

United Bank of Albania Sh.a.

**Financial Statements**

**as at 31 December 2013**

**(with independent auditors' report thereon)**

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## Independent Auditors' Report

To the shareholders and management of  
United Bank of Albania Sh.a.

Tirana, 25 March 2014

We have audited the accompanying financial statements of United Bank of Albania Sh.a. ("the Bank"), which comprise the statement of financial position as at 31 December 2013, the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, 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.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Bank as at 31 December 2013, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Steven Nutley  
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# United Bank of Albania Sh.a.

## Statement of Financial Position

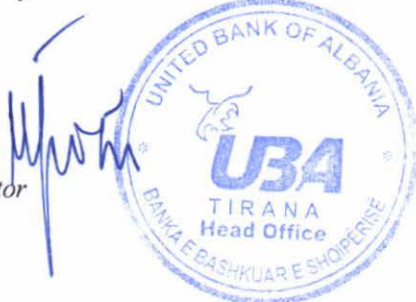
(Amounts in Lek'000)

	Notes	31 December 2013	31 December 2012
<b>Assets</b>			
Cash and cash equivalents	6	1,877,622	2,212,478
Restricted balances with Central Bank	7	460,574	453,760
Investments with banks and financial institutions	8	977,288	687,448
Mudaraba - investment funds	9	89,688	146,100
Treasury bills held-to-maturity	10	719,194	621,607
Murabaha - financial receivables	11	1,489,724	1,498,307
Assets acquired through legal process	12	320,921	371,693
Property, equipment and intangible assets	13	228,347	260,016
Prepaid income tax	24	28,196	19,156
Other assets	14	12,182	16,364
<b>Total assets</b>		<b>6,203,736</b>	<b>6,286,929</b>
<b>Liabilities</b>			
Due to banks and financial institutions	15	29,384	21,596
Due to customers	16	4,698,902	4,714,003
Other liabilities	17	31,054	46,120
<b>Total liabilities</b>		<b>4,759,340</b>	<b>4,781,719</b>
<b>Equity</b>			
Share capital	18	1,762,717	1,762,717
Reserves	18	64,105	64,105
Accumulated losses		(382,426)	(321,612)
<b>Total equity</b>		<b>1,444,396</b>	<b>1,505,210</b>
<b>Total liabilities and equity</b>		<b>6,203,736</b>	<b>6,286,929</b>

The statement of financial position is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 5 to 36.

The financial statements were authorized for release by the Board of Directors and signed on its behalf on 21 February 2014 by:

*Emina Sisic*  
General Director



*Ledi Toçaj*  
Chief Finance

# United Bank of Albania Sh.a.

## Statement of Profit or Loss and Other Comprehensive Income

(Amounts in Lek '000)

	Notes	Year ended 31 December 2013	Year ended 31 December 2012
Income from banking operations	19	234,378	253,794
Customers' share in profit	20	(161,342)	(174,375)
Net income from banking operations		73,036	79,419
Net fee and commission income		14,464	14,907
Foreign exchange (losses)/gain, net	21	(23,187)	13,098
Other income		2,580	8,313
		(6,143)	36,318
Net reversal from impairment of financial assets	11	170,158	219,675
Impairment loss on investment funds	9	(45,292)	(74,134)
Impairment of assets acquired through legal process	12	-	(20,078)
Loss from disposal of properties		(2,401)	-
Depreciation and amortization	13	(33,047)	(37,803)
Personnel expenses	22	(83,136)	(90,200)
Operating lease expenses		(18,880)	(18,254)
Other administrative expenses	23	(114,411)	(97,117)
<b>Total operating expenses</b>		<b>(127,009)</b>	<b>(117,911)</b>
<b>Loss before income tax</b>		<b>(60,116)</b>	<b>(2,174)</b>
Current income tax	24	(698)	(11,397)
<b>Net loss for the year</b>		<b>(60,814)</b>	<b>(13,571)</b>
Other comprehensive income, net of income tax		-	-
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive loss for the year</b>		<b>(60,814)</b>	<b>(13,571)</b>

The statement of profit or loss and other comprehensive income is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 5 to 36.

# United Bank of Albania Sh.a.

## Statement of Cash Flows

(Amounts in Lek '000)

	Note	Year ended 31 December 2013	Year ended 31 December 2012
<b>Cash flows from operating activities</b>			
Loss before income tax		(60,116)	(2,174)
Adjustments for non cash items:			
Net reversal from impairment of financial assets	11	(170,158)	(219,675)
Impairment loss on investment funds	9	45,292	74,134
Impairment of assets acquired through legal process	12	-	20,078
Depreciation and amortization	13	33,047	37,803
Income from banking operations	19	(234,378)	(253,794)
Customers' share in profit	20	161,342	174,375
		<b>(224,971)</b>	<b>(169,253)</b>
Changes in operating assets and liabilities:			
Decrease in Murabaha – financial receivables		184,697	190,075
Decrease in other assets		4,182	3,817
(Increase)/decrease in balances with financial institutions		(241,289)	1,092,648
(Decrease)/increase in due to customers		(8,576)	69,039
(Decrease)/increase in other liabilities		(15,066)	23,095
		<b>(301,023)</b>	<b>1,209,421</b>
Income tax paid		(9,738)	-
Income received from banking operations		234,949	263,735
Customers' share in profit paid		(167,867)	(176,630)
<b>Net cash (used in)/ from operating activities</b>		<b>(243,679)</b>	<b>1,296,526</b>
<b>Cash flows from investing activities</b>			
Purchases of Treasury Bills, net of proceeds		(97,587)	(621,607)
Purchases of equipment and intangible assets	13	(1,378)	(1,387)
<b>Net cash used in investing activities</b>		<b>(98,965)</b>	<b>(622,994)</b>
<b>Cash flows from financing activities</b>			
Increase in share capital		-	6,837
Increase/(decrease) in due to banks		7,788	(748)
<b>Net cash provided by financing activities</b>		<b>7,788</b>	<b>6,089</b>
Net (decrease)/increase in cash and cash equivalents		(334,856)	679,621
<b>Cash and cash equivalents at beginning of the year</b>		<b>2,212,478</b>	<b>1,532,857</b>
<b>Cash and cash equivalents at the end of the year</b>	6	<b>1,877,622</b>	<b>2,212,478</b>

The statement of cash flows is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 5 to 36.

# United Bank of Albania Sh.a.

## Statement of Changes in Equity

(Amounts in Lek '000)

	Share Capital	Reserves	Accumulated losses	Total
<b>Balance at 1 January 2012</b>	<b>1,755,880</b>	<b>64,105</b>	<b>(308,041)</b>	<b>1,511,944</b>
<b>Transactions with owners recorded directly in equity</b>				
Contributions by and distributions to owners				
Increase in share capital (see note 18)	6,837	-	-	6,837
Absorption of accumulated losses (see note 18)	-	-	-	-
Total contributions by and distributions to owners	6,837	-	-	6,837
<b>Total comprehensive income for the year</b>				
Net loss for the year	-	-	(13,571)	(13,571)
Other comprehensive income, net of income tax	-	-	-	-
Total comprehensive loss for the year	-	-	(13,571)	(13,571)
<b>Balance at 31 December 2012</b>	<b>1,762,717</b>	<b>64,105</b>	<b>(321,612)</b>	<b>1,505,210</b>
<b>Transactions with owners recorded directly in equity</b>				
Contributions by and distributions to owners				
Increase in share capital (see note 18)	-	-	-	-
Total contributions by and distributions to owners	-	-	-	-
<b>Total comprehensive income for the year</b>				
Net loss for the year	-	-	(60,814)	(60,814)
Other comprehensive income, net of income tax	-	-	-	-
Total comprehensive loss for the year	-	-	(60,814)	(60,814)
<b>Balance at 31 December 2013</b>	<b>1,762,717</b>	<b>64,105</b>	<b>(382,426)</b>	<b>1,444,396</b>

The statement of changes in equity is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 5 to 36.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek '000 unless otherwise stated)

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### 1. General

#### (a) Reporting entity

United Bank of Albania (hereinafter “the Bank” or “UBA”) was established in Albania to carry out banking operations in accordance with Albanian laws. Based on its Articles of Association, the Bank follows the Sharia Principles. The Bank’s activities include acting as manager, on a trustee basis, of funds invested in accordance with Islamic laws and principles. The Bank is subject to Law no. 9662 “On Banks on the Republic of Albania”, dated 18 December 2006 and is under the supervision of the Bank of Albania.

On 5 November 1992, the Bank received approval from the Bank of Albania for carrying out banking operations. The registration procedures were completed on 1 July 1994, the incorporation date. On 11 January 1999, pursuant to the Decision No.165, dated 11 December 1998 of the Bank of Albania, the Bank obtained the license, “For continuing the banking activity in the Republic of Albania”, in accordance with Law No.8365, dated 2 July 1998, “On banks in the Republic of Albania”.

The registered shareholding structure was as follows:

Islamic Development Bank Jeddah	86.7%
Ithmaar Bank B.S.C.	4.63%
Dallah Albaraka Holding Co	2.32%
Other investors	6.35%

The Head Office of the Bank is located in Tirana. Currently, the Bank has an Albanian network of 4 branches located in Tirana, Shkodra, Fier and Dures and 2 agencies located in Tirana. As at 31 December 2013, the Bank employs 75 staff (2012: 73 staff).

#### (b) Management assessment of the ability to continue as going concern

The Bank has incurred losses during recent financial years. In order to meet minimum capital requirements, to limit the risks from significant exposures and to continue operations, the shareholders assess on a regular basis whether there is a need for capital injections.

Following such analysis and capital injections made, the Management believes that the Bank’s ability to continue as going concern will not be impaired. Therefore, the Bank has prepared these financial statements on a going concern basis.



# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

*(Amounts in Lek'000 unless otherwise stated)*

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### **2. Basis of preparation**

#### **(a) Statement of compliance**

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB).

#### **(b) Basis of measurement**

The financial statements have been prepared on the historical cost basis, except for investment property which is measured at fair value.

#### **(c) Functional and presentation currency**

These financial statements are presented in Albanian Lek ('Lek'), which is the Bank's functional currency. Except as otherwise indicated, financial information presented in Lek has been rounded to the nearest thousand.

#### **(d) Use of estimates and judgements**

The preparation of the financial statements in conformity with IFRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in any future periods affected.

Information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements are described in note 5.

### **3. Significant accounting policies**

The Bank has adopted the following new standards and amendments to standards, including any consequential amendments to other standards, with a date of initial application of 1 January 2013.

- IFRS 13 Fair Value Measurement.

In accordance with the transitional provisions of IFRS 13, the Bank has applied the new definition of fair value, as set out in Note 3(f)(vi), prospectively. The change had no significant impact on the measurements of the Bank's assets and liabilities, but the Bank has included new disclosures in the financial statements, which are required under IFRS 13. These new disclosure requirements are not included in the comparative information. However, to the extent that disclosures were required by other standards before the effective date of IFRS 13, the Bank has provided the relevant comparative disclosures under those standards.

- Presentation of Items of Other Comprehensive Income (OCI) (Amendments to IAS 1).

The amendments to IAS 1 do not affect the presentation of the OCI, because the Bank does not report other comprehensive income in the current and comparative periods.

#### **(a) Foreign currency transactions**

Transactions in foreign currencies are translated into the respective functional currency of the operation at the spot exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated into the functional currency at the spot exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortised cost in foreign currency translated at the spot exchange rate at the end of the period.

Non-monetary assets and liabilities denominated in foreign currencies, which are stated at historic cost, are translated at the prevailing foreign exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated into the functional currency at the spot exchange rate at the date that the fair value was determined.

Foreign currency differences arising on retranslation are recognized in profit or loss.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (b) Income and expenses from banking operations

Income and expenses from banking operations are recognized in profit or loss using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or liability (or, where appropriate, a shorter period) to the carrying amount of the financial asset or liability. When calculating the effective interest rate, the Bank estimates future cash flows considering all contractual terms of the financial instrument, but not future credit losses.

The calculation of the effective interest rate includes all fees and points paid or received that are an integral part of the effective interest rate. Transaction costs include incremental costs that are directly attributable to the acquisition or issue of a financial asset or liability.

Income and expense from banking operations presented in profit or loss include income on financial assets and financial liabilities measured at amortised cost calculated on an effective interest rate basis.

Income and expense on all trading assets and liabilities are considered to be incidental to the Bank's trading operations and are presented separately.

##### (i) Customers' share on profit

The Bank's profit is allocated to the depositors and shareholders in accordance with the Sharia principles using the main pool method. Payments are made to the depositors and charged to the account of customers' share in profits in accordance with the contractual maturities of the investments. For the service provided from Mudarib a certain fee is gained. The Profit Share allocation from Mudarabah transactions is paid and presented net of Mudarib Charge.

##### (ii) Income from banking operations

Income from banking operations including income from Murabaha transactions and income from banks and other financial institutions are recognized in profit or loss using the effective interest rate method.

Income from Mudaraba contracts is recognized in profit or loss when the Bank becomes entitled to that profit. Any share of losses for the period is recognized to the extent such losses are deducted from the Mudaraba capital. See accounting policy 3(j).

#### (c) Fees and commission

Fees and commission income and expense that are integral to the effective interest rate on a financial asset or liability are included in the measurement of the effective interest rate.

Other fees and commission income, including account servicing fees, investment management fees, and placement fees are recognized as the related services are performed.

Other fees and commission expense relate mainly to transaction and service fees, which are expensed as the services are received.

#### (d) Lease payments

Payments made under operating leases are recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognized as an integral part of the total lease expense, over the term of the lease.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (e) Income tax expense

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognized in profit or loss except to the extent that it relates to items recognized directly in equity or in other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities against current tax assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

In determining the amount of current and deferred tax the Bank takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Bank believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgments about future events. New information may become available that causes the Bank to change its judgment regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

A deferred tax asset is recognized for unused tax losses, tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

#### (f) Financial assets and financial liabilities

##### (i) Recognition

The Bank initially recognizes financial receivables, deposits and investment accounts on the date at which they are originated. Regular way purchases and sales of financial assets are recognized on the trade date at which the Bank commits to purchase or sell the asset. All other financial assets and liabilities are initially recognized on the trade date at which the Bank becomes a party to the contractual provisions of the instrument.

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

See accounting policies 3(g), (h), (i), (j) and (k).

##### (iii) Derecognition

The Bank derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred or in which the Bank neither transfers nor retains substantially all the risks and rewards of ownership and it does not retain control of the financial asset. Any interest in transferred financial assets that qualify for de-recognition that is created or retained by the Bank is recognized as a separate asset or liability in the statement of financial position. On de-recognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset transferred), and the sum of the consideration received and any cumulative gain or loss that had been recognized in other comprehensive income is recognized in profit or loss.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (f) Financial assets and financial liabilities (continued)

##### (iii) Derecognition (continued)

The Bank may enter into transactions whereby it transfers assets recognized on its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets or a portion of them. If all or substantially all risks and rewards are retained, then the transferred assets are not derecognized. Transfers of assets with retention of all or substantially all risks and rewards include, for example repurchase transactions.

When assets are sold to a third party with a concurrent total rate of return swap on the transferred assets, the transaction is accounted for as a secured financing transaction similar to repurchase transactions as the Bank retains all or substantially all the risks and rewards of ownership of such assets.

In transactions in which the Bank neither retains nor transfers substantially all the risks and rewards of ownership of a financial asset and it retains control over the asset, the Bank continues to recognize the asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset.

In certain transactions the Bank may retain the obligation to service the transferred financial asset for a fee. The transferred asset is derecognized if it meets the de-recognition criteria. An asset or liability is recognized for the servicing contract, depending on whether the servicing fee is more than adequate (asset) or is less than adequate (liability) for performing the servicing.

The Bank derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire.

##### (iv) Offsetting

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

Income and expenses are presented on a net basis only when permitted under IFRSs, or for gains and losses arising from a group of similar transactions such as in the Bank's trading activity.

##### (v) Amortized cost measurement

The amortized cost of a financial asset or liability is the amount at which the financial asset or liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortization using the effective interest rate method of any difference between the initial amount recognized and the maturity amount, minus any reduction for impairment.

##### (vi) Fair value measurement

#### **Policy applicable from 1 January 2013**

'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 Bank has access at that date. The fair value of a liability reflects its non-performance risk.

When available, the Bank 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 ongoing basis. If there is no quoted price in an active market, then the Bank uses valuation techniques that maximise the use of relevant observable inputs and minimise 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.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (f) Financial assets and financial liabilities (continued)

(vi) Fair value measurement (continued)

##### **Policy applicable from 1 January 2013 (continued)**

If the Bank determines that the fair value at initial recognition differs from the transaction price and the fair value is evidenced neither 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 recognised 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.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Bank measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The fair value of a demand deposit is not less than the amount payable on demand, discounted from the first date on which the amount could be required to be paid.

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

##### **Policy applicable before 1 January 2013**

'Fair value' is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction on the measurement date.

When available, the Bank measures the fair value of an instrument using quoted prices in an active market for that instrument. A market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions on an arm's length basis.

If a market for a financial instrument is not active, the Bank establishes fair value using a valuation technique. Valuation techniques include using recent arm's length transactions between knowledgeable, willing parties (if available), reference to the current fair value of other instruments that are substantially the same, discounted cash flow analyses and option pricing models. The chosen valuation technique makes maximum use of market inputs, relies as little as possible on estimates specific to the Bank, incorporates all factors that market participants would consider in setting a price, and is consistent with accepted economic methodologies for pricing financial instruments. Inputs to valuation techniques reasonably represent market expectations and measures of the risk-return factors inherent in the financial instrument. The Bank calibrates valuation techniques and tests them for validity using prices from observable current market transactions in the same instrument or based on other available observable market data.

The best evidence of the fair value of a financial instrument at initial recognition is the transaction price, i.e., the fair value of the consideration given or received, unless the fair value of that instrument is evidenced by comparison with other observable current market transactions in the same instrument (i.e., without modification or repackaging) or based on a valuation technique whose variables include only data from observable markets. When transaction price provides the best evidence of fair value at initial recognition, the financial instrument is initially measured at the transaction price and any difference between this price and the value initially obtained from a valuation model is subsequently recognized in profit or loss on an appropriate basis over the life of the instrument but not later than when the valuation is supported wholly by observable market data or the transaction is closed out.

Assets and long positions are measured at a bid price; liabilities and short positions are measured at an asking price. Where the Bank has positions with offsetting risks, mid-market prices are used to measure the offsetting risk positions and a bid or asking price adjustment is applied only to the net open position as appropriate. Fair values reflect the credit risk of the instrument and include adjustments to take account of the credit risk of the Bank entity and the counterparty where appropriate. Fair value estimates obtained from models are adjusted for any other factors, such as liquidity risk or model uncertainties, to the extent that the Bank believes a third-party market participant would take them into account in pricing a transaction.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (f) Financial assets and financial liabilities (continued)

##### (vii) Identification and measurement of impairment

At each reporting date the Bank assesses whether there is objective evidence that financial assets not carried at fair value through profit or loss are impaired. A financial asset or a group of financial assets is (are) impaired when objective evidence demonstrates that a loss event has occurred after the initial recognition of the asset(s), and that the loss event has an impact on the future cash flows of the asset(s) that can be estimated reliably.

Objective evidence that financial assets (including equity securities) are impaired can include significant financial difficulty of the borrower or issuer, default or delinquency by a borrower, restructuring of a loan or advance by the Bank on terms that the Bank would not otherwise consider, indications that a borrower or issuer will enter bankruptcy, the disappearance of an active market for a security, or other observable data relating to a group of assets such as adverse changes in the payment status of borrowers or issuers in the Bank, or economic conditions that correlate with defaults in the Bank. In addition, for an investment in an equity security, a significant or prolonged decline in its fair value below its cost is objective evidence of impairment.

The Bank considers evidence of impairment for financial receivables, Mudaraba investments and held-to-maturity investments at both a specific asset and collective level. All individually significant assets are assessed for specific impairment. All individually significant assets found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Assets that are not individually significant are collectively assessed for impairment by grouping together financial receivables, Mudaraba investments and held-to-maturity investments with similar risk characteristics.

In assessing collective impairment the Bank uses statistical modelling of historical trends of the probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical modelling. Default rates, loss rates and the expected timing of future recoveries are regularly benchmarked against actual outcomes to ensure that they remain appropriate.

Impairment losses on assets carried at amortised cost are measured as the difference between the carrying amount of the financial asset and the present value of estimated future cash flows discounted at the asset's original effective interest rate. Impairment losses are recognized in profit or loss and reflected in an allowance account against financial receivables. Income on impaired assets continues to be recognized through the unwinding of the discount. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

The Bank writes off certain financial receivables and investment securities when they are determined to be uncollectible.

#### (g) Cash and cash equivalents

Cash and cash equivalents include notes and coins on hand, unrestricted balances held with central banks and highly liquid financial assets with original maturities of less than three months, which are subject to insignificant risk of changes in their fair value, and are used by the Bank in the management of its short-term commitments. Cash and cash equivalents are carried at amortized cost in the statement of financial position.

#### (h) Financial receivables

Financial receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and that the Bank does not intend to sell immediately or in the near term.

When the Bank purchases a financial asset and simultaneously enters into an agreement to resell the asset (or a substantially similar asset) at a fixed price on a future date ("reverse repo"), the arrangement is accounted for as a financial receivable, and the underlying asset is not recognized in the Bank's financial statements.

Financial receivables are initially measured at fair value plus incremental direct transaction costs, and subsequently measured at their amortized cost using the effective interest rate method.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (i) Treasury bills

Treasury bills are initially measured at fair value plus, in case of treasury bills not at fair value through profit or loss, incremental direct transaction costs, and subsequently accounted for as held to maturity.

##### *Held-to-maturity*

Held-to-maturity investments are non-derivative assets with fixed or determinable payments and fixed maturity that the Bank has the positive intent and ability to hold to maturity, and which are not designated as at fair value through profit or loss or as available for sale.

Held-to-maturity investments are carried at amortized cost using the effective interest rate method. A sale or reclassification of a more than insignificant amount of held-to-maturity investments would result in the reclassification of all held-to-maturity investments as available for sale, and would prevent the Bank from classifying investment securities as held to maturity for the current and the following two financial years.

#### (j) Investment in Mudaraba

Investments in Mudaraba are partnerships, whereby the Bank in the role of the investor provides capital to the entrepreneur (the 'Mudarib') in order to undertake an investment activity. Investments in Mudaraba are initially recognized at fair value. Impairment losses are recognized in profit or loss (see accounting policy 3(f)(vii)).

#### (k) Due to customers

Due to customers principally include special investment deposits, where the depositors instruct the Bank to invest the funds in specific investments or on predetermined terms. These deposits are invested by the Bank in its own name under the terms of specific Mudarib contracts entered into with depositors. These special investment deposits, which are classified within due to customers, share the direct profit or losses of their respective investments once realised and do not, otherwise, share the Bank's profit or loss.

When the Bank sells a financial asset and simultaneously enters into an agreement to repurchase the asset (or a similar asset) at a fixed price on a future date ("repo"), the arrangement is accounted for as a liability, and the underlying asset continues to be recognized in the Bank's statement of financial position.

Deposits are initially measured at fair value plus incremental direct transaction costs, and subsequently measured at their amortised cost using the effective interest rate method, except where the Bank chooses to carry the liabilities at fair value through profit or loss.

#### (l) Investment property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property has been acquired through the enforcement of security over financial receivables. Investment property is measured at fair value with reference to the market prices, and with any change therein recognized in profit or loss.

When the use of a property changes such that it is reclassified as property and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (m) Property and equipment

##### (i) Recognition and measurement

Items of property and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalized borrowing costs. Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment. When parts of an item of property or equipment have different useful lives, they are accounted for as separate items (major components) of property and equipment.

The gain or loss on disposal of an item of property and equipment is determined by comparing the proceeds from disposal with the carrying amount of the item of property and equipment, and are recognized net within other income in profit or loss.

##### (ii) Subsequent costs

The cost of replacing a part of an item of property or equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Bank and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of property and equipment are recognized in profit or loss as incurred.

##### (iii) Depreciation

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property and equipment since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful lives for the current and comparative periods are as follows:

• Buildings	20 years
• Motor vehicles	5 years
• Office equipment	5 years
• Computers and electronic equipment	4 years
• Furniture and fixtures	5 years

Depreciation methods, useful lives and residual values are reassessed at each financial year-end and adjusted if appropriate.

#### (n) Intangible assets

##### Software

Software acquired by the Bank is stated at cost less accumulated amortization and accumulated impairment losses.

Expenditure on internally developed software is recognized as an asset when the Bank is able to demonstrate its intention and ability to complete the development and use the software in a manner that will generate future economic benefits, and can reliably measure the costs to complete the development. The capitalized costs of internally developed software include all costs directly attributable to developing the software and capitalized borrowing costs, and are amortized over its useful life. Internally developed software is stated at capitalized cost less accumulated amortization and impairment. Subsequent expenditure on software assets is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is expensed as incurred.

Amortization is recognized in profit or loss on a straight-line basis over the estimated useful life of the software, from the date that it is available for use since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful life of software is four years. Assets in process are not amortized until software is implemented.

Amortization methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.



# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (o) Impairment of non-financial assets

The carrying amounts of the Bank's non-financial assets, other than investment property and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is recognized if the carrying amount of an asset exceeds its recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

#### (p) Provisions

A provision is recognized if, as a result of a past event, the Bank has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

A provision for restructuring is recognized when the Bank has approved a detailed and formal restructuring plan, and the restructuring either has commenced or has been announced publicly. Future operating losses are not provided for.

#### (q) Employee benefits

##### (i) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

The Bank makes only compulsory social security contributions that provide pension benefits for employees upon retirement. The Government of Albania is responsible for providing the legally set minimum threshold for pensions in Albania under a defined contribution pension plan. The Bank's contributions to the benefit pension plan are charged to the profit or loss as incurred. The Bank recognizes as a liability the undiscounted amount of the estimated costs related to annual leave expected to be paid in exchange of the employee's service for the period completed.

##### (ii) Termination benefits

Termination benefits are recognized as an expense when the Bank is committed demonstrably, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognized if the Bank has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the reporting period, then they are discounted to their present value.

#### (r) New and amended standards and interpretations not yet adopted

A number of new standards, amendments to standards and interpretations are not yet effective for the year ended 31 December 2013, and have not been applied in preparing these financial statements. Those that may be relevant to the Bank are set out below. The Bank does not plan to adopt these standards and amendments early.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 3. Significant accounting policies (continued)

#### (r) New and amended standards and interpretations not yet adopted (continued)

##### (i) *IFRS 9 Financial Instruments (2013), IFRS 9 Financial Instruments (2010) and IFRS 9 Financial Instruments (2009) (together, IFRS 9)*

IFRS 9 (2009) introduces new requirements for the classification and measurement of financial assets. IFRS 9 (2010) introduces additions relating to financial liabilities. IFRS 9 (2013) introduces new requirements for hedge accounting. The IASB currently has an active project to make limited amendments to the classification and measurement requirements of IFRS 9 and add new requirements to address the impairment of financial assets.

The IFRS 9 (2009) requirements represent a significant change from the existing requirements in IAS 39 in respect of financial assets. The standard contains two primary measurement categories for financial assets: amortised cost and fair value. A financial asset would be measured at amortised cost if it is held within a business model whose objective is to hold assets in order to collect contractual cash flows, and the asset's contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding. All other financial assets would be measured at fair value. The standard eliminates the existing IAS 39 categories of held-to-maturity, available-for-sale and loans and receivables. For an investment in an equity instrument that is not held for trading, the standard permits an irrevocable election, on initial recognition, on an individual share-by-share basis, to present all fair value changes from the investment in OCI. No amount recognised in OCI would ever be reclassified to profit or loss at a later date.

IFRS 9 (2010) introduces a new requirement in respect of financial liabilities designated under the fair value option to generally present fair value changes that are attributable to the liability's credit risk in OCI rather than in profit or loss. Apart from this change, IFRS 9 (2010) largely carries forward without substantive amendment the guidance on classification and measurement of financial liabilities from IAS 39.

IFRS 9 (2013) introduces new requirements for hedge accounting that align hedge accounting more closely with risk management. The requirements also establish a more principles-based approach to hedge accounting and address inconsistencies and weaknesses in the hedge accounting model in IAS 39.

The mandatory effective date of IFRS 9 is not specified but will be determined when the outstanding phases are finalised. However, application of IFRS 9 is permitted.

The Bank has started the process of evaluating the potential effect of this standard but is awaiting finalisation of the limited amendments before the evaluation can be completed. Given the nature of the Bank's operations, this standard is expected to have a pervasive impact on the Bank's financial statements.

##### (ii) *Offsetting Financial Assets and Financial Liabilities (Amendments to IAS 32)*

The amendments to IAS 32 clarify the offsetting criteria in IAS 32 by explaining when an entity currently has a legally enforceable right to set-off and when gross settlement is equivalent to net settlement. The amendments are effective for annual periods beginning on or after 1 January 2014 and interim periods within those annual periods. Early application is permitted.

The Bank is still evaluating the potential effect of the adoption of the amendments to IAS 32.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 4. Financial risk management

#### (a) Introduction and overview

The Bank has exposure to the following risks from financial instruments:

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

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

#### *Risk management framework*

The Board of Directors has overall responsibility for the establishment and oversight of the Bank's risk management framework. The Board has established internal units and committees, which are responsible for developing and monitoring risk management policies in their specified areas.

The Bank's risk management policies are established to identify and analyse the risks faced by the Bank, 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 Bank aims to develop a disciplined and constructive control environment, in which all employees understand their roles and obligations.

The Audit Committee is responsible for monitoring compliance with the Bank's risk management policies and procedures, and for reviewing the adequacy of the risk management framework in relation to the risks faced by the Bank. The Bank's Audit Committee is assisted in these functions by Internal Audit. Internal Audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

#### (b) Credit risk

Credit risk is the risk of financial loss to the Bank if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Bank's financial receivables and investments. For risk management reporting purposes the Bank considers and consolidates all elements of credit risk exposure (such as individual obligor default risk, location and sector risk).

#### *Management of credit risk*

The Board of Directors has delegated responsibility for the oversight of credit risk to the Credit risk unit. This unit is responsible for management of the credit risk, including:

- Formulating credit policies, covering collateral requirements, credit assessment, risk grading and reporting, documentary and legal procedures, and compliance with regulatory and statutory requirements.
- Establishing the authorisation structure for the approval and renewal of credit facilities.
- Reviewing and assessing credit risk prior to facilities being committed to customers. Renewals and reviews of facilities are subject to the same review process.
- Limiting concentrations of exposure to counterparties, geographies and industries.
- Developing and maintaining the risk grading in order to categorise exposures according to the degree of risk of financial loss faced and to focus management on the attendant risks. The risk grading system is used in determining where impairment provisions may be required against specific credit exposures.

The Credit Committee of the Bank approves credit requests of Lek 40,000 thousand or less, while credit requests of more than Lek 40,000 thousand are approved by the Board of Directors of the Bank.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (b) Credit risk (continued)

##### *Exposure to credit risk*

Maximum exposures to credit risk before collateral and other credit enhancements as at 31 December 2013 and 2012 are as follows:

	Notes	2013	2012
<b>Carrying amount</b>			
Cash and cash equivalents	6	1,877,622	2,212,478
Restricted balances with Central Bank	7	460,574	453,760
Investments with banks and financial institutions	8	977,288	687,448
Mudaraba - investment funds	9	89,688	146,100
Treasury bills held-to-maturity	10	719,194	621,607
Murabaha - financial receivables	11	1,489,724	1,498,307
<b>Total</b>		<b>5,614,090</b>	<b>5,619,700</b>
<b>Murabaha – financial receivables</b>			
At amortized cost			
<i>Individually impaired: Grade 2-5</i>		903,475	1,286,043
<i>Collectively impaired: Grade 1 (low risk)</i>		924,375	720,548
Gross amount	11	1,827,850	2,006,591
<i>Individual allowance</i>		(243,970)	(387,784)
<i>Collective allowance</i>		(94,156)	(120,500)
Allowance for impairment	11	(338,126)	(508,284)
<b>Carrying amount</b>		<b>1,489,724</b>	<b>1,498,307</b>

##### *Impaired financial receivables and investments*

Individually impaired financial receivables and investments are financial receivables and investments for which the Bank determines that there is objective evidence of impairment and it does not expect to collect all principal and interest due according to the contractual terms. These financial receivables are graded 2 to 5 in the Bank's internal credit risk grading system.

##### *Past due but not impaired financial receivables and investments*

Past due but not impaired financial receivables and investments, other than those carried at fair value through profit or loss, are those for which contractual income or principal payments are past due, but the Bank believes that impairment is not appropriate on the basis of the level of security / collateral available and / or the stage of collection of amounts owed to the Bank.

##### *Allowances for impairment*

The Bank establishes an allowance for impairment losses on assets carried at amortised cost or classified as available for sale that represents its estimate of incurred losses in its portfolio. The main components of this allowance are a specific loss component that relates to individually significant exposures, and a collective loss allowance established for groups of homogeneous assets in respect of losses that have been incurred but have not been identified on financial receivables that are considered individually insignificant as well as individually significant exposures that were subject to individual assessment for impairment but not found to be individually impaired.

##### *Financial receivables with renegotiated terms*

Financial receivables with renegotiated terms are financial receivables that have been restructured due to deterioration in the borrower's financial position and where the Bank has made concessions that it would not otherwise consider.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (b) Credit risk (continued)

##### Write-off policy

The Bank writes off an asset balance, and any related allowances for impairment losses, when the Credit unit determines that the asset is uncollectible. This determination is made after considering information such as the occurrence of significant changes in the borrower's / issuer's financial position such that the borrower / issuer can no longer pay the obligation, or that proceeds from collateral will not be sufficient to pay back the entire exposure. For smaller balance standardised financial receivables, write-off decisions generally are based on a product-specific past due status.

Set out below is an analysis of the gross and net (of allowances for impairment) amounts of individually impaired assets by risk grade:

<b>2013</b>	<b>Gross</b>	<b>Net</b>
<b>Murabaha – financial receivables</b>		
Grade 2: Individually impaired	56,723	53,909
Grade 3: Individually impaired	159,467	152,682
Grade 4: Individually impaired	80,484	74,598
Grade 5: Individually impaired	606,801	378,316
	<b>903,475</b>	<b>659,505</b>
	<b>Gross</b>	<b>Net</b>
<b>2012</b>		
<b>Murabaha – financial receivables</b>		
Grade 2: Individually impaired	58,084	54,386
Grade 3: Individually impaired	448,513	362,633
Grade 4: Individually impaired	227,994	192,960
Grade 5: Individually impaired	551,452	288,280
	<b>1,286,043</b>	<b>898,259</b>

At 31 December 2013 and 2012, the Bank had the following undrawn credit commitments:

	<b>2013</b>	<b>2012</b>
Unused part of the financing	2,000	25,000

The Bank holds collateral against receivables in the form of mortgage interests over property, other registered securities over assets, and guarantees. Estimates of fair value are based on the value of collateral assessed at the time of borrowing, and generally are not updated except when an asset is individually assessed as impaired. An estimate of the fair value of collateral held against financial receivables at 31 December 2013 and 2012 is shown below:

	<b>2013</b>	<b>2012</b>
Real Estate	3,758,743	4,336,593
Machinery, Equipment and Inventories	327,230	165,612
Cash collateral	32,723	29,306
Other	116,287	184,675
<b>Total</b>	<b>4,234,983</b>	<b>4,716,186</b>

Collateral generally is not held over balances with banks and financial institutions, and no such collateral was held at 31 December 2013 or 2012.

Details of assets obtained by the Bank through taking possession of collateral held as security against financial receivables are shown in Note 12. The Bank's policy is to pursue realisation of the collateral. The Bank generally does not use the non-cash collateral for its own operations.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (b) Credit risk (continued)

Details of Mudaraba-investment funds held by the Bank at 31 December 2013 and 2012, are shown in Note 9.

The Bank monitors concentrations of credit risk by sector and by geographic location. An analysis of concentrations of credit risk from cash and cash equivalents, investments with banks and financial institutions, and restricted balances with Central Bank (together as 'Cash and balances with banks'), Murabaha – financial receivables and Treasury bills held-to-maturity ('Treasury bills') at the reporting date is shown below:

	Cash and balances with banks		Murabaha – financial receivables		Treasury bills	
	2013	2012	2013	2012	2013	2012
Carrying amount	3,315,484	3,353,686	1,489,724	1,498,307	719,194	621,607
<b>Concentration by sector</b>						
Corporate	-	-	1,287,613	1,277,178	-	-
Government	-	-	-	-	719,194	621,607
Financial institutions	3,315,484	3,353,686	-	-	-	-
Retail	-	-	202,111	221,129	-	-
<b>Total</b>	<b>3,315,484</b>	<b>3,353,686</b>	<b>1,489,724</b>	<b>1,498,307</b>	<b>719,194</b>	<b>621,607</b>

	Cash and balances with banks		Murabaha – financial receivables		Treasury bills	
	2013	2012	2013	2012	2013	2012
Carrying amount	3,315,484	3,353,686	1,489,724	1,498,307	719,194	621,607
<b>Concentration by location</b>						
Albania	1,177,811	1,653,497	1,409,016	1,427,959	719,194	621,607
Europe	445,536	389,995	80,708	70,348	-	-
Asia	1,681,814	968,101	-	-	-	-
Middle East and Africa	10,323	342,093	-	-	-	-
North and Central America	-	-	-	-	-	-
<b>Total</b>	<b>3,315,484</b>	<b>3,353,686</b>	<b>1,489,724</b>	<b>1,498,307</b>	<b>719,194</b>	<b>621,607</b>

Concentration by location for balances with banks and financial institutions is measured based on the location of the Bank entity holding the asset, which has a high correlation with the location of the borrower. Concentration by location for investment securities is measured based on the location of the issuer of the security.

The cash and balances with banks are held with the Central Bank of Albania which is rated B and banks and financial institutions that based on Standard & Poor's ratings were rated as follows:

	2013	2012
Rated A+ to BBB+	442,876	406,078
Rated BBB to B-	2,210,427	2,370,323
Not rated	381,874	111,701
	<b>3,035,177</b>	<b>2,888,102</b>
Cash on hand (Note 6)	280,307	465,584
	<b>3,315,484</b>	<b>3,353,686</b>

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (c) Liquidity risk

Liquidity risk is the risk that the Bank will encounter difficulty in meeting obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

#### *Management of liquidity risk*

The Bank's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Bank's reputation.

Treasury receives information from other units regarding the liquidity profile of their financial assets and liabilities and details of other projected cash flows arising from projected future business. Treasury then maintains a portfolio of short-term liquid assets, largely made up of short-term liquid treasury bills and balances with banks and other financial institutions, to ensure that sufficient liquidity is maintained within the Bank as a whole.

Treasury monitors compliance with local regulatory limits on a daily basis. All liquidity policies and procedures are subject to review and approval by Bank Asset and Liability Committee ('ALCO').

The Bank relies on deposits from customers and banks, and contributions from its shareholders as its primary sources of funding. While contributions from shareholders do not have specified maturities, deposits from customers and banks generally have short maturities and a large proportion of them are repayable on demand. The short-term nature of these deposits increases the Bank's liquidity risk and the Bank actively manages this risk through maintaining competitive pricing and constant monitoring of market trends.

As at 31 December 2013 the twenty largest balances due to customers represent 14% of the total (2012: 18%).

The following table shows the Bank's financial assets and liabilities by remaining maturity at 31 December 2013 and 2012:

	Up to 1 month	1-3 months	3-6 months	Up to 1 year	Over 1 year	Total
<b>2013</b>						
<b>Assets</b>						
Cash and balances with banks*	2,042,152	296,045	173,034	804,253	-	3,315,484
Murabaha – financial receivables	461,814	74,486	134,075	238,356	580,992	1,489,724
Treasury bills held-to-maturity	99,887	258,090	98,769	262,449	-	719,194
Mudaraba - investment funds	-	-	-	-	89,688	89,688
<b>Total</b>	<b>2,603,853</b>	<b>628,621</b>	<b>405,878</b>	<b>1,305,058</b>	<b>670,680</b>	<b>5,614,090</b>
<b>Liabilities</b>						
Due to banks & financial institutions	29,384	-	-	-	-	29,384
Due to customers	2,392,339	600,621	439,379	1,087,423	179,140	4,698,902
<b>Total</b>	<b>2,421,723</b>	<b>600,621</b>	<b>439,379</b>	<b>1,087,423</b>	<b>179,140</b>	<b>4,728,286</b>
<b>Liquidity gap</b>	<b>182,130</b>	<b>28,000</b>	<b>(33,501)</b>	<b>217,635</b>	<b>491,540</b>	<b>885,804</b>
<b>Cumulative gap</b>	<b>182,130</b>	<b>210,130</b>	<b>176,629</b>	<b>394,264</b>	<b>885,804</b>	

\*Cash and cash equivalents, investments with banks and financial institutions, and restricted balances with Central Bank are presented together as 'Cash and balances with banks'.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (c) Liquidity risk (continued)

2012	Up to 1 month	1-3 months	3-6 months	Up to 1 year	Over 1 year	Total
<b>Assets</b>						
Cash and balances with banks*	2,545,744	231,376	461,200	115,366	-	3,353,686
Murabaha – financial receivables	586,896	94,193	125,768	123,459	567,991	1,498,307
Treasury bills held-to-maturity	-	-	106,916	514,691	-	621,607
Mudaraba - investment funds	-	-	-	-	146,100	146,100
<b>Total</b>	<b>3,132,640</b>	<b>325,569</b>	<b>693,884</b>	<b>753,516</b>	<b>714,091</b>	<b>5,619,700</b>
<b>Liabilities</b>						
Due to banks & financial institutions	21,596	-	-	-	-	21,596
Due to customers	2,783,616	495,327	391,106	936,953	107,001	4,714,003
<b>Total</b>	<b>2,805,212</b>	<b>495,327</b>	<b>391,106</b>	<b>936,953</b>	<b>107,001</b>	<b>4,735,599</b>
<b>Liquidity gap</b>	<b>327,428</b>	<b>(169,758)</b>	<b>302,778</b>	<b>(183,437)</b>	<b>607,090</b>	<b>884,101</b>
<b>Cumulative gap</b>	<b>327,428</b>	<b>157,670</b>	<b>460,448</b>	<b>277,011</b>	<b>884,101</b>	

\*Cash and cash equivalents, investments with banks and financial institutions, and restricted balances with Central Bank are presented together as 'Cash and balances with banks'.

The previous table shows the discounted cash flows on the Bank's financial instruments, on the basis of their earliest possible contractual maturity. The Bank's expected cash flows on these instruments vary significantly from this analysis. For example, demand deposits from customers are expected to maintain a stable or increasing balance.

To manage the liquidity risk arising from financial liabilities, the Bank holds liquid assets comprising cash and cash equivalents and investments for which there is an active and liquid market. These assets can be readily used to meet liquidity requirements.

#### (d) Market risks

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

#### *Exposure to market rates risk*

The principal risk to which non-trading portfolios are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market rates. The Bank attempts to mitigate this risk by monitoring the repricing dates of its assets and liabilities. In addition, the actual effect will depend on a number of other factors, including the extent to which repayments are made earlier or later than the contracted dates and variations in sensitivity within repricing periods and among currencies.



# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (d) Market risk (continued)

##### Interest rate repricing analysis

The following table presents re-pricing dates for the Bank's assets and liabilities. Variable-rate assets and liabilities have been reported according to their next rate change date. Fixed-rate assets and liabilities have been reported according to their scheduled principal repayment dates.

2013	Up to 1 month	1 to 3 months	3 to 6 months	6 to 12 months	Over 1 year	Non- interest bearing	Total
<b>Assets</b>							
Cash and balances with banks	931,751	296,045	173,034	804,253	-	1,110,401	3,315,484
Murabaha – financial receivables	459,711	148,294	177,953	519,029	177,953	6,784	1,489,724
Treasury bills held-to-maturity	99,886	258,090	98,769	262,449	-	-	719,194
Mudaraba - investment funds	-	-	-	-	-	89,688	89,688
<b>Total</b>	<b>1,491,348</b>	<b>702,429</b>	<b>449,756</b>	<b>1,585,731</b>	<b>177,953</b>	<b>1,206,873</b>	<b>5,614,090</b>
<b>Liabilities</b>							
Due to banks & financial institutions	20,591	-	-	-	-	8,793	29,384
Due to customers	1,548,668	600,621	439,379	1,087,423	179,140	843,671	4,698,902
<b>Total</b>	<b>1,569,259</b>	<b>600,621</b>	<b>439,379</b>	<b>1,087,423</b>	<b>179,140</b>	<b>852,464</b>	<b>4,728,286</b>
<b>Gap</b>	<b>(77,911)</b>	<b>101,808</b>	<b>10,377</b>	<b>498,308</b>	<b>(1,187)</b>	<b>354,409</b>	<b>885,804</b>
<b>Cumulative gap</b>	<b>(77,911)</b>	<b>23,897</b>	<b>34,274</b>	<b>532,582</b>	<b>531,395</b>	<b>885,804</b>	
<hr/>							
2012	Up to 1 month	1 to 3 months	3 to 6 months	6 to 12 months	Over 1 year	Non- interest bearing	Total
<b>Assets</b>							
Cash and balances with banks	673,267	231,376	461,200	115,366	-	1,872,477	3,353,686
Murabaha – financial receivables	585,736	181,093	155,936	380,878	184,238	10,426	1,498,307
Treasury bills held-to-maturity	-	-	106,916	514,691	-	-	621,607
Mudaraba - investment funds	-	-	-	-	-	146,100	146,100
<b>Total</b>	<b>1,259,003</b>	<b>412,469</b>	<b>724,052</b>	<b>1,010,935</b>	<b>184,238</b>	<b>2,029,003</b>	<b>5,619,700</b>
<b>Liabilities</b>							
Due to banks & financial institutions	21,329	-	-	-	-	267	21,596
Due to customers	1,789,892	495,327	391,106	936,953	104,852	995,873	4,714,003
<b>Total</b>	<b>1,811,221</b>	<b>495,327</b>	<b>391,106</b>	<b>936,953</b>	<b>104,852</b>	<b>996,140</b>	<b>4,735,599</b>
<b>Gap</b>	<b>(552,218)</b>	<b>(82,858)</b>	<b>332,946</b>	<b>73,982</b>	<b>79,386</b>	<b>1,032,863</b>	<b>884,101</b>
<b>Cumulative gap</b>	<b>(552,218)</b>	<b>(635,076)</b>	<b>(302,130)</b>	<b>(228,148)</b>	<b>(148,762)</b>	<b>884,101</b>	

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (d) Market risk (continued)

The management of interest rate risk against interest rate gap limits is supplemented by monitoring the sensitivity of the Bank's financial assets and liabilities to various rate scenarios. An analysis of the Bank'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:

2013	up to 1 Year scenarios		over 1 Year scenarios	
	100 bp Increase	100 bp Decrease	100 bp Increase	100 bp Decrease
Estimated Profit (loss) effect	5,326	(5,326)	5,314	(5,314)

2012	up to 1 Year scenarios		over 1 Year scenarios	
	100 bp Increase	100 bp Decrease	100 bp Increase	100 bp Decrease
Estimated Profit (loss) effect	(2,281)	2,281	(1,488)	1,488

Interest rate movements affect retained earnings arising from increases or decreases in net income from banking operations and the fair value changes reported in profit or loss

The equivalent weighted average interest rates for the main financial assets and liabilities are as follows:

	Equivalent weighted average interest rate					
	(Lek)		(USD)		(EUR)	
	2013	2012	2013	2012	2013	2012
<i>31 December</i>						
<b>Assets</b>						
Due from banks and financial institutions	3.55%	3.79%	2.72%	3.10%	2.38%	2.79%
Financial receivables	11.81%	11.33%	7.04%	8.48%	8.34%	8.66%
Treasury Bills	5.75%	6.39%	-	-	-	-
<b>Liabilities</b>						
Due to banks and financial institutions	-	-	0.32%	0.33%	-	-
Due to customers	5.74%	6.03%	1.64%	1.61%	2.89%	3.06%

#### Foreign currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The Bank attempts to manage this risk by closing daily open foreign currency positions and by establishing and monitoring limits on open positions.

The following table summarizes the Bank's net foreign currency position of financial assets and liabilities at 31 December 2013 and 2012, presented in Lek thousand.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (d) Market risk (continued)

<b>31 December 2013</b>	<b>LEK</b>	<b>USD</b>	<b>EUR</b>	<b>Other</b>	<b>Total</b>
<b>Assets</b>					
Cash and balances with banks	686,431	1,377,926	1,212,349	38,778	3,315,484
Murabaha – financial receivables	800,312	415,555	273,857	-	1,489,724
Treasury bills held-to-maturity	719,194	-	-	-	719,194
Mudaraba - investment funds	-	89,688	-	-	89,688
<b>Total</b>	<b>2,205,937</b>	<b>1,883,169</b>	<b>1,486,206</b>	<b>38,778</b>	<b>5,614,090</b>
<b>Liabilities</b>					
Due to banks & financial institutions	200	29,159	25	-	29,384
Due to customers	2,666,556	490,101	1,529,494	12,751	4,698,902
<b>Total</b>	<b>2,666,756</b>	<b>519,260</b>	<b>1,529,519</b>	<b>12,751</b>	<b>4,728,286</b>
<b>Net position</b>	<b>(460,819)</b>	<b>1,363,909</b>	<b>(43,313)</b>	<b>26,027</b>	<b>885,804</b>
<b>Cumulative Gap</b>	<b>(460,819)</b>	<b>903,090</b>	<b>859,777</b>	<b>885,804</b>	
<b>Sensitivity analysis</b>					
Lek depreciates by 10%		136,391	(4,331)	2,603	
Lek depreciates by 5%		68,195	(2,166)	1,301	
Lek appreciates by 10%		(136,391)	4,331	(2,603)	
Lek appreciates by 5%		(68,195)	2,166	(1,301)	
<b>31 December 2012</b>					
<b>Assets</b>					
Cash and balances with banks	571,193	1,608,556	1,150,612	23,327	3,353,688
Murabaha – financial receivables	693,878	495,695	308,732	-	1,498,305
Treasury bills held-to-maturity	621,607	-	-	-	621,607
Mudaraba - investment funds	-	146,100	-	-	146,100
<b>Total</b>	<b>1,886,678</b>	<b>2,250,351</b>	<b>1,459,344</b>	<b>23,327</b>	<b>5,619,700</b>
<b>Liabilities</b>					
Due to banks & financial institutions	159	21,412	25	-	21,596
Due to customers	2,462,076	606,118	1,641,392	4,416	4,714,002
<b>Total</b>	<b>2,462,235</b>	<b>627,530</b>	<b>1,641,417</b>	<b>4,416</b>	<b>4,735,598</b>
<b>Net position</b>	<b>(575,557)</b>	<b>1,622,821</b>	<b>(182,073)</b>	<b>18,911</b>	<b>884,102</b>
<b>Cumulative Gap</b>	<b>(575,557)</b>	<b>1,047,264</b>	<b>865,191</b>	<b>884,102</b>	
<b>Sensitivity analysis</b>					
Lek depreciates by 10%		162,282	(18,207)	1,891	
Lek depreciates by 5%		81,141	(9,104)	946	
Lek appreciates by 10%		(162,282)	18,207	(1,891)	
Lek appreciates by 5%		(81,141)	9,104	(946)	

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 4. Financial risk management (continued)

#### (e) Operational risks

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Bank's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Bank's operations.

The Bank's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Bank's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity. The implementation of controls to address operational risk is supported by the development of overall standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorisation of transactions
- requirements for the reconciliation and monitoring of transactions
- compliance with regulatory and other legal requirements
- documentation of controls and procedures
- requirements for the periodic assessment of operational risks faced, and the adequacy of controls and procedures to address the risks identified
- requirements for the reporting of operational losses and proposed remedial action
- development of contingency plans
- training and professional development
- ethical and business standards
- risk mitigation, including insurance where this is effective.

Compliance with internal standards is supported by a programme of periodic reviews undertaken by Internal Audit. The results of Internal Audit reviews are discussed with the management of the business unit to which they relate, with summaries submitted to the Audit Committee and senior management of the Bank.

#### (f) Capital management

##### *Regulatory capital*

The Bank monitors the adequacy of its capital using, among other measures, the rules and ratios established by the Albanian regulator, the Bank of Albania ("BoA"), which ultimately determines the statutory capital required to underpin its business. The regulation "On capital adequacy" is issued pursuant to the Banking Law. The regulatory capital at 31 December 2013 and 2012 was as follows:

	31 December 2013	31 December 2012
Total shareholders' fund*	1,065,125	1,184,326
Deductible intangible assets*	(15,928)	(27,649)
Deductible portion of fixed assets*	-	-
<b>Regulatory capital (see note 1 (b))*</b>	<b>1,049,197</b>	<b>1,156,677</b>

\*The amounts in the table represent amounts based on Bank of Albania requirements, which differ from those amounts reported in accordance with IFRS. The financial statements prepared in accordance with Bank of Albania requirements are not finalised at the time of completion of these financial statements. However, the Management believes that the Bank's ability to continue as going concern will not be impaired.

##### *Capital Adequacy Ratio*

The Capital Adequacy Ratio is the proportion of the regulatory capital to risk weighted assets and 'off balance-sheet' items, expressed as a percentage. The minimum Capital Adequacy Ratio required by Bank of Albania is 12%.

The Modified Capital Adequacy Ratio is the proportion of the base capital to risk-weighted assets and 'off balance-sheet' items, expressed as a percentage. The minimum modified capital adequacy is 6%.

The Bank has complied with imposed Capital Adequacy Ratios during the period.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

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### 4. Financial risk management (continued)

#### (f) Capital management (continued)

##### *Risk-Weighted Assets (RWAs)*

Assets are weighted according to broad categories of notional risk, being assigned a risk weighting according to the amount of capital deemed to be necessary to support them. Four categories of risk weights (0%, 20%, 50%, 100%) are applied; for example cash and money market instruments with Bank of Albania have a zero risk weighting, which means that no capital is required to support the holding of these assets. Property and equipment carries a 100% risk weighting, meaning that capital equal to 12% of the carrying amount must support it.

Credit related commitments are taken into account and are weighted for risk using the same percentages as for assets.

### 5. Use of estimates and judgments

Management discusses with the Audit Committee the development, selection and disclosure of the Bank's critical accounting policies and estimates, and the application of these policies and estimates.

These disclosures supplement the commentary on financial risk management (see note 4).

##### *Allowances for credit losses*

Assets accounted for at amortised cost are evaluated for impairment on a basis described in accounting policy 3(f)(vii).

The Bank reviews its loan portfolios to assess impairment on a monthly basis. In determining whether an impairment loss should be recorded in profit or loss, the Bank makes judgments as to whether there is any observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of loans before the decrease can be identified with an individual loan in that portfolio. This evidence may include observable data indicating that there has been an adverse change in the payment status of borrowers in a group, or national or local economic conditions that correlate with defaults on assets in the group. Management uses estimates based on historical loss experience for assets with credit risk characteristics and objective evidence of impairment similar to those in the portfolio when scheduling its future cash flows. The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss experience.

##### *Determining fair values*

The determination of fair value for financial assets and liabilities for which there is no observable market price requires the use of valuation techniques as described in accounting policy 3(f)(vi).

##### *Financial receivables*

Financial receivables are net of allowances for impairment. The Bank's portfolio has an estimated fair value approximately equal to its book value due to their underlying equivalent interest rates, which approximate market rates. A significant portion of the portfolio is subject to re-pricing within a year.

##### *Treasury bills held-to-maturity*

Due to the short-term up to one year, the fair value of the Treasury Bills held-to-maturity at 31 December 2013 approximates their carrying amount.

##### *Investment in Mudaraba*

At 31 December 2013, the Bank measured the value of this investment with reference to the market prices as per appraisal reports and recognized an allowance for impairment of Lek 116,736 thousand (2012: Lek 74,134 thousand) (see Note 9).

##### *Deposits and borrowings*

The time deposits have an estimated fair value approximately equal to their carrying amount, because of their short-term nature and underlying interest rates, which approximate market rates. The majority of the deposits mature within one year.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 6. Cash and cash equivalents

	31 December 2013	31 December 2012
Cash on hand	280,307	465,584
Current accounts with Central Bank	55,844	643,350
Current accounts with other banks	575,604	546,519
Term investments with maturities of three months or less	965,867	557,025
	<b>1,877,622</b>	<b>2,212,478</b>

### 7. Restricted balances with Central Bank

Restricted balances with Central Bank are detailed as follows:

	31 December 2013	31 December 2012
Statutory reserves with Central Bank	460,574	453,760
	<b>460,574</b>	<b>453,760</b>

In accordance with the Bank of Albania's requirement relating to the deposit reserve, the Bank should maintain a minimum of 10% of customer deposits in Albania with the Bank of Albania as a statutory reserve account, which during the month can be decreased to 60% of this level, provided that the monthly average is maintained.

### 8. Investments with banks and financial institutions

Investments with banks and financial institutions are detailed as follows:

	31 December 2013	31 December 2012
Term investments	977,288	687,448
	<b>977,288</b>	<b>687,448</b>

Term investments represent funds with initial maturities of more than three months, invested by the Bank through banks and financial institutions, mainly acting as agents of the Bank. The agents invest the Bank's funds in instruments selected by them, including commodities and pay the profit generated there-from as per the return estimated by them in accordance with the offer made to the Bank for every investment. Term investments are held on non-resident participation banks in OECD country with contractual maturities up to 1 year and are based on Wakala or Investment agreement contracts.

### 9. Mudaraba - investment funds

	31 December 2013	31 December 2012
Mudaraba - investment funds	206,424	220,234
Less allowances for impairment	(116,736)	(74,134)
	<b>89,688</b>	<b>146,100</b>

The Bank invested in an Islamic investment fund that operates on the basis of a joint Mudaraba between investors and the Islamic Investment Company of the Gulf (the 'Mudarib'). The investors share the profits from the operations that have not yet reached the stage of final settlement until the liquidation of this special fund. Under this agreement, the Bank has restricted the use of funds only for the purpose of investing in the European Real Estate Portfolio (EREP). This portfolio comprises four properties located in the center of Brussels, Belgium and in Germany.

Based on appraisal reports dated 31 December 2013 sent to investors by the Mudarib, the European economic crisis severely impacted the value of the EREP assets and the ability to refinance, rent or sell them. Therefore, based on the current value of the investment with reference to these reports and to the report of an external valuer of properties and based on an exit strategy determined by the Mudarib, the Bank estimated its share of the losses, as a proportion of its investment in the total initial investment fund.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 9. Mudaraba - investment funds (continued)

Based on such estimation, the Bank recognized an allowance for impairment of Lek 116,736 thousand (2012: 74,134). Movements in the allowances for impairment are as follows:

	2013	2012
Balance at 1 January	(74,134)	-
Net charge for the year	(45,292)	(74,134)
Foreign exchange effect	2,690	-
Balance at 31 December	<b>(116,736)</b>	<b>(74,134)</b>

### 10. Treasury bills held-to-maturity

	31 December 2013	31 December 2012
Nominal value of treasury bills	730,000	650,000
Unamortized discount	(10,806)	(28,393)
	<b>719,194</b>	<b>621,607</b>

### 11. Murabaha – financial receivables

The Murabaha balances as at 31 December 2013 and 2012 are detailed as follows:

	31 December 2013	31 December 2012
Financial receivables at amortised cost	1,827,850	2,006,591
Less allowances for impairment	(338,126)	(508,284)
	<b>1,489,724</b>	<b>1,498,307</b>

Accrued income from non-performing financial receivables at 31 December 2013 is Lek 61,288 thousand (2012: Lek 51,557 thousand). Movements in the allowances for impairment are as follows:

	2013	2012
Balance at 1 January	508,284	727,959
Net reversal of impairment loss for the year	(170,158)	(219,675)
Balance at 31 December	<b>338,126</b>	<b>508,284</b>

The reversal of impairment losses is mainly due to the improved collections from loans classified as impaired during the year 2013.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 12. Assets acquired through legal process

The Bank assets acquired through legal process are a consequence of the acquisitions through enforcement of security over financial receivables.

#### *Measurement of fair value - Fair value hierarchy*

The fair value of investment property was determined by property valuers, having professional qualifications and recent experience in the location and category of the property being valued. The valuers provide the fair value of the Bank's investment property portfolio every year, following the year of acquisition.

Although the ownership has been transferred to the Bank, certain industrial properties are still used by the borrowers, until identification of a potential buyer. The Bank does not aim to make profit from leases of these properties, however agreed to rent them with the purpose of allowing for their maintenance and preservation of the current physical conditions. The total rent income earned in 2013, was Lek 1,956 thousand (2012: lek 340 thousand).

The fair values of the Bank's investment property are categorized into Level 3 of the fair value hierarchy.

#### *Level 3 fair value*

The following table shows a reconciliation from the beginning balances to the closing balances for the fair value measurements of the Bank's investment property. The Bank assets acquired through legal process as a consequence of the acquisitions through enforcement of security over financial receivables.

	<b>2013</b>	<b>2012</b>
Balance at 1 January	371,693	78,380
Acquired during the year	13,661	322,012
Sold during the year	(64,433)	(8,621)
Net changes in fair value (unrealized)	-	(20,078)
<b>Balance at 31 December</b>	<b>320,921</b>	<b>371,693</b>

#### *Valuation techniques and significant unobservable inputs*

When measuring the fair value of an investment property at initial recognition, the Bank generally refers to the final auction for the execution that has resulted in the transfer of ownership of that property to the Bank.

Based on the local legislation, the fair value of such properties is measured by independent valuers that provide such value to the execution offices upon initiation of the auction procedures. The fair value that is measured with reference to the market prices is used as an initial offer in the first auction, and such offer may be reduced to a limit of 64% of the initial valuation, in cases when the initial auction did not result in a sale to a third party. In cases when no buyer is identified for the final reduced offer, the ownership is transferred to the Bank.

Based on the most recent valuations performed in 2013, the market value of these properties exceeded the auction value. However, given the recent market conditions and the lack of offers in the auction and afterwards, the Management decided to use the discounted value of 64%, based on the final auction valuation and did not increase the fair value above the existing carrying amount.



# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 13. Property, equipment and intangible assets

	Buildings	Office equipment	Computers and electronic equipment	Motor Vehicles	Furniture and fixtures	Intangible assets	Total
<b>Cost</b>							
At 1 January 2012	282,846	86,276	64,913	16,502	22,149	46,464	519,150
Additions	-	1,060	39	-	71	217	1,387
Disposals	-	(21,944)	(16,953)	-	(799)	-	(39,696)
<b>At 31 December 2012</b>	<b>282,846</b>	<b>65,392</b>	<b>47,999</b>	<b>16,502</b>	<b>21,421</b>	<b>46,681</b>	<b>480,841</b>
Additions	-	438	912	-	28	-	1,378
<b>At 31 December 2013</b>	<b>282,846</b>	<b>65,830</b>	<b>48,911</b>	<b>16,502</b>	<b>21,449</b>	<b>46,681</b>	<b>482,219</b>
<b>Accumulated Depreciation</b>							
At 1 January 2012	(42,426)	(74,066)	(60,106)	(15,897)	(18,607)	(11,616)	(222,718)
Charge for the year	(14,142)	(6,715)	(2,548)	(361)	(2,407)	(11,630)	(37,803)
Disposals	-	21,944	16,953	-	799	-	39,696
<b>At 31 December 2012</b>	<b>(56,568)</b>	<b>(58,837)</b>	<b>(45,701)</b>	<b>(16,258)</b>	<b>(20,215)</b>	<b>(23,246)</b>	<b>(220,825)</b>
Charge for the year	(14,142)	(5,381)	(1,757)	(244)	(795)	(10,728)	(33,047)
<b>At 31 December 2013</b>	<b>(70,710)</b>	<b>(64,218)</b>	<b>(47,458)</b>	<b>(16,502)</b>	<b>(21,010)</b>	<b>(33,974)</b>	<b>(253,872)</b>
<b>Carrying amount</b>							
At 1 January 2012	240,420	12,210	4,807	605	3,542	34,848	296,432
At 31 December 2012	226,278	6,555	2,298	244	1,206	23,435	260,016
<b>At 31 December 2013</b>	<b>212,136</b>	<b>1,612</b>	<b>1,453</b>	<b>-</b>	<b>439</b>	<b>12,707</b>	<b>228,347</b>

As at 31 December 2013 the historical cost of the assets which were fully depreciated was Lek 136,862 thousand (2012: Lek 107,872 thousand).

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 14. Other assets

	31 December 2013	31 December 2012
Prepaid expenses	1,242	2,064
Sundry assets	10,940	14,300
	<b>12,182</b>	<b>16,364</b>

### 15. Due to banks and financial institutions

	31 December 2013	31 December 2012
Current accounts	305	267
Term deposits	20,588	21,326
Accrued Customer share on profit	3	3
Borrowings from IDB	8,488	-
	<b>29,384</b>	<b>21,596</b>

At 31 December 2013 and 2012, term deposits represent deposits in USD from Credit Bank of Albania, with a remaining maturity of less than one month.

Borrowings from IDB at 31 December 2013 represent financing received from IDB with the purpose of paying consultancy fees to Bosna Bank International (BBI), a related party. This borrowing is repayable within the year 2016 (see note 17).

### 16. Due to customers

	31 December 2013	31 December 2012
Current accounts	843,671	993,625
Investment deposits	3,753,503	3,612,034
Accrued Customers' Share on Profit	99,570	106,095
Other customer accounts	2,158	2,249
Total	<b>4,698,902</b>	<b>4,714,003</b>

Current accounts at 31 December 2013 include a balance of Lek 150 million (2012: Lek 96 million), which represents amounts blocked by regulatory authorities or by the Bank. Certain balances are not available for use, without prior consent of the authorities. Current accounts and investment deposits by currencies are as follows:

	31 December 2013	31 December 2012
Current accounts:		
In USD	255,993	308,783
In ALL	216,971	181,728
In EUR	357,956	498,698
In GBP	12,751	4,416
	<b>843,671</b>	<b>993,625</b>

	31 December 2013	31 December 2012
Investment deposits:		
In USD	231,732	294,531
In EUR	1,155,305	1,122,768
In ALL	2,366,466	2,194,735
	<b>3,753,503</b>	<b>3,612,034</b>

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 17. Other liabilities

Creditors and accrued expenses are as follows:

	31 December 2013	31 December 2012
Due to consultants	11,318	-
Due to shareholders	-	29,451
Accrued expenses	6,181	6,011
Remittances in transit	9,120	1,343
Due to third parties	4,404	2,497
Other payables	31	6,818
	<b>31,054</b>	<b>46,120</b>

Remittances as at 31 December 2013 represent outgoing transfers in transit for which the Bank acted as intermediary.

Amounts due to consultants represent consultancy fees payable to BBI (see note 15) that will be settled with funds borrowed from IDB. At 31 December 2013, only part of such borrowings was disbursed.

### 18. Shareholders' funds

#### Share capital

On 13 August 2011, the General Assembly of the Shareholders, decided to absorb the accumulated losses reported in accordance with IFRS as at 31 December 2010 and to increase the paid up share capital by USD 10,101 thousand. These movements in share capital and the nominal value of each share, following each movement are presented as follows:

	Share capital in Lek '000	Nominal value of each share in USD
Balance at 1 January 2011	1,757,604	100
Absorption of accumulated losses in 2011	(1,001,569)	
Capital contributions in 2011	999,845	
<b>Balance at 31 December 2011</b>	<b>1,755,880</b>	<b>24.01</b>
Capital contributions in 2012	6,837	
<b>Balance at 31 December 2012</b>	<b>1,762,717</b>	<b>24.01</b>

The capital reductions and contributions made during 2011 and 2012 were registered in 2012. The total capital injections made in these years are Lek 1,006,682 thousand (equivalent of USD 10,101 thousand), and the registered share capital is Lek 1,762,717 thousand (equivalent of USD 13,144 thousand), divided into 547,421 shares with a nominal value of USD 24.01. There were no movements in the share capital in 2013.

#### Reserves

Reserves of Lek 64,105 thousand (2012: Lek 64,105 thousand) were created pursuant to Article 8 of the Decision No. 51, dated 22 April 1999 of the Bank of Albania, which required the appropriation of 20% of the net profit for the year, Article 213 of the Law No. 7638, dated 19 November 1992 "On commercial companies" which required the appropriation of 5% of the net profit, and the Bank's Statute, which required the appropriation of 10% of net profit for the year.

### 19. Income from banking operations

	2013	2012
Income from Murabaha operation	142,036	187,137
Income from banks and other financial institutions	45,525	53,486
Income from treasury bills held-to-maturity	46,817	13,171
	<b>234,378</b>	<b>253,794</b>

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 20. Customers' share on profits

Customers' share on profit of Lek 161,342 thousand (2012: Lek 174,375 thousand) represents the profit share allocation from Mudarabah Transactions, net of Mudarib Charge.

### 21. Foreign exchange (losses)/gain, net

Foreign exchange (losses)/gain, net represent the effect of the change in foreign exchange rates on the re-translation at year-end of the Bank's foreign currency position and gains and losses from transactions in foreign currencies.

### 22. Personnel expenses

	2013	2012
Expatriate staff	12,290	16,802
Local employees	53,788	52,485
Social insurance	8,288	8,191
Other costs and bonuses	8,770	12,722
	<b>83,136</b>	<b>90,200</b>

### 23. Other administrative expenses

Other administrative expenses include the following:

	2013	2012
Legal, consultancy and audit fees	43,358	16,270
Office expenses	16,581	19,188
Deposit insurance	13,752	13,158
Security expenses	10,068	8,421
Swift, Reuters and on-line connections	9,892	10,864
Software maintenance	8,411	9,723
Board of Directors and Audit Committee	4,695	6,853
Fees, taxes and duties	2,436	2,492
Telephone and mail	2,204	2,815
Travel and transportation	1,119	1,561
Advertising and representation expenses	1,874	3,405
Other expenses	21	2,367
	<b>114,411</b>	<b>97,117</b>

Legal, consultancy and audit fees in 2013 increased mainly as a result of consultancy fees of Lek 26,793 thousand, for services received from BBI (see notes 15 and 17).

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 24. Income tax

The Bank determines taxation at the end of the year in accordance with the Albanian tax legislation. Income tax in Albania is assessed at the rate of 10% (2012: 10%) of taxable income, whilst the enacted tax rate from 1 January 2014, is 15%.

The tax on profit before tax differs from the theoretical amount that would arise using the basic tax rate as follows:

	<b>Tax rate</b>	<b>2013</b>	<b>Tax rate</b>	<b>2012</b>
Loss before income tax		<b>(60,116)</b>		<b>(2,174)</b>
Tax calculated at tax rate 10%	10.0%	(6,012)	10.0%	(217)
Non-deductible expenses	(11.2%)	6,710	(534.2%)	11,614
<b>Current tax expense</b>	<b>(1.2%)</b>	<b>698</b>	<b>(524.2%)</b>	<b>11,397</b>

In 2013, the Bank made tax prepayments of Lek 9,738 (2012: nil). Prepaid income tax at 31 December 2013 was Lek 28,196 thousand (2012: Lek 19,156 thousand).

Deferred taxes are calculated on all temporary differences using a tax rate of 15% (2012: 10%). The Bank did not recognize deferred tax assets in 2013, due to the fact that it is not certain that the deferred tax asset will be utilised.

Based on the local accounting law, starting from 1 January 2008 the Bank must report in accordance with IFRS. In addition, Law No. 10364, dated 16.12.2010 provides for certain amendments (effective as of 24 January 2011). Based on these amendments, the impairment allowances charged by banks in accordance with IFRS shall be considered as tax deductible expenses, provided that they are certified by the external auditors and are not in excess of the limits determined by the Central Bank. Effective from 1 January 2014, the limits determined by the Central Bank are not applicable and the impairment charges recognized in accordance with IFRS are considered as tax deductible expenses.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 25. Commitments and contingencies

#### Guarantees

	31 December 2013	31 December 2012
Guarantees	25,776	22,322

The Bank issues guarantees for its customers. These instruments bear a credit risk similar to that of credits granted. Based on management's estimate, no material losses related to guarantees outstanding at 31 December 2013 will be incurred and thus no provision have been included in these financial statements.

#### Legal

In the normal course of business the Bank is presented with legal claims; the Bank's management is of the opinion that no material losses will be incurred in relation to legal claims outstanding at 31 December 2013.

#### Lease commitments

The Bank has entered into non-cancellable lease commitments for all branches. Such commitments for the years ended 31 December 2013 and 2012 are composed as follows:

	31 December 2013	31 December 2012
Less than one year	16,965	18,035
Between one and five years	9,000	28,076
	<b>25,965</b>	<b>46,111</b>

The Bank has rental agreements for all its branches.

### 26. Funds under management

Funds under management by type are as follows:

	31 December 2013	31 December 2012
Managed funds	3,753,503	3,612,034

Managed funds relate to investment deposits belonging to customers (refer to note 16), for which the Bank has assumed management responsibility. The customers assume the ultimate investment risk arising from investment of these funds.

# United Bank of Albania Sh.a.

## Notes to the financial statements for the year ended 31 December 2013

(Amounts in Lek'000 unless otherwise stated)

### 27. Related party transactions

The Bank enters into transactions with its shareholders in the ordinary course of business. The balances with minority shareholders and entities owned by them, are as follows:

	31 December 2013	31 December 2012
<b>Assets</b>		
Accounts and investments with banks and financial institutions	605,471	492,079
Mudaraba - investment funds	206,424	220,234
Provision for Mudaraba - investment funds	(116,736)	(74,135)
Financing activities	-	43,872
Provision for financing activities	-	(4,613)
<b>Liabilities</b>		
Due to customers	(8,645)	(8,934)
Payables to Bosna Bank International d.d	(11,318)	-
Borrowings from IDB (due to shareholders)	(8,488)	-

The balances presented above are with shareholders that own less than 5% of the share capital of the Bank and are not considered as related for purposes of compliance with Article 64 of the Banking Law of the maximum exposures with related parties.

Related parties are defined in accordance with the Article 4 'Definitions', paragraphs 9 and 10, of the Law No. 9662, dated 18 December 2006 "On Banks in the Republic of Albania", and the maximum exposures with related parties are monitored for compliance with Article 64 of this Law.

### Transactions with directors

The remuneration of directors is included in personnel expenses. It can be detailed as follows:

	Year ended 31 December 2013	Year ended 31 December 2012
Salaries	12,290	18,300
Bonuses and other benefits	4,126	6,618
Remuneration of the Board of Directors	613	1,618
	<b>17,029</b>	<b>26,536</b>

The income and expenses arising from transactions with related parties are as follows:

	Year ended 31 December 2013	Year ended 31 December 2012
Income from Ithmaar Bank B.S.C	-	3,795
Income from IICG	-	1,055
Income from Dallah Holding subsidiaries	8,253	11,473
Consultancy fees (BBI)	(26,793)	-
Customers' share on profit	(121)	(111)

### 28. Subsequent events

There are no events after the reporting date that would require either adjustments or additional disclosures in the financial statements.