loan contracts due to uncertainty of nature of these payments.

Note 15. Other reserves

As at	30 Sep 2019	Change	31 Dec 2018
Exchange differences on translation of foreign operations	1,019	326	693
Asset revaluation reserve	304	-	304
Fair value changes of debt instruments measured at FVOCI	46	237	-191
Total other reserves	1,369	563	806

Note 16. Net currency positions**Net currency positions as at 30 September 2019**

	Position in the statement of financial position		Position off the statement of financial position		Net position
	Assets	Liabilities	Assets	Liabilities	
EUR (euro)	462,473	346,307	-	25,283	90,883
SEK (Swedish krona)	50,928	50,415	-	-	513

Net currency positions as at 31 December 2018

	Position in the statement of financial position		Position off the statement of financial position		Net position
	Assets	Liabilities	Assets	Liabilities	
EUR (euro)	459,361	349,764	-	18,430	91,167
SEK (Swedish krona)	56,769	57,579	-	-	-810
GBP (British pound)	6	-	-	-	6

The loans provided by the Group are denominated in the currency of the corresponding region or in euros.

Note 17. Fair values of assets and liabilities

This note provides an update on the judgements and estimates made by the Group in determining the fair values of the financial instruments since the last annual financial report.

The fair values of the assets and liabilities reported in the consolidated statement of financial position as at 30 September 2019 do not differ significantly from their carrying amounts.

The different levels have been defined as follows:

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

Fair value hierarchy as at 30 September 2019

	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Debt instruments at fair value through other comprehensive income (note 3)	13,216	-	-	13,216
Land and buildings (note 11)	-	-	1,353	1,353
Investment properties	-	-	1,717	1,717
Assets for which fair values are disclosed				
Loans to customers (note 4-8)	-	-	450,547	450,547
Other financial receivables (note 9)	-	-	1,536	1,536
Total assets	13,216	-	455,153	468,369
Liabilities for which fair values are disclosed				
Deposits from customers (note 13)	-	-	378,613	378,613
Subordinated notes	-	-	5,046	5,046
Other financial liabilities	-	-	9,730	9,730
Total liabilities	-	-	393,389	393,389

Fair value hierarchy as at 31 December 2018

	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Debt instruments at fair value through other comprehensive income (note 3)	13,484	-	-	13,484
Land and buildings (note 11)	-	-	1,397	1,397
Investment properties	-	-	1,866	1,866
Assets for which fair values are disclosed				
Loans to customers (note 4-8)	-	-	427,964	427,964
Other financial receivables (note 9)	-	-	1,484	1,484
Total assets	13,484	-	432,711	446,195
Liabilities for which fair values are disclosed				
Deposits from customers (note 13)	-	-	393,020	393,020
Subordinated notes	-	-	4,960	4,960
Other financial liabilities	-	-	5,197	5,197
Total liabilities	-	-	403,177	403,177

There have been no transfers between Level 1 and Level 2 during 9 months of 2019 and during 2018.

The Level 3 *loans to customers* that amounts to 450,547 thousand euros is measured at amortised cost using the effective interest rate method less any impairment losses as the management believes that it most effectively demonstrates the fair value of these financial assets. Management estimates that the selected accounting policy on loans reflects the fair value of loans to customers.

The Level 3 *land and buildings* that amounts to 1,353 thousand euros consists of real estate used by the Group in Tallinn.

The properties in Tallinn are revalued using the income approach and market approach. The market approach means that valuations performed by the valuer are based on active market prices, significantly adjusted for differences in the nature, location or condition of the specific property. For valuation of property in Tallinn, for prior year the valuer has taken as basis the prices per square metre of residential space in Tallinn city that were in the range of 2,319 – 2,516 euros.

Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The estimated rental

value per square meter per month is 11 euros, the rent growth 2%, long-term vacancy rate 5%, and vacancy rate for the first year 25% and discount rate 9% for commercial property in Tallinn.

Valuations are performed with sufficient frequency to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Management has assessed that the fair value has not changed in year 2019.

The Level 3 *investment properties* that amount to 1,717 thousand euros consist of real estate used by the Group in Tartu and also plots, houses and apartments originally pledged by customers as loan collateral and later bought by the Group through auctions are measured at the fair value in the financial statements and valuations are performed by the management using market approach.

The investment property in Tartu is valued using the cost model (residual value method) based on the highest and best use of the property. The residual value method takes into account the profit that can be achieved on a development if the existing property would be developed and sold as private flats. Following inputs were used for prior year valuation of the properties in Tartu: price per square metre of flats in Tartu old town 2,200 euros and development costs per square metre 698 euros.

Valuations are performed with sufficient frequency to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Management has assessed that the fair value has not changed in year 2019.

Note 18. Contingent liabilities

As at	30 Sep 2019	31 Dec 2018
Irrevocable transactions, of which	25,283	18,520
Issued bank guarantees	-	90
Credit lines and overdrafts	25,283	18,430

Note 19. Interest income

	Q3 2019	Q3 2018	9M 2019	9M 2018
Interest income on loans to customers	16,808	16,751	49,487	49,723
Interest income on debt instruments	65	59	198	171
Interest income on deposits	5	-	11	-
Other interest income	16	-3	47	6
Total interest income	16,894	16,807	49,743	49,900

Note 20. Interest expense

	Q3 2019	Q3 2018	9M 2019	9M 2018
Interest expense on deposits	1,450	1,450	4,531	4,222
Interest expense on bonds	84	84	250	250
Other interest expense	27	-	71	-
Total interest expense	1,561	1,534	4,852	4,472

Note 21. Other income

	Q3 2019	Q3 2018	9M 2019	9M 2018
Income from debt recovery proceedings	225	357	639	1,323
Miscellaneous income	75	98	293	301
Total other income	300	455	932	1,624

Note 22. Other operating expenses

	Q3 2019	Q3 2018	9M 2019	9M 2018
Marketing expenses	1,599	1,914	4,922	4,602
Office, rental and similar expenses	147	352	466	1,108
Miscellaneous operating expenses	875	991	3,068	3,082
Total other operating expenses	2,621	3,257	8,456	8,792

Note 23. Other expenses

	Q3 2019	Q3 2018	9M 2019	9M 2018
Expenses related to registry inquires	304	272	820	920
Expenses related to enforcement proceedings	104	94	333	357
Legal regulation charges	159	207	465	492
Expenses from investment properties	11	-20	35	15
Miscellaneous expenses	87	101	279	272
Total other expenses	665	654	1,932	2,350

Note 24. Related parties

For the purposes of these financial statements, parties are related if one controls the other or exerts significant influence on the other's business decisions. Related parties include:

- shareholders of Bigbank AS;
- members of Group companies' management and supervisory boards;
- close family members of the above;
- companies connected with the above persons, except where the persons cannot exert significant influence on the company's business decisions.

As at 30 September 2019, the Group had a claim to related parties of 21 thousand euros (*Loans to customer*), the interest income on that claim amounted to 1 thousand euros in 9 months of 2019. As at 31 December 2018, the Group had a claim to related parties of 37 thousand euros, the interest income on that claim amounted to 2 thousand euros in 2018.

Statement by the Management Board

According to the knowledge and belief of the Management Board of Bigbank AS, as at the date of publication:

- the figures and additional information presented in the condensed consolidated interim report for the nine months of 2019 are true and complete; and
- the condensed consolidated financial statements provide a true and fair view of the Group's financial position, financial performance and cash flows.
- The condensed consolidated interim report as at 30 September 2019 has been prepared in accordance with the international financial reporting standard IAS 34 *Interim Financial Reporting* as adopted by the European Union and with the information disclosure requirements established by the Bank of Estonia.
- Financial statements have been prepared on a going concern basis.

Martin Länts

Chairman of the Management Board

19 November 2019

[digitally signed]

Sven Raba

Member of the Management Board

19 November 2019

[digitally signed]

Mart Veskimägi

Member of the Management Board

19 November 2019

[digitally signed]

Argo Kiltsmann

Member of the Management Board

19 November 2019

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Translation of the Estonian Original

Report on review of interim condensed consolidated financial statements

To the Shareholders of Bigbank AS

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Bigbank AS as at September 30, 2019, which comprise the interim statement of financial position as at September 30, 2019 and the related interim statements of comprehensive income, changes in equity and cash flows for the nine-month period then ended and explanatory notes. Management is responsible for the preparation and presentation of this interim financial information in accordance with IAS 34 Interim Financial Reporting (IAS 34). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34 Interim Financial Reporting.

Tallinn, 19 November 2019

/signed digitally/
Olesia Abramova
Authorised Auditor's number 561
Ernst & Young Baltic AS
Audit Company's Registration number 58