

## **Raport Semestrial al Consiliului de Administratie pentru Semestrul I al anului 2021**

Conform Regulamentului ASF nr.5/2018 pentru perioada 01.01.2021 - 30.06.2021  
Data raportului: 20 Septembrie 2021

Denumirea societatii comerciale: **SIF Imobiliare PLC**  
Sediul social: **30 Karpenisiou, 1077 Nicosia, Cipru**  
Numar de telefon/fax: **+357 22 843 000, +357 22 843 444**  
Numar de inregistrare: **HE 323682, Cipru; ISIN CY0104062217**  
Capital social subscris si platit: **4.499.974 €**  
Piata reglementata pe care se tranzactioneaza valorile mobiliare emise: **Compania este listata din data de 23 Decembrie 2013 pe sistemul alternativ de tranzactionare (ATS), categoria AERO Standard a Bursei de Valori Bucuresti**  
Principalele caracteristici ale valorilor mobiliare emise de societatea comerciala: **4.499.974 actiuni nominative, fiecare avand o valoare nominala de 1€**

### **I. Situatia economico-financiara a companiei la data de 30 Iunie 2021**

#### **Analiza situatiei economico-financiare**

Compania, prin prisma obiectului sau de activitate, este supusa prioritar riscului aferent mediului de afaceri in care isi desfasoara activitatea societatile in care aceasta detine participatii si riscului de credit.

Astfel, prima parte a anului 2021 a fost in continuare marcata de pandemia COVID 19, rezultand in diverse restrictii impuse de autoritatile din Romania (inchiderea/restrangerea unor activitati) cu potential impact asupra situatiei financiare a filialelor. Evolutia pietei in care activeaza filialele a fost monitorizata constant, masurile implementate fiind orientate spre mentinerea si imbunatatirea portofoliului si reducerea riscului de neplata.

Consiliul de Administratie al companiei crede ca obiectivele anului in curs vor putea fi atinse de catre companie.

Pozitia financiara a companiei la data de 30 Iunie 2021 este prezentata in situatiile financiare neauditate la 30 Iunie 2021 si in notele ce le insotesc.

**Prezentare succinta a contului de profit si pierdere, pozitiei financiare si a fluxurilor de numerar**

**SITUATIA NEAUDITATA A VENITURILOR GENERALE SI A PROFITULUI/PIERDERII pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021**

		<b>01.01.2021</b>	<b>01.01.2020</b>
		<b>30.06.2021</b>	<b>30.06.2020</b>
	Nota	€	€
Venit din dividende		252,739	3,343,237
Venit din dobanzi (imprumuturi)		<u>245,599</u>	<u>242,560</u>
<b>Profit brut</b>		<b>498,338</b>	<b>3,585,797</b>
Alte venituri operationale		-	-
Cheltuieli administrative		<u>(37,646)</u>	<u>(46,281)</u>
<b>Profit operational</b>	1	<b>460,692</b>	<b>3,539,516</b>
Costuri de finantare nete	2	<u>(103,855)</u>	<u>(69,887)</u>
<b>Profit inainte de impozitare</b>		<b>356,837</b>	<b>3,469,629</b>
Impozit		<u>(14,718)</u>	<u>(18,903)</u>
<b>Profit net al perioadei</b>		<b>342,119</b>	<b>3,450,726</b>
<b>Alte venituri generale</b>		-	-
<b>Venituri generale totale aferente perioadei</b>		<b><u>342,119</u></b>	<b><u>3,450,726</u></b>

**SITUATIA NEAUDITATA A POZITIEI FINANCIARE 30 Iunie 2021**

		<b>30.06.2021</b>	<b>31.12.2020</b>
		€	€
<b>ACTIVE</b>	Nota		
<b>Active Imobilizate</b>			
Investitii (participatii) in filiale	4	18,974,771	18,974,771
Imprumuturi pe termen lung	5	<u>12,805,455</u>	<u>17,740,555</u>
		<b><u>31,780,226</u></b>	<b><u>36,715,326</u></b>
<b>Active Circulante</b>			
Creante din imprumuturi	5	5,042,294	6,414,288
Investitii financiare la valoare justa	6	169,404	169,404
Impozite de recuperat	10	7,000	6,939
Numerar in banci	7	<u>9,539,023</u>	<u>2,905,808</u>
		<b><u>14,757,721</u></b>	<b><u>9,496,439</u></b>
<b>Active Total</b>		<b><u>46,537,947</u></b>	<b><u>46,211,765</u></b>
<b>CAPITALURI PROPRII SI DATORII</b>			
<b>Capitaluri proprii</b>			
Capital social	8	4,499,974	4,499,974
Prime de capital		31,037,928	31,037,928
Castiguri/(pierderi) acumulate		<u>394,192</u>	<u>10,627,012</u>
<b>Capitaluri proprii totale</b>		<b><u>35,932,094</u></b>	<b><u>46,164,914</u></b>
<b>Datorii curente</b>			
Alte datorii	9	<u>10,605,853</u>	<u>46,851</u>
		<b><u>10,605,853</u></b>	<b><u>46,851</u></b>
<b>Capitaluri proprii si datorii</b>		<b><u>46,537,947</u></b>	<b><u>46,211,765</u></b>

SITUATIA NEAUDITATA A FLUXURILOR DE NUMERAR  
Pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
<b>FLUXURI DE NUMERAR DIN ACTIVITATI DE EXPLOATARE</b>		
<b>Profit inainte de Impozitare</b>	<b>356,837</b>	3,469,629
Ajustari pentru:		
Venit din dividende	(252,739)	(3,343,237)
Venit din dobanzi	(245,599)	(242,560)
Diferente de curs valutar	122,961	65,085
	(18,540)	(51,083)
<b>Modificari ale capitalului de lucru:</b>		
Reducere a altor datorii	(15,937)	(7,950)
<b>Numerar utilizat in activitatea de exploatare</b>	<b>(34,477)</b>	(59,033)
Dividende primite	240,102	3,343,237
Impozit achitat	(14,779)	(20,190)
<b>Numerar net generat din activitatea de exploatare</b>	<b>190,846</b>	3,264,014
<b>FLUXURI DE NUMERAR DIN ACTIVITATI DE INVESTITII</b>		
Imprumuturi acordate	(2,437,638)	(2,056,892)
Rambursari de imprumuturi	8,880,007	-
<b>Numerar net (folosit)/generat din activitati de investitii</b>	<b>6,442,369</b>	(2,056,892)
<b>Crestere neta in numerar si echivalent numerar</b>	<b>6,633,215</b>	1,207,122
Numerar si echivalent numerar la inceputul perioadei	2,905,808	2,528,272
<b>Numerar si echivalent numerar la sfarsitul perioadei</b>	<b>9,539,023</b>	3,320,601

**Tranzactii cu parti afiliate**

Urmatoarele tranzactii au fost realizate cu parti afiliate:

**Imprumuturi catre filiale**

	30.06.2021	31.12.2020
	€	€
SIFI B ONE SA – principal	410,000	410,000
SIFI B ONE SA – dobanda	30,171	28,138
SIFI BH RETAIL – principal	12,000,000	18,052,383
SIFI BH RETAIL – dobanda	253,808	619,179
SIFI CJ OFFICE S.A. – principal	222,258	198,172
SIFI CJ OFFICE S.A. – dobanda	9,063	5,941
SIFI CJ AGRO S.A. – principal	178,537	107,629
SIFI CJ AGRO S.A. – dobanda	2,780	1,024
	<b>13,106,617</b>	19,422,466

**Imprumuturi catre parti afiliate**

	30.06.2021	31.12.2020
	€	€
Administrare Imobiliare S.A. – principal	2,948,847	2,981,502
Administrare Imobiliare S.A - dobanda	228,668	186,475
	<b>3,177,515</b>	3,167,977

### Venituri din dobanzi

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
Administrare Imobiliare	43,650	37,228
SIFI B ONE SA	2,033	2,044
SIFI BH RETAIL	105,745	137,095
SIFI CJ OFFICE S.A.	3,635	2,007
SIFI CJ AGRO S.A.	1,768	77
GRIRO S.A.	88,768	-
	<u>245,599</u>	<u>178,451</u>

### Venituri din dividende

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
SIFI CJ Storage S.A.	-	228,609
SIFI CJ Logistic S.A.	252,739	-
Uniteh S.A.	-	2,216,622
SIFI CLUJ Retail S.A.	-	748,520
Comalim S.A.	-	149,486
	<u>252,739</u>	<u>3,343,237</u>

Descreșterea profitului perioadei (comparativ cu primul semestru al anului 2020) se datorează lipsei veniturilor excepționale (e.g. generate de tranzacții la nivelul filialelor).

La sfârșitul anului 2020 compania înregistrează profit în valoare de 3.972.707€. Adunarea Generală a Acționarilor din data de 29.04.2021 a aprobat distribuirea de dividende în valoare de 10.574.938,90€ din profitul aferent exercițiilor financiare 2019 și 2020.

## II. Analiza activității companiei

Compania a fost înființată în anul 2013, ca urmare a deciziei SIF Banat-Crișana S.A. de a constitui o structură de administrare centralizată, după principiile unui management integrat, pentru un număr de companii cu activități în domeniul imobiliar. Această decizie a avut la bază unificarea obiectivelor, minimizarea costurilor operaționale, maximizarea veniturilor și totodată valorificarea oportunităților ce există sau pot apărea pe piața de profil.

Valoarea capitalului social autorizat și subscris este de 4.499.974 EUR; acesta este plătit integral și este împărțit în 4.499.974 de acțiuni, fiecare având valoarea nominală de 1€.

### Structura acționariat SIF Imobiliare PLC la data de 30.06.2021

	Acțiuni	Procent
SIF Banat-Crișana S.A.	4,499,961	99.9997 %
Alți acționari	13	0.0003 %
Total	4,499,974	100 %

**Prezentarea și analiza tendințelor, evenimentelor și factorilor de incertitudine ce afectează sau ar putea afecta lichiditatea companiei, comparativ cu aceeași perioadă a anului 2020.**

Pandemia COVID-19 continua să influențeze piața imobiliară în care activează filialele companiei. Această situație excepțională induce un anumit grad de incertitudine asupra evoluției piețelor, de aceea compania monitorizează constant evoluțiile în acest domeniu, astfel încât să poată lua cu celeritate măsuri corespunzătoare. Consiliul de Administrație nu prevede o influență semnificativă asupra poziției companiei în ceea ce privește lichiditățile sau abilitatea sa de a-și îndeplini angajamentele.

**Prezentarea și analizarea efectelor asupra situației financiare a companiei a cheltuielilor de capital, curente sau anticipate (precizând scopul și sursele de finanțare a acestor cheltuieli).**

Nu este cazul.

**Prezentarea și analiza evenimentelor, tranzacțiilor, schimbărilor economice care au un impact semnificativ asupra veniturii din activitatea principală. Prezentarea oricărui astfel de modificări. Comparativ cu perioada similară a anului 2020.**

Nu au existat evenimente în decursul semestrului I cu impact semnificativ asupra societății. Venitul din dividende înregistrat în prima jumătate a exercitiului financiar 2021 este inferior celui corespunzător aceleiași perioade a anului 2020 din cauza calendarului de distribuire a dividendelor de către filiale care este diferit de cel din cursul anului 2020 (majoritatea acestora plătesc dividendele în a doua jumătate a anului).

### **III. Schimbări care afectează capitalul și administrarea companiei**

**Descrierea cazurilor în care societatea comercială a fost în imposibilitatea de a-și respecta obligațiile financiare în timpul perioadei de raportare.**

Nu este cazul.

**Descrierea oricărei modificări privind drepturile detinatorilor de valori mobiliare emise de companie**

Nu este cazul.

#### **Consiliul de Administrație**

În conformitate cu prevederile actului constitutiv Societatea este administrată de un Consiliu de Administrație, având trei membri. La 30 Iunie 2021 componența acestuia este:

- Dna. Androulla Saxiate;
- Dna. Chrystalla Mina;
- Administrare Imobiliară S.A. (prin reprezentant permanent Valentin Tic-Chiliment).

Componența Consiliului de Administrație nu a suferit modificări în perioada 1.01.2021 - 30.06.2021, și nici față de 30 Iunie 2020.

#### **IV. Tranzactii semnificative**

Nu este cazul.

\* \* \*

Mentionam ca situatiile financiare interimare la data de 30 Iunie 2021 si notele explicative nu au fost auditate, aceasta nefiind o cerinta legala.

**Director,  
Administrare Imobiliare SA**

Valentin Tic-Chiliment

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned over the printed name.

## **Report of the Board of Directors for the 1<sup>st</sup> Semester of 2021**

according to the ASF Regulation no 5/2018 for 01.01.2021 - 30.06.2021

Date of the report: September 20, 2021

Company's name:	<b>SIF Imobiliare PLC</b>
Headquarters address:	<b>30 Karpenisiou, 1077 Nicosia, Cyprus</b>
Phone/Facsimile number:	<b>+357 22 843 000, +357 22 843 444</b>
Registration number	<b>HE 323682, Cyprus; ISIN CY0104062217</b>
Subscribed and paid up capital:	<b>4.499.974 €</b>
Regulated market on which the securities are traded:	<b>The Company is listed since December 23, 2013 on the alternative trading system (ATS), AERO Standard category of the Bucharest Stock Exchange</b>
Main characteristics of the securities issued by the Company	<b>4.499.974 nominative shares, each having a nominal value of 1€</b>

### **I. The economic and financial position of the Company as at June 30, 2021**

#### **Analysis of the economic and financial position**

The Company, given its activity, is subject primarily to the risk related to the business environment in which its subsidiaries operate and to the credit risk.

The first half of 2021 has been characterized by the global pandemic COVID-19, which resulted in restrictions imposed by the Romanian authorities (restricting/closing certain activities) which, in turn, could influence the financial position of the subsidiaries.

The market on which the subsidiaries operate and its evolution has been constantly monitored the measures implemented being aimed at maintaining and improving the portfolio of the subsidiaries and the reduction of the risk of non-payment and non-collection of the receivables.

The Board of Directors believes that the company will be able to meet its objectives for the current year.

The financial position of the Company as at June 30, 2021 is presented in the unaudited interim financial statements as at June 30, 2021 and the corresponding notes, which accompany the present report.

## Short description of the profit and loss account, financial position and cash flow

### UNAUDITED STATEMENT OF COMPREHENSIVE INCOME Period from 1 January 2021 to 30 June 2021

	Note	01.01.2021 30.06.2021 €	01.01.2020 30.06.2020 €
Dividend income		252,739	3,343,237
Loan interest income		<u>245,599</u>	<u>242,560</u>
<b>Gross profit</b>		<b>498,338</b>	<b>3,585,797</b>
Other operating income	1	-	-
Administration expenses		<u>(37,646)</u>	<u>(46,281)</u>
<b>Operating profit</b>	2	<b>460,692</b>	<b>3,539,516</b>
Net finance costs	3	<u>(103,855)</u>	<u>(69,887)</u>
<b>Profit before tax</b>		<b>356,837</b>	<b>3,469,629</b>
Tax		<u>(14,718)</u>	<u>(18,903)</u>
<b>Net profit for the period</b>		<b>342,119</b>	<b>3,450,726</b>
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income for the period</b>		<b><u>342,119</u></b>	<b><u>3,450,726</u></b>

### UNAUDITED STATEMENT OF FINANCIAL POSITION 30 June 2021

	Note	30.06.2021 €	31.12.2020 €
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investments in subsidiaries	5	18,974,771	18,974,771
Non-current loans receivable	6	<u>12,805,455</u>	<u>17,740,555</u>
		<b>31,780,226</b>	<b>36,715,326</b>
<b>Current assets</b>			
Loans receivable	6	5,042,294	6,414,288
Financial assets at fair value through profit or loss	7	169,404	169,404
Refundable taxes	11	7,000	6,939
Cash at bank	8	<u>9,539,023</u>	<u>2,905,808</u>
		<b>14,757,721</b>	<b>9,496,439</b>
<b>Total assets</b>		<b><u>46,537,947</u></b>	<b><u>46,211,765</u></b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	9	4,499,974	4,499,974
Share premium		31,037,928	31,037,928
Retained earnings		<u>394,192</u>	<u>10,627,012</u>
<b>Total equity</b>		<b>35,932,094</b>	<b>46,164,914</b>
<b>Current liabilities</b>			
Other payables	10	<u>10,605,853</u>	<u>46,851</u>
<b>Total liabilities</b>		<b>10,605,853</b>	<b>46,851</b>
<b>Total equity and liabilities</b>		<b><u>46,537,947</u></b>	<b><u>46,211,797</u></b>



UNAUDITED STATEMENT OF CASH FLOWS  
Period from 1 January 2021 to 30 June 2021

	01.01.2021 30.06.2021	01.01.2020 30.06.2020
	€	€
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>Profit before tax</b>	<b>356,837</b>	3,469,629
Adjustments for:		
Dividend income	<b>(252,739)</b>	(3,343,237)
Interest income	<b>(245,599)</b>	(242,560)
Exchange difference	<b>122,961</b>	65,085
	<b>(18,540)</b>	(51,083)
<b>Changes in working capital:</b>		
Decrease in other payables	<b>(15,937)</b>	(7,950)
<b>Cash used in operations</b>	<b>(34,477)</b>	(59,033)
Dividends received	<b>240,102</b>	3,343,237
Tax paid	<b>(14,779)</b>	(20,190)
<b>Net cash generated from operating activities</b>	<b>190,846</b>	3,264,014
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Loans granted	<b>(2,437,638)</b>	(2,056,892)
Loans repayments received	<b>8,880,007</b>	-
<b>Net cash (used in)/generated from investing activities</b>	<b>6,442,369</b>	(2,056,892)
<b>Net increase in cash and cash equivalents</b>	<b>6,633,215</b>	1,207,122
Cash and cash equivalents at beginning of the period	<b>2,905,808</b>	2,528,272
<b>Cash and cash equivalents at end of the period</b>	<b>9,539,023</b>	3,320,601

**Related party transactions**

The following transactions were carried out with related parties:

**Loans to subsidiaries**

	30.06.2021	31.12.2020
	€	€
SIFI B ONE SA-principal amount	<b>410,000</b>	410,000
SIFI B ONE SA- accrued interest	<b>30,171</b>	28,138
SIFI BH RETAIL-principal amount	<b>12,000,000</b>	18,052,383
SIFI BH RETAIL- accrued interest	<b>253,808</b>	619,179
SIFI CJ OFFICE S.A.- principal amount	<b>222,258</b>	198,172
SIFI CJ OFFICE S.A.-accrued interest	<b>9,063</b>	5,941
SIFI CJ AGRO S.A.-principal amount	<b>178,537</b>	107,629
SIFI CJ AGRO S.A.-accrued interest	<b>2,780</b>	1,024
	<b>13,106,617</b>	19,422,466

**Loans to related parties**

	30.06.2021	31.12.2020
	€	€
Administrare Imobiliare SA-principal amount	<b>2,948,847</b>	2,981,502
Administrare Imobiliare SA- accrued interest	<b>228,668</b>	186,475
	<b>3,177,515</b>	3,167,977

### Interest income

	01.01.2021 30.06.2021	01.01.2020 30.06.2020
	€	€
Administrare Imobiliare	43,650	37,228
SIFI B ONE SA	2,033	2,044
SIFI BH RETAIL	105,745	137,095
SIFI CJ OFFICE S.A.	3,635	2,007
SIFI CJ AGRO S.A.	1,768	77
GRIRO S.A.	88,768	-
	<u>245,599</u>	<u>178,451</u>

### Dividend income

	01.01.2021 30.06.2021	01.01.2020 30.06.2020
	€	€
SIFI CJ Storage SA	-	228,609
SIFI CJ Logistic SA	252,739	-
Uniteh SA	-	2,216,622
SIFI CLUJ Retail SA	-	748,520
Comalim SA	-	149,486
	<u>252,739</u>	<u>3,343,237</u>

The decrease in the profit for the period (compared to the 1<sup>st</sup> semester of 2020) is due to the lack of one-off transactions (e.g. transactions carried out by the subsidiaries).

At the end of 2020 the Company recorded a profit of €3,972,707. The General Shareholders' Meeting of April 29, 2021 approved the distribution of dividends amounting to €10,574,938.90 out of the profit corresponding to 2019 and 2020 financial years.

## II. Analysis of the Company's activity

The Company was set up in 2013, following the decision of SIF Banat-Crişana S.A. to establish a structure aimed at the centralized administration, on the basis of integrated management principles, of several companies active in real estate. This decision was based on the unification of objectives, minimization of operational costs, maximization of income and, at the same time, capitalizing on present or future opportunities.

The value of the registered and subscribed share capital is €4.499.974; this is fully paid and divided into 4.499.974 shares, each having a nominal value of €1.

Shareholding structure of SIF Imobiliare PLC on 30.06.2021	Shares	Percent
SIF Banat-Crişana SA	4,499,961	99.9997 %
Other shareholders	13	0.0003 %
Total	4,499,974	100 %

**Presentation and analysis of tendencies, elements, events or factors of uncertainty which affect or could affect the liquidity of the Company, compared to the same period of 2019.**

The COVID-19 pandemic continues to influence the Romanian economy and accordingly the line of business in which the subsidiaries operate. These exceptional circumstances induces a degree of uncertainty as to how the markets will evolve, hence the Company constantly monitors the developments in this area in order to be able to quickly take appropriate actions. The Board of Directors does not foresee any significant influence over the liquidity of the Company or its ability to meet its commitments.

**Presentation and analysis of the effect on the financial statements of current or planned capital expenditures (showing the purpose and financing sources of such expenses).**

Not applicable.

**Presentation and analysis of events, transactions, economic changes which significantly impacts the income derived from the main activity. Presentation of any such change in the income derived. Comparison with the similar period of 2019.**

We are not aware of any events in the 1<sup>st</sup> half of 2021 having a significant impact on the Company. Dividend income of the period is lower than that of the similar period of 2020 because of the distribution calendar of the subsidiaries, which differs from that of 2020 (majority of the subsidiaries pay dividends in the 2<sup>nd</sup> half of the year).

**III. Changes which affect the capital and management of the Company**

**Description of the cases in which the Company was not able to meet its financial commitments throughout the reporting period.**

Not applicable.

**Description of any change in the securities holders' rights**

Not applicable.

**The Board of Directors**

In accordance with the provisions of its By-Laws the Company is managed by a Board of Directors. The Board consists of three members, which are, as of June 30, 2021:

- Mrs. Androulla Siaxiate;
- Mrs. Chrystalla Mina;
- Administrare Imobiliare S.A. (through Valentin Tic-Chiliment as permanent representative).

The Board of Directors did not undergo any changes throughout the period January 1, 2021 to June 30, 2021, nor compared to June 30, 2020.

**IV. Significant transactions**

Not applicable.

\* \* \*

We underline that the interim financial statements as at June 30, 2021 and the corresponding notes have not been audited, given that this is not a legal requirement for the Company.

**Director,  
Administrare Imobiliare SA**

Valentin Tic-Chiliment

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.

**SIF IMOBILIARE PLC**  
SITUATII FINANCIARE INTERIMARE NEAUDITATE  
pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

# SIF IMOBILIARE PLC

SITUATII FINANCIARE NEAUDITATE  
pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

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## SIF IMOBILIARE PLC

SITUATIA NEAUDITATA A PROFITULUI SAU PIERDERII SI A ALTOR VENITURI GENERALE  
pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

		<b>01.01.2021</b>	01.01.2020
		<b>30.06.2021</b>	30.06.2020
	Nota	€	€
Venituri din dividende		<b>252,739</b>	3,343,237
Venituri din dobanzi		<b>245,599</b>	242,560
<b>Profit brut</b>		<b>498,338</b>	3,585,797
Cheltuieli administrative		<b>(37,646)</b>	(46,281)
<b>Profit operational</b>	1	<b>460,692</b>	3,539,516
Costuri de finantare nete	2	<b>(103,855)</b>	(69,887)
<b>Profit inainte de impozitare</b>		<b>356,837</b>	3,469,629
Impozit		<b>(14,718)</b>	(18,903)
<b>Profit net al perioadei</b>		<b>342,119</b>	3,450,726
<b>Alte venituri generale</b>		-	-
<b>Venituri generale totale aferente perioadei</b>		<b>342,119</b>	3,450,726

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Notele de la paginile 5-9 fac parte integrantă din aceste situații financiare.

# SIF IMOBILIARE PLC

## SITUATIA NEAUDITATA A POZITIEI FINANCIARE 30 IUNIE 2021

	Nota	30.06.2021 €	31.12.2020 €
<b>ACTIVE</b>			
<b>Active Imobilizate</b>			
Investitii (participatii) in filiale	4	18,974,771	18,974,771
Imprumuturi pe termen lung	5	<u>12,805,455</u>	<u>17,740,555</u>
		<b>31,780,226</b>	<b>36,715,326</b>
<b>Active Circulante</b>			
Creante din imprumuturi	5	5,042,294	6,414,288
Investitii financiare la valoare justa	6	169,404	169,404
Impozite de recuperat	10	7,000	6,939
Numerar in banci	7	<u>9,539,023</u>	<u>2,905,808</u>
		<b>14,757,721</b>	<b>9,496,439</b>
<b>Active Total</b>		<b><u>46,537,947</u></b>	<b><u>46,211,765</u></b>
<b>CAPITALURI PROPRII SI DATORII</b>			
<b>Capitaluri proprii</b>			
Capital social	8	4,499,974	4,499,974
Prime de capital		31,037,928	31,037,928
Castiguri/(pierderi) acumulate		<u>394,192</u>	<u>10,627,012</u>
<b>Capitaluri proprii totale</b>		<b>35,932,094</b>	<b>46,164,914</b>
<b>Datorii curente</b>			
Alte datorii	9	<u>10,605,853</u>	<u>46,851</u>
		<b>10,605,853</b>	<b>46,851</b>
<b>Capitaluri proprii si datorii</b>		<b><u>46,537,947</u></b>	<b><u>46,211,765</u></b>

In data de 17 Septembrie 2021 Consiliul de Administratie al SIF Imobiliare PLC a autorizat emiterea acestor situatii financiare.

  
.....  
Adminstrare Imobiliare S.A.  
Director

Notele de la paginile 5-9 fac parte integrantă din aceste situații financiare.



## SIF IMOBILIARE PLC

SITUAȚIA NEAUDITATA A MODIFICĂRILOR DE CAPITALURI PROPRII  
pentru perioada cuprinsă între 1 Ianuarie 2021 și 30 Iunie 2021

	Capital social €	Prime de capital €	Castiguri / (pierderi) acumulate €	Total €
<b>Sold la 1 Ianuarie 2020</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>6,654,305</b>	<b>42,192,207</b>
Profit net aferent perioadei	-	-	3,450,726	3,450,726
<b>Sold la 30 Iunie 2020</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>10,105,031</b>	<b>45,642,933</b>
<b>Sold la 1 Ianuarie 2021</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>10,627,012</b>	<b>42,192,207</b>
Profit net aferent perioadei	-	-	342,119	342,119
Dividende	-	-	(10,574,939)	(10,574,939)
<b>Sold la 30 Iunie 2021</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>394,192</b>	<b>35,932,094</b>

Notele de la paginile 5-9 fac parte integrantă din aceste situații financiare.

## SIF IMOBILIARE PLC

### SITUATIA NEAUDITATA A FLUXURILOR DE NUMERAR pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

	01.01.2021 30.06.2021	01.01.2020 30.06.2020
	€	€
<b>FLUXURI DE NUMERAR DIN ACTIVITATI DE EXPLOATARE</b>		
<b>Profit inainte de impozitare</b>	<b>356,837</b>	3,469,629
Ajustari pentru:		
Venituri din dividende	<b>(252,739)</b>	(3,343,237)
Venituri din dobanzi	<b>(245,599)</b>	(242,560)
Diferente de curs valutar nerealizate	<b>122,961</b>	65,085
	<b>(18,540)</b>	(51,083)
<b>Modificari ale capitalului de lucru:</b>		
Reducere a altor datorii	<b>(15,937)</b>	(7,950)
<b>Numerar utilizat in activitatea de exploatare</b>	<b>(34,477)</b>	(59,033)
Dividende primite	<b>240,102</b>	3,343,237
Impozit achitat	<b>(14,779)</b>	(20,190)
<b>Numerar net generat din activitatea de exploatare</b>	<b>190,846</b>	3,264,014
<b>FLUXURI DE NUMERAR DIN ACTIVITATI DE INVESTITII</b>		
Imprumuturi acordate	<b>(2,437,638)</b>	(2,056,892)
Rambursari de imprumuturi	<b>8,880,007</b>	-
<b>Numerar net generat din/(utilizat pentru) activitati de investitii</b>	<b>6,442,369</b>	(2,056,892)
<b>Crestere neta a numerarului si echivalent numerar</b>	<b>6,633,215</b>	1,207,122
Numerar si echivalent numerar la inceputul anului	<b>2,905,808</b>	2,528,272
<b>Numerar si echivalent numerar la sfarsitul perioadei</b>	<b>9,539,023</b>	3,320,601

Notele de la paginile 5-9 fac parte integrantă din aceste situații financiare.

## SIF IMOBILIARE PLC

### NOTE LA SITUATIILE FINANCIARE INTERIMARE NEAUDITATE Pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

#### 1. Profit Operational

	01.01.2021 30.06.2021	01.01.2020 30.06.2020
	€	€
Profit operational dupa deducerea urmatoarelor costuri:		
Remuneratie auditori	<u>8,925</u>	<u>8,925</u>

#### 2. Venituri/Cheltuieli financiare

	01.01.2021 30.06.2021	01.01.2020 30.06.2020
	€	€
Venituri din dobanzi	17,022	-
<b>Venituri financiare</b>	<u>17,022</u>	<u>-</u>
Pierdere neta din diferente de curs	(120,723)	(69,622)
Alte cheltuieli financiare	<u>(154)</u>	<u>(265)</u>
<b>Cheltuieli financiare</b>	<u>(120,877)</u>	<u>(69,887)</u>
<b>Costuri fianciare nete</b>	<u>(103,855)</u>	<u>(69,887)</u>

#### 3. Active necorporale

	Website €
<b>Cost</b>	
Sold la 1 Ianuarie 2020	<u>596</u>
<b>Sold la 31 Decembrie 2020</b>	<u>596</u>
<b>Sold la 1 Ianuarie 2021</b>	<u>596</u>
<b>Sold la 30 Iunie 2021</b>	<u>596</u>
<b>Amortizare</b>	
Sold la 1 Ianuarie 2020	<u>596</u>
<b>Sold la 31 Decembrie 2020</b>	<u>596</u>
<b>Sold la 1 Ianuarie 2021</b>	<u>596</u>
<b>Sold la 30 Iunie 2021</b>	<u>596</u>
<b>Valoare contabila neta</b>	
<b>Sold la 30 Iunie 2021</b>	<u>-</u>

## SIF IMOBILIARE PLC

### NOTE LA SITUATIILE FINANCIARE INTERIMARE NEAUDITATE Pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

#### 4. Investitii in filiale (participatii)

	<b>2021</b>	<b>2020</b>
	€	€
Sold la 1 Ianuarie	<b>18,974,771</b>	18,974,771
<b>Sold la 30 Iunie/31 Decembrie</b>	<b><u>18,974,771</u></b>	<u>18,974,771</u>

Detaliile participatiilor sunt urmatoarele:

<u>Companie</u>	<u>Activitate principala</u>	<b>30.06.2021</b>	31.12.2020	<b>30.06.2021</b>	31.12.2020
		Detinere	Detinere	€	€
		%	%		
Comalim SA	Investitii imobiliare	91.1715	91.1715	<b>3,092,601</b>	3,092,601
SIFI BH EST SA	Investitii imobiliare	94.7665	94.7665	<b>814,778</b>	814,778
SIFI CLUJ Retail SA	Investitii imobiliare	96.3640	96.3640	<b>6,009,094</b>	6,009,094
SIFI CJ Logistic SA	Investitii imobiliare	84.7435	84.7435	<b>871,303</b>	871,303
SIFI CJ Agro SA	Comert cu cereale	97.5043	97.5043	<b>1,171,918</b>	1,171,918
SIFI CJ Storage SA	Investitii imobiliare	92.0989	92.0989	<b>781,685</b>	781,685
Uniteh SA	Investitii imobiliare	50.1978	50.1978	<b>1,176,319</b>	1,176,319
SIFI BH IND VEST SA	Investitii imobiliare	98.9458	98.9458	<b>1,747,017</b>	1,747,017
Bistrita Cluj SA	Investitii imobiliare	91.9778	91.9778	<b>291,159</b>	291,159
SIFI CJ OFFICE SA	Investitii imobiliare	98.8252	98.8252	<b>1,229,297</b>	1,229,297
CORA SA	Investitii imobiliare	93.9631	93.9631	<b>404,053</b>	404,053
SIFI BAI A MARE SA	Investitii imobiliare	92.5906	92.5906	<b>925,672</b>	925,672
SIFI SIGHET SA	Investitii imobiliare	72.2816	72.2816	<b>300,074</b>	300,074
SIFI B ONE SA	Investitii imobiliare	90.7874	90.7874	<b>112,379</b>	112,379
SIFI BH Retail SA	Investitii imobiliare	99.9000	99.9000	<b>20,513</b>	20,513
SIFI Properties SA	Investitii imobiliare	99.9000	99.9000	<b>26,909</b>	26,909
				<b><u>18,974,771</u></b>	<u>18,974,771</u>

#### 5. Imprumuturi pe termen lung acordate

	<b>2021</b>	<b>2020</b>
	€	€
Sold la 1 Ianuarie	<b>24,154,843</b>	20,965,430
Imprumuturi noi acordate	<b>2,437,638</b>	2,911,791
Rambursari	<b>(8,880,007)</b>	(139,172)
Dobanzi datorate	<b>245,599</b>	523,509
Diferente de curs	<b>(110,324)</b>	(106,715)

**Sold la 30 Iunie/31 Decembrie** **17,847,749** 24,154,843

	<b>30.06.2021</b>	31.12.2020
	€	€
Imprumuturi	<b>1,563,616</b>	1,564,849
Imprumuturi catre filiale (Nota 11.1)	<b>13,106,618</b>	19,422,017
Imprumuturi acordate partilor afiliate (Nota 11.1)	<b><u>3,177,515</u></b>	<u>3,167,977</u>
	<b>17,847,749</b>	24,154,843
Mai putin partea pe termen scurt	<b>(5,042,294)</b>	(6,414,288)
Termen lung	<b><u>12,805,455</u></b>	<u>17,740,555</u>

## SIF IMOBILIARE PLC

### NOTE LA SITUATIILE FINANCIARE INTERIMARE NEAUDITATE Pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

#### 5. Imprumuturi pe termen lung acordate (continuare)

Imprumuturile sunt rambursabile după cum urmeaza:

	30.06.2021	31.12.2020
	€	€
In termen de 1 an	5,042,294	6,414,288
Intre un an și cinci ani	<u>12,805,455</u>	<u>17,740,555</u>
	<u>17,847,749</u>	<u>24,154,843</u>

#### 6. Active financiare la valoarea justă prin contul de profit și pierdere

	2021	2020
	€	€
Sold la 1 Ianuarie	169,404	169,404
<b>Sold la 30 Iunie/31 Decembrie</b>	<u>169,404</u>	<u>169,404</u>

În situația fluxurilor de numerar, activele financiare la valoarea justă prin contul de profit și pierdere sunt prezentate în secțiunea privind activitatea de exploatare ca parte a modificărilor capitalului circulant. În situația rezultatului global, modificările valorii juste a activelor financiare la valoarea justă prin contul de profit și pierdere sunt înregistrate în veniturile din exploatare.

#### 7. Numerar in banca

În scopul prezentării situației fluxurilor de numerar, numerarul și echivalent numerar includ următoarele:

	30.06.2021	31.12.2020
	€	€
Numerar in banca	<u>9,539,023</u>	<u>2,905,808</u>

#### 8. Capital social

	2021	2021	2020	2020
	Numar actiuni	€	Numar actiuni	€
<b>Autorizat</b>				
Actiuni ordinare de 1€ fiecare	<u>4,499,974</u>	<u>4,499,974</u>	4,499,974	4,499,974
<b>Emise si complet platite</b>				
Sold la 1 Ianuarie	<u>4,499,974</u>	<u>4,499,974</u>	4,499,974	4,499,974
<b>Sold la 30 Iunie/31 Decembrie</b>	<u>4,499,974</u>	<u>4,499,974</u>	4,499,974	4,499,974

#### 9. Alte datorii

	30.06.2021	31.12.2021
	€	€
Dividende de plata (Nota 11.4)	10,574,939	-
Acumulari	22,867	38,624
Alti creditorii	<u>8,047</u>	<u>8,227</u>
	<u>10,605,853</u>	<u>46,851</u>

Valorile juste ale altor datorii scadente într-o perioada de pana la un an aproximeaza valoarea contabila prezentata mai sus.

## SIF IMOBILIARE PLC

### NOTE LA SITUATIILE FINANCIARE INTERIMARE NEAUDITATE Pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

#### 10. Impozite de incasat

	30.06.2021	31.12.2020
	€	€
Impozit profit	<u>(7,000)</u>	<u>(6,939)</u>

#### 11. Tranzactiile cu parti afiliate

Urmatoarele tranzactii au fost realizate cu partile afiliate

##### 11.1 Imprumuturi catre filiale (Nota 5)

	30.06.2021	31.12.2020
	€	€
SIFI CJ OFFICE SA - principal	222,258	198,172
SIFI CJ OFFICE SA - dobanda	9,063	5,941
SIFI CJ AGRO SA - principal	178,537	107,629
SIFI CJ AGRO SA - dobanda	2,780	1,024
SIFI B ONE SA - principal	410,000	410,000
SIFI B ONE SA - dobanda	30,171	28,138
SIFI BH RETAIL SA - principal	12,000,000	18,052,383
SIFI BH RETAIL SA - dobanda	253,808	619,179
	<u>13,106,617</u>	<u>19,422,466</u>

Împrumuturile de încasat de la filiale sunt purtătoare de dobândă între 1% și 3,5% pe an și se preconizează a fi rambursate în 2021 și 2022.

##### 11.2 Imprumuturi catre parti afiliate (Nota 5)

	30.06.2021	31.12.2020
	€	€
Administrare Imobiliare SA - principal	2,948,847	2,981,502
Administrare Imobiliare SA - dobanda	<u>228,668</u>	<u>186,475</u>
	<u>3,177,515</u>	<u>3,167,977</u>

Împrumuturile catre Administrare Imobiliare SA au dobândă între 1% și 3,5% pe an și se preconizează a fi rambursate în 2021 și 2022.

##### 11.3 Venituri din dobanzi

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
Administrare Imobiliare	43,650	37,228
SIFI B ONE SA	2,033	2,044
SIFI BH RETAIL	105,745	137,095
SIFI CJ OFFICE S.A.	3,635	2,007
SIFI CJ AGRO S.A.	<u>1,768</u>	<u>77</u>
GRIRO S.A.	88,768	-
	<u>245,599</u>	<u>178,451</u>

## SIF IMOBILIARE PLC

### NOTE LA SITUATIILE FINANCIARE INTERIMARE NEAUDITATE Pentru perioada cuprinsa intre 1 Ianuarie 2021 si 30 Iunie 2021

#### 11.4 Venituri din dividende (Nota 9)

	30.06.2021	30.06.2020
	€	€
Dvidende declarate	10,574,939	-

La data de 29 Aprilie 2021 s-a decis distribuirea dividendelor dupa cum urmeaza:

1. Partial profitul anului 2020, respectiv suma de 3,595,977.12 Euro, valoarea unui dividend fiind 0.88 Euro/actiune.
2. Partial profitul anului 2019 respectiv suma de 6,614,961.78 Euro, valoarea unui dividend fiind 1.47 Euro/actiune.

#### 11.5 Venituri din dividende

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
SIFI CJ Storage SA	-	228,609
SIFI CJ Logistic SA	252,739	-
Uniteh SA	-	2,216,622
SIFI CLUJ Retail SA	-	748,520
Comalim SA	-	149,486
	<u>252,739</u>	<u>3,343,237</u>

#### 12. Datorii contingente

Societatea nu avea datorii contingente la data de 30 Iunie 2021.

#### 13. Angajamente

Societatea nu avea angajamente de capital sau alte angajamente la data de 30 Iunie 2021.

#### 14. Evenimente dupa perioada de raportare

Nu au existat evenimente materiale dupa perioada de raportare, care sa aiba un impact asupra intelegerii situatiilor financiare.

**SIF IMOBILIARE PLC**  
UNAUDITED INTERIM FINANCIAL STATEMENTS  
Period from 1 January 2021 to 30 June 2021



# SIF IMOBILIARE PLC

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UNAUDITED INTERIM FINANCIAL STATEMENTS  
Period from 1 January 2021 to 30 June 2021

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Unaudited statement of comprehensive income	1
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Unaudited cash flow statement	4
Notes to the unaudited interim accounts	5 - 9

## SIF IMOBILIARE PLC

### UNAUDITED STATEMENT OF COMPREHENSIVE INCOME

Period from 1 January 2021 to 30 June 2021

		<b>01.01.2021</b>	01.01.2020
		<b>30.06.2021</b>	30.06.2020
	Note	€	€
Dividend income		<b>252,739</b>	3,343,237
Loan interest income		<b>245,599</b>	242,560
<b>Gross profit</b>		<b>498,338</b>	3,585,797
Administration expenses		<b>(37,646)</b>	(46,281)
<b>Operating profit</b>	1	<b>460,692</b>	3,539,516
Net finance costs	2	<b>(103,855)</b>	(69,887)
<b>Profit before tax</b>		<b>356,837</b>	3,469,629
Tax		<b>(14,718)</b>	(18,903)
<b>Net profit for the period</b>		<b>342,119</b>	3,450,726
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income for the period</b>		<b>342,119</b>	3,450,726

The notes on pages 5 to 9 form an integral part of these management accounts.

# SIF IMOBILIARE PLC

## UNAUDITED STATEMENT OF FINANCIAL POSITION

30 June 2021

	Note	30.06.2021 €	31.12.2020 €
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investments in subsidiaries	4	18,974,771	18,974,771
Non-current loans receivable	5	<u>12,805,455</u>	<u>17,740,555</u>
		<u>31,780,226</u>	<u>36,715,326</u>
<b>Current assets</b>			
Loans receivable	5	5,042,294	6,414,288
Financial assets at fair value through profit or loss	6	169,404	169,404
Refundable taxes	10	7,000	6,939
Cash at bank	7	<u>9,539,023</u>	<u>2,905,808</u>
		<u>14,757,721</u>	<u>9,496,439</u>
<b>Total assets</b>		<u>46,537,947</u>	<u>46,211,765</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	8	4,499,974	4,499,974
Share premium		31,037,928	31,037,928
Retained earnings		<u>394,192</u>	<u>10,627,012</u>
<b>Total equity</b>		<u>35,932,094</u>	<u>46,164,914</u>
<b>Current liabilities</b>			
Other payables	9	<u>10,605,853</u>	<u>46,851</u>
<b>Total liabilities</b>		<u>10,605,853</u>	<u>46,851</u>
<b>Total equity and liabilities</b>		<u>46,537,947</u>	<u>46,211,765</u>

On 17 September 2021 the Board of Directors of SIF IMOBILIARE PLC authorised these management accounts for issue.

  
.....  
Administrare Imobiliare S.A.  
Director

The notes on pages 5 to 9 form an integral part of these management accounts.

## SIF IMOBILIARE PLC

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### UNAUDITED STATEMENT OF CHANGES IN EQUITY

Period from 1 January 2021 to 30 June 2021

	Share capital €	Share premium €	Retained earnings €	Total €
<b>Balance at 1 January 2020</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>6,654,305</b>	<b>42,192,207</b>
Net profit for the year	-	-	3,450,726	3,450,726
<b>Balance at 30 June 2020</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>10,105,031</b>	<b>45,642,933</b>
<b>Balance at 1 January 2021</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>10,627,012</b>	<b>46,164,914</b>
Net profit for the period	-	-	342,119	342,119
Dividends	-	-	(10,574,939)	(10,574,939)
<b>Balance at 30 June 2021</b>	<b>4,499,974</b>	<b>31,037,928</b>	<b>394,192</b>	<b>35,932,094</b>

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The notes on pages 5 to 9 form an integral part of these management accounts.

# SIF IMOBILIARE PLC

## UNAUDITED CASH FLOW STATEMENT

Period from 1 January 2021 to 30 June 2021

	<b>01.01.2021</b>	01.01.2020
	<b>30.06.2021</b>	30.06.2020
	€	€
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>Profit before tax</b>	<b>356,837</b>	3,469,629
Adjustments for:		
Dividend income	<b>(252,739)</b>	(3,343,237)
Interest income	<b>(245,599)</b>	(242,560)
Exchange difference	<b>122,961</b>	65,085
	<b>(18,540)</b>	(51,083)
<b>Changes in working capital:</b>		
Decrease in other payables	<b>(15,937)</b>	(7,950)
<b>Cash used in operations</b>	<b>(34,477)</b>	(59,033)
Dividends received	<b>240,102</b>	3,343,237
Tax paid	<b>(14,779)</b>	(20,190)
<b>Net cash generated from operating activities</b>	<b>190,846</b>	3,264,014
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Loans granted	<b>(2,437,638)</b>	(2,056,892)
Loans repayments received	<b>8,880,007</b>	-
<b>Net cash generated from/(used in) investing activities</b>	<b>6,442,369</b>	(2,056,892)
<b>Net Increase in cash and cash equivalents</b>	<b>6,633,215</b>	1,207,122
Cash and cash equivalents at beginning of the period	<b>2,905,808</b>	2,528,272
Effect of exchange rate fluctuations on cash held	-	-
<b>Cash and cash equivalents at end of the period/year</b>	<b>9,539,023</b>	3,320,601

The notes on pages 5 to 9 form an integral part of these management accounts.

# SIF IMOBILIARE PLC

## NOTES TO THE UNAUDITED MANAGEMENT ACCOUNTS

Period from 1 January 2021 to 30 June 2021

### 1. Operating profit

	<b>01.01.2021</b>	01.01.2020
	<b>30.06.2021</b>	30.06.2020
	€	€
Operating profit is stated after charging the following items:		
Auditors' remuneration	<u>8,925</u>	<u>8,925</u>

### 2. Finance income/(costs)

	<b>01.01.2021</b>	01.01.2020
	<b>30.06.2021</b>	30.06.2020
	€	€
Interest income	<u>17,022</u>	-
<b>Finance income</b>	<u>17,022</u>	-
Net foreign exchange losses	<u>(120,723)</u>	(69,622)
Sundry finance expenses	<u>(154)</u>	(265)
<b>Finance costs</b>	<u>(120,877)</u>	(69,887)
<b>Net finance costs</b>	<u>(103,855)</u>	(69,887)

### 3. Intangible assets

	<b>Website</b>
	€
<b>Cost</b>	
Balance at 1 January 2020	<u>596</u>
<b>Balance at 31 December 2020</b>	<u>596</u>
<b>Balance at 1 January 2021</b>	<u>596</u>
<b>Balance at 30 June 2021</b>	<u>596</u>
<b>Amortisation</b>	
Balance at 1 January 2020	<u>596</u>
<b>Balance at 31 December 2020</b>	<u>596</u>
<b>Balance at 1 January 2021</b>	<u>596</u>
<b>Balance at 30 June 2021</b>	<u>596</u>
<b>Net book amount</b>	
<b>Balance at 30 June 2021</b>	<u>-</u>

## SIF IMOBILIARE PLC

### NOTES TO THE UNAUDITED MANAGEMENT ACCOUNTS

Period from 1 January 2021 to 30 June 2021

#### 4. Investments in subsidiaries

	2021	2020
	€	€
Balance at 1 January	<u>18,974,771</u>	18,974,771
<b>Balance at 30 June/31 December</b>	<u><b>18,974,771</b></u>	<u>18,974,771</u>

The details of the subsidiaries are as follows:

Name	Principal activities	30.06.2021	31.12.2020	30.06.2021	31.12.2020
		Holding %	Holding %	€	€
Comalin SA	Investment property	91.1715	91.1715	3,092,601	3,092,601
SIFI BH EST SA	Investment property	94.7665	94.7665	814,778	814,778
SIFI CLUJ Retail SA	Investment property	96.3640	96.3640	6,009,094	6,009,094
SIFI CJ Logistic SA	Investment property	84.7435	84.7435	871,303	871,303
SIFI CJ Agro SA	Trade with cereals	97.5043	97.5043	1,171,918	1,171,918
SIFI CJ Storage SA	Investment property	92.0989	92.0989	781,685	781,685
Uniteh SA	Investment property	50.1978	50.1978	1,176,319	1,176,319
SIFI BH IND VEST SA	Investment property	98.9458	98.9458	1,747,017	1,747,017
Bistrita Cluj SA	Investment property	91.9778	91.9778	291,159	291,159
SIFI CJ OFFICE SA	Investment property	98.8252	98.8252	1,229,297	1,229,297
CORA SA	Investment property	93.9631	93.9631	404,053	404,053
SIFI BAIJA MARE SA	Investment property	92.5906	92.5906	925,672	925,672
SIFI SIGHET SA	Investment property	72.2816	72.2816	300,074	300,074
SIFI B ONE SA	Investment property	90.7874	90.7874	112,379	112,379
SIFI BH Retail SA	Investment property	99.9000	99.9000	20,513	20,513
SIFI Properties SA	Investment property	99.9000	99.9000	26,909	26,909
				<u>18,974,771</u>	<u>18,974,771</u>

#### 5. Non-current loans receivable

	2021	2020
	€	€
Balance at 1 January	24,154,843	20,965,430
New loans granted	2,437,638	2,911,791
Repayments	(8,880,007)	(139,172)
Interest charged	245,599	523,509
Exchange difference	(110,324)	(106,715)
<b>Balance at 30 June/31 December</b>	<u><b>17,847,749</b></u>	<u>24,154,843</u>
	30.06.2021	31.12.2020
	€	€
Loans receivable	1,563,616	1,564,849
Loans to own subsidiaries (Note 11.1)	13,106,618	19,422,017
Loans to associates (Note 11.1)	<u>3,177,515</u>	<u>3,167,977</u>
	<u>17,847,749</u>	24,154,843
Less current portion	<u>(5,042,294)</u>	<u>(6,414,288)</u>
Non-current portion	<u><u>12,805,455</u></u>	<u>17,740,555</u>

## SIF IMOBILIARE PLC

### NOTES TO THE UNAUDITED MANAGEMENT ACCOUNTS

Period from 1 January 2021 to 30 June 2021

#### 5. Non-current loans receivable (continued)

The loans are repayable as follows:

	30.06.2021	31.12.2020
	€	€
Within one year	5,042,294	6,414,288
Between one and five years	12,805,455	17,740,555
	<u>17,847,749</u>	<u>24,154,843</u>

#### 6. Financial assets at fair value through profit or loss

	2021	2020
	€	€
Balance at 1 January	169,404	169,404
<b>Balance at 30 June/31 December</b>	<u>169,404</u>	<u>169,404</u>

In the cash flow statement, financial assets at fair value through profit or loss are presented within the section on operating activities as part of changes in working capital. In the statement of comprehensive income, changes in fair values of financial assets at fair value through profit or loss are recorded in operating income.

#### 7. Cash at bank

Cash balances are analysed as follows:

	30.06.2021	31.12.2020
	€	€
Cash at bank	<u>9,539,023</u>	<u>2,905,808</u>

#### 8. Share capital

	2021	2021	2020	2020
	Number of shares	€	Number of shares	€
<b>Authorised</b>				
Ordinary shares of €1 each	<u>4,499,974</u>	<u>4,499,974</u>	4,499,974	4,499,974
<b>Issued and fully paid</b>				
Balance at 1 January	<u>4,499,974</u>	<u>4,499,974</u>	4,499,974	4,499,974
<b>Balance at 30 June/31 December</b>	<u>4,499,974</u>	<u>4,499,974</u>	4,499,974	4,499,974

#### 9. Other payables

	30.06.2021	31.12.2020
	€	€
Dividend payable (Note 11.4)	10,574,939	-
Accruals	22,867	38,624
Other creditors	8,047	8,227
	<u>10,605,853</u>	<u>46,851</u>

The fair values of other payables due within one year approximate to their carrying amounts as presented above.



## SIF IMOBILIARE PLC

### NOTES TO THE UNAUDITED MANAGEMENT ACCOUNTS

Period from 1 January 2021 to 30 June 2021

#### 10. Refundable taxes

	30.06.2021	31.12.2020
	€	€
Corporation tax	<u>(7,000)</u>	<u>(6,939)</u>

#### 11. Related party transactions

The following transactions were carried out with related parties:

##### 11.1 Loans to subsidiaries (Note 5)

	30.06.2021	31.12.2020
	€	€
SIFI CJ OFFICE S.A.- principal amount	222,258	198,172
SIFI CJ OFFICE S.A.-accrued interest	9,063	5,941
SIFI CJ AGRO S.A.-principal amount	178,537	107,629
SIFI CJ AGRO S.A.-accrued interest	2,780	1,024
SIFI B ONE SA- principal amount	410,000	410,000
SIFI B ONE SA-accrued interest	30,171	28,138
SIFI BH RETAIL-principal amount	12,000,000	18,052,383
SIFI BH RETAIL-accrued interest	253,808	619,179
	<u>13,106,617</u>	<u>19,422,466</u>

The loans receivable from the subsidiaries bear interest 1% and 3.5% per annum and are expected to be repaid in 2021 and 2022.

##### 11.2 Loans to related parties (Note 5)

	30.06.2021	31.12.2020
	€	€
Administrare Imobiliare SA-principal amount	2,948,847	2,981,502
Administrare Imobiliare SA- accrued interest	228,668	186,475
	<u>3,177,515</u>	<u>3,167,977</u>

The loans receivable from Administrare Imobiliare SA bear interest 1% and 3.5% per annum and are expected to be repaid in 2021 and 2022.

##### 11.3 Interest Income

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
Administrare Imobiliare	43,650	37,228
SIFI B ONE SA	2,033	2,044
SIFI BH RETAIL	105,745	137,095
SIFI CJ OFFICE SA	3,635	2,007
SIFI CJ AGRO SA	1,768	77
GRIRO S.A.	88,768	-
	<u>245,599</u>	<u>178,451</u>

## SIF IMOBILIARE PLC

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### NOTES TO THE UNAUDITED MANAGEMENT ACCOUNTS

Period from 1 January 2021 to 30 June 2021

#### 11. Related party transactions (continued)

##### 11.4 Dividend payable (Note 9)

	30.06.2021	31.12.2020
	€	€
Dividend Declared	<u>10,574,939</u>	-

On 29 April 2021 has been decided to distribute the following dividends:

1. Part of the profit for the year 2020 amounted to €3,959,977.12 and corresponds to 0.88 €/share.
2. Part of the profit for year 2019 amounted to €6,614,961.78 and corresponds to 1.47 €/share.

##### 11.5 Dividend Income

	01.01.2021	01.01.2020
	30.06.2021	30.06.2020
	€	€
SIFI CJ Storage SA	-	228,609
SIFI CJ Logistic SA	252,739	-
Uniteh SA	-	2,216,622
SIFI CLUJ Retail SA	-	748,520
Comalim SA	-	149,486
	<u>252,739</u>	<u>3,343,237</u>

#### 12. Contingent liabilities

The Company had no contingent liabilities as at 30 June 2021.

#### 13. Commitments

The Company had no capital or other commitments as at 30 June 2021.

#### 14. Events after the reporting period

There were no material events after the reporting period, which have a bearing on the understanding of the management accounts.

## DECLARATIE

S-au intocmit situatiile Financiare Interimare Neauditare la data de 30 Iunie 2021 pentru:

Denumirea societatii comerciale:	<b>SIF Imobiliare PLC</b>
Sediul social:	<b>30 Karpenisiou, 1077 Nicosia, Cipru</b>
Numar de telefon/fax:	<b>+357 22 843 000, +357 22 843 444</b>
Numar de inregistrare	<b>HE 323682, Cipru; ISIN CY0104062217</b>
Capital social subscris si platit:	<b>4.499.974 €</b>

Noi, Administrare Imobiliare S.A. prin reprezentant legal Valentin Tic-Chiliment, in calitate de membru al Consiliului de Administratie al SIF Imobiliare PLC ne asumam raspunderea pentru intocmirea situatiilor financiare interimare neauditare la data de 30 Iunie 2021 si declaram ca dupa cunostintele noastre, situatiile financiare intocmitre in conformitate cu standardele contabile aplicabile ofera o imagine corecta si conforma cu realitatea activelor, obligatiilor, pozitiei financiare, si contului de profit si pierdere ale societatii.

Declaram urmatoarele:

- Politicile contabile utilizate la intocmirea situatiilor financiare semestriale sunt in conformitate cu reglementarile contabile aplicabile;
- Situatiile financiare semestriale ofera o imagine fidela a pozitiei financiare, performantei financiare si a celorlalte informatii referitoare la activitatea desfasurata;
- Persoana juridica isi desfasoara activitatea in conditii de continuitate.

Administrator  
Administrare Imobiliare S.A.  
Prin Valentin Tic-Chiliment

