

Note 13 - Non-current assets held for sale

This caption is analysed as follows:

	AOA thousand	
	12-31-2023	12-31-2022
Real Estate	942,568	-
Impairment losses	(226,216)	-
	716,352	-

The changes in this caption are detailed as follows:

	AOA thousand									
	Balance as at 12-31-2022					Impairment losses (Note 31)		Balance as at 12-31-2023		
	Gross amount	Impairment losses	Net amount	Inflows	Disposals	Increases	Reversals, charge-offs and transfers	Gross amount	Impairment losses	Net amount
Properties received in lieu of payment	-	-	-	67,204,881	(66,262,313)	(226,216)	-	942,568	(226,216)	716,352
	-	-	-	67,204,881	(66,262,313)	(226,216)	-	942,568	(226,216)	716,352

As at December 31, 2023, the “Inflows” presented mainly relate to a property received in payment in kind, as part of the recovery of a credit operation granted to customers and other liabilities with the Bank. Within the scope of this payment in kind, the customer handed over the property called “Projecto Parcela 1” located in Luanda Bay, whose market value in its current state amounted to AOA 70,512,465 thousand, determined by the average of three valuations carried out by independent experts registered with the Capital Markets Commission. On the date the contract was signed, the customer’s liabilities to the Bank amounted to AOA 66,262,313 thousand, corresponding to (i) credit exposure in the total amount of AOA 27,928,044 thousand, previously recorded under “Loans and advances to customers” (Note 9), (ii) advances under the promissory contract for the acquisition of a building in the “Projecto Parcela 1” in the total amount of AOA 25,922,585 thousand, previously recorded under “Assets under construction” (Note 11), and (iii) transfer to the Bank of a set of liabilities relating to costs and expenses related to the development of the project’s works recorded under “Accrued costs”, in the caption “Other liabilities” (Note 19), as the Bank awaits the issue of the respective invoices.

Additionally, 2 other properties were received in lieu of payment.

Also in the year ended December 31, 2023, the Bank signed a promissory contract (Note 15) for the transfer of the “Projecto Parcela 1” property to a private entity, for the amount of AOA 49,800,000 thousand. Gains and losses resulting from the difference between the amount recorded in the balance sheet and the sale value charged on the promissory contracts of purchase and sale (Note 15) and direct sales to third parties, were recorded in the income statement, under Net gains/(losses) arising from the sale of other assets (Note 27).

Where the asset is not disposed of within 12 months, the Bank assesses whether the requirements continue to be met, namely the sale was not made for reasons beyond the Bank’s control. The Bank shall ensure that all necessary actions have been taken to enable the sale and that the asset continues to be actively marketed and at reasonable selling prices given the market circumstances (Note 2.10.).