

**SIF IMOBILIARE PLC**

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 December 2024

# SIF IMOBILIARE PLC

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REPORT AND FINANCIAL STATEMENTS  
For the year ended 31 December 2024

CONTENTS	PAGE
Board of Directors and other officers	1
Management Report	2
Independent auditor's report	3 - 8
Statement of comprehensive income	9
Statement of financial position	10
Statement of changes in equity	11
Statement of cash flows	12
Notes to the financial statements	13 - 27

# SIF IMOBILIARE PLC

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## BOARD OF DIRECTORS AND OTHER OFFICERS

<b>Board of Directors:</b>	Chrystalla Mina Androula Saxiate Administrare Imobiliare S.A.
<b>Company Secretary:</b>	Romanos Secretarial Ltd 30 Karpenisiou Street CY-1077, Nicosia Cyprus
<b>Independent Auditors:</b>	Evoserve Auditors Limited Certified Public Accountants and Registered Auditors 7, Andrea Papakosta, 1037 P.O Box 21550, Elefterias Square, 1510 Nicosia, Cyprus
<b>Registered office:</b>	30 Karpenisiou Street CY-1077, Nicosia Cyprus
<b>Registration number:</b>	HE323682

# SIF IMOBILIARE PLC

## MANAGEMENT REPORT

The Board of Directors presents its report and audited financial statements of the Company for the year ended 31 December 2024.

### **Incorporation**

The Company SIF Imobiliare Plc was incorporated in Cyprus on 18 July 2013 as a public company under the provisions of the Cyprus Companies Law, Cap. 113.

### **Principal activity and nature of operations of the Company**

The principal activity of the Company, which is unchanged from last year, is to serve as a holding vehicle of shares in other entities and is engaged in the provision of financing facilities to related entities.

### **Review of current position, future developments and performance of the Company's business**

The Company's development to date, financial results and position as presented in the financial statements are considered satisfactory.

### **Results**

The Company's results for the year are set out on page 9. The net profit for the year attributable to the shareholders of the Company amounted to €13,039,010 (2023: €12,704,405). On 31 December 2024 the total assets of the Company were €54,406,530 (2023: €50,437,702) and the net assets of the Company were €54,353,995 (2023: €48,334,944).

### **Dividends**

On 02 April 2024 the Company declared dividends amounting to €7,019,959.44 representing part of the 2023 FY results, namely 1.56€/share.

### **Share capital**

There were no changes in the share capital of the Company during the year under review.

### **Board of Directors**

The members of the Company's Board of Directors as at 31 December 2024 and at the date of this report are presented on page 1. All of them were members of the Board of Directors throughout the year ended 31 December 2024.

In accordance with the Company's Articles of Association all Directors presently members of the Board continue in office.

There were no significant changes in the assignment of responsibilities and remuneration of the Board of Directors.

### **Events after the reporting period**

Any significant events that occurred after the end of the reporting period are described in note 26 to the financial statements.

### **Independent Auditors**

The Independent Auditors, Evoserve Auditors Limited, have expressed their willingness to continue in office and a resolution giving authority to the Board of Directors to fix their remuneration will be proposed at the Annual General Meeting.

By order of the Board of Directors,



Chrystalla Mina  
Director

Nicosia, 27 March 2025

## **Independent Auditor's Report**

### **To the Members of SIF IMOBILIARE PLC**

#### **Report on the Audit of the Financial Statements**

##### **Opinion**

We have audited the financial statements of parent company SIF Imobiliare PLC (the "Company"), which are presented in pages 9 to 27 and comprise the statement of financial position as at 31 December 2024, and the statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the parent company as at 31 December 2024, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

##### **Basis for Opinion**

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

##### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## Independent Auditor's Report (continued)

### To the Members of SIF IMOBILIARE PLC

Key audit matter	How our audit addressed the key audit matter
<i>Valuation of investment in subsidiaries (refer to Note 14 to the Financial Statements)</i>	
<p>The Company holds investments in subsidiaries at the total value of Euro 17.846.491 as at 31 December 2024 which represents approximately 32.80% of the total assets of the Company. The subsidiaries held by the Company are incorporated in Romania and their main activities is that of holding of investment properties in Romania.</p> <p>Management periodically evaluates the recoverability of investments in subsidiaries whenever indicators of impairment are present. Indicators of impairment include such items as declines in revenues, earnings or cash flows or material adverse changes in the economic or political stability, which may indicate that the carrying amount of an asset is not recoverable. In addition, management obtains valuation reports for all the investment properties held from external independent valuers. Management assessment on the valuation of the investment in subsidiaries is based on estimations and judgement.</p> <p>The investments in subsidiaries are stated at cost and we consider the impairment testing of the investment in subsidiaries as a key audit matter due to their significance on the statement of financial position and due to the fact that management exercise significant judgment and estimations.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Evaluated the management assessment in relation to the possible impairment of the investment in subsidiaries.</li> <li>- Obtained the audited financial statements of all of the subsidiaries and to assess whether there is an indication of impairment based on their performance and their net assets value.</li> <li>- Based on our findings we have discussed with the management the possible impairment of the investment in subsidiaries.</li> <li>- Obtained the valuation reports performed from independent valuers in relation to the investment properties held by the subsidiaries and to assess the independence and the qualifications of the external valuator.</li> </ul> <p>Based on the results of our audit procedures we have obtained adequate assurance in regard to the valuation of the investment in subsidiaries.</p>



## Independent Auditor's Report (continued)

### To the Members of SIF IMOBILIARE PLC

Key audit matter	How our audit addresses the key audit matter
<i>Recoverability of loans receivables (refer to Note 15 to the Financial Statements)</i>	
<p>The Company has loans receivables of the total value of Euro 35.428.725 as at 31 December 2024 which represents approximately 65.12% of the total assets of the Company. The loans receivable was granted to the subsidiaries of the Company in order to finance them for their activities.</p> <p>Management periodically evaluates the recoverability of loans receivable whenever indicators of impairment are present. Indicators of impairment include such items as declines in revenues, earnings or cash flows or material adverse changes in the economic or political stability in which the borrower operates, which may indicate that the carrying amount of the loan is not recoverable.</p> <p>We consider the recoverability of the loans receivable as a key audit matter due to their significance on the statement of financial position and due to the fact that the management exercise significant judgment and estimations in order to assess whether there is an indication of impairment in the loans receivable.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Evaluated the management assessment in relation to the recoverability of the loans receivable.</li> <li>- Reviewed the terms of the loan agreements and whether all the conditions of the loan are met.</li> <li>- Obtained the signed audited financial statements of all of the subsidiaries and to assess whether the subsidiaries have the necessary assets to repay their debts.</li> <li>- Based on our findings we have assessed with management the possible impairment in the value of the loans receivable</li> <li>- Obtained the valuation reports performed from independent valuers in relation to the investment properties held by the subsidiaries and to assess the independence and the qualifications of the external valuator.</li> </ul> <p>Based on the results of our audit procedures we have obtained adequate assurance regarding the recoverability of the loans receivable.</p>

### Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the management report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

## **Independent Auditor's Report (continued)**

### **To the Members of SIF IMOBILIARE PLC**

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Responsibilities of the Board of Directors for the Financial Statements**

The Board of Directors is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is responsible for overseeing the Company's financial reporting process.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.



## **Independent Auditor's Report (continued)**

### **To the Members of SIF IMOBILIARE PLC**

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

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

From the matters communicated with the Board of Directors, we determine those matters were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal Requirements**

Pursuant to the additional requirements of the Auditors and Statutory Audits of Annual and Consolidated Accounts Laws of 2017, we report the following:

- In our opinion, the management report, has been prepared in accordance with the requirements of the Cyprus Companies Law, Cap 113, and the information given is consistent with the financial statements.
- In our opinion, and in the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the management report.

## **Independent Auditor's Report (continued)**

### **To the Members of SIF IMOBILIARE PLC**

#### **Other Matter**

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 69 of the Auditors Law of 2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

The engagement partner on the audit resulting in this independent auditor's report is Constantinos Montis.

*C. Montis*

**EVOSERVE AUDITORS LIMITED**

Constantinos Montis, BSc ACA  
Certified Public Accountant and Registered Auditor  
for and on behalf of  
**Evoserve Auditors Limited**  
**Certified Public Accountants and Registered Auditors**

Nicosia, 27 March 2025

# SIF IMOBILIARE PLC

## STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2024

	Note	2024 €	2023 €
Dividend income	24.5	<b>2,349,322</b>	13,454,796
Loan interest income	15	<b>1,351,952</b>	548,234
<b>Gross operating income</b>		<b>3,701,274</b>	14,003,030
Other operating income- net	7	<b>9,581,702</b>	-
Administration expenses	8	<b>(97,619)</b>	(88,098)
Impairment charge-investments in subsidiaries	14	-	(973,666)
Other operating expenses	9	-	(178,337)
<b>Operating profit</b>		<b>13,185,357</b>	12,762,929
Net finance income	10	<b>65,541</b>	30,290
<b>Profit before tax</b>		<b>13,250,898</b>	12,793,219
Tax	11	<b>(211,888)</b>	(88,814)
<b>Net profit for the year</b>		<b>13,039,010</b>	12,704,405
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income for the year</b>		<b>13,039,010</b>	12,704,405

The notes on pages 13 to 27 form an integral part of these financial statements.

# SIF IMOBILIARE PLC

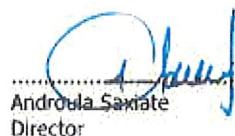
## STATEMENT OF FINANCIAL POSITION

31 December 2024

	Note	2024 €	2023 €
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investments in subsidiaries	14	<b>17,846,491</b>	18,048,144
Non-current loans receivable	15	<b>20,042,994</b>	27,287,632
		<b>37,889,485</b>	45,335,776
<b>Current assets</b>			
Receivables	16	<b>4,741</b>	-
Loans receivable	15	<b>15,385,731</b>	1,112,197
Financial assets at fair value through profit or loss	17	<b>169,404</b>	169,404
Cash at bank	18	<b>957,169</b>	3,820,324
		<b>16,517,045</b>	5,101,925
Assets classified as held for sale	19	-	1
<b>Total assets</b>		<b>54,406,530</b>	50,437,702
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	20	<b>4,499,974</b>	4,499,974
Share premium		<b>31,037,928</b>	31,037,928
Retained earnings		<b>18,816,093</b>	12,797,042
<b>Total equity</b>		<b>54,353,995</b>	48,334,944
<b>Current liabilities</b>			
Other payables	21	<b>38,947</b>	2,102,558
Current tax liabilities	22	<b>13,588</b>	200
<b>Total liabilities</b>		<b>52,535</b>	2,102,758
<b>Total equity and liabilities</b>		<b>54,406,530</b>	50,437,702

On 27 March 2025 the Board of Directors of SIF IMOBILIARE PLC authorised these financial statements for issue.

  
Chrystalla Mina  
Director

  
Androula Samate  
Director

The notes on pages 13 to 27 form an integral part of these financial statements.



# SIF IMOBILIARE PLC

## STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2024

	Note	Share capital €	Share premium €	Retained earnings €	Total €
<b>Balance at 1 January 2023</b>		<b>4,499,974</b>	<b>31,037,928</b>	<b>2,522,623</b>	<b>38,060,525</b>
Net profit for the year		-	-	12,704,405	12,704,405
Dividends	12	-	-	(2,429,986)	(2,429,986)
<b>Balance at 31 December 2023/ 1 January 2024</b>		<b>4,499,974</b>	<b>31,037,928</b>	<b>12,797,042</b>	<b>48,334,944</b>
Net profit for the year		-	-	13,039,010	13,039,010
Dividends	12	-	-	(7,019,959)	(7,019,959)
<b>Balance at 31 December 2024</b>		<b>4,499,974</b>	<b>31,037,928</b>	<b>18,816,093</b>	<b>54,353,995</b>

Companies, which do not distribute 70% of their profits after tax, as defined by the Special Contribution for the Defence of the Republic Law, within two years after the end of the relevant tax year, will be deemed to have distributed this amount as dividend on the 31 of December of the second year. The amount of the deemed dividend distribution is reduced by any actual dividend already distributed by 31 December of the second year for the year the profits relate. The Company pays special defence contribution on behalf of the shareholders over the amount of the deemed dividend distribution at a rate of 17% (applicable since 2014) when the entitled shareholders are natural persons tax residents of Cyprus and have their domicile in Cyprus. In addition, the Company pays on behalf of the shareholders General Healthcare System (GHS) contribution at a rate of 2,65%, when the entitled shareholders are natural persons tax residents of Cyprus, regardless of their domicile.

The notes on pages 13 to 27 form an integral part of these financial statements.

# SIF IMOBILIARE PLC

## STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

	Note	2024 €	2023 €
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Profit before tax</b>		<b>13,250,898</b>	12,793,219
Adjustments for:			
Foreign exchange loss		(3,173)	(87,524)
Profit from the sale of assets held for sale	7	(9,586,056)	-
Impairment charge - investments in subsidiaries	14	-	973,666
Dividend income	24.5	(2,349,322)	(13,454,796)
Interest income	15	(1,351,952)	(548,234)
Bank interest income	10	(61,857)	(74,545)
		<b>(101,462)</b>	(398,214)
<b>Changes in working capital:</b>			
Increase in receivables		(4,741)	-
(Decrease)/increase in other payables		<b>(2,063,611)</b>	2,062,793
<b>Cash (used in)/generated from operations</b>		<b>(2,169,814)</b>	1,664,579
Dividends received		2,349,322	13,454,796
Bank interest received		61,857	130,972
Tax paid		<b>(198,500)</b>	(68,524)
<b>Net cash generated from operating activities</b>		<b>42,865</b>	15,181,823
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payment for purchase of investments in subsidiaries	14	(1,000)	-
Loans granted	15	(5,673,771)	(18,840,550)
Loans principal repayments received	15	-	7,381,292
Loans interest repayments received	15	-	584,005
Proceeds from disposal of assets held for sale	19	9,586,057	-
Proceeds from sale of investments in subsidiary undertakings		<b>202,653</b>	-
<b>Net cash generated from/(used in) investing activities</b>		<b>4,113,939</b>	(10,875,253)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Dividends paid	12	(7,019,959)	(2,429,986)
<b>Net cash used in financing activities</b>		<b>(7,019,959)</b>	(2,429,986)
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>(2,863,155)</b>	1,876,584
Cash and cash equivalents at beginning of the year		<b>3,820,324</b>	1,943,740
<b>Cash and cash equivalents at end of the year</b>	18	<b>957,169</b>	3,820,324

The notes on pages 13 to 27 form an integral part of these financial statements.

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 1. Incorporation and principal activities

#### Country of incorporation

The Company SIF IMOBILIARE PLC (the "Company") was incorporated in Cyprus on 18 July 2013 as a public company under the provisions of the Cyprus Companies Law, Cap. 113. Its registered office is at 30 Karpenisiou Street, CY-1077, Nicosia, Cyprus.

#### Principal activity

The principal activity of the Company, which is unchanged from last year, is to serve as a holding vehicle of shares in other entities and is engaged in the provision of financing facilities to related entities.

### 2. Basis of preparation

The Company has prepared these parent's separate financial statements for compliance with the requirements of the Cyprus Income Tax Law.

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU) and the requirements of the Cyprus Companies Law, Cap. 113. The financial statements have been prepared under the historical cost convention as modified by the revaluation of, and financial assets and financial liabilities at fair value through profit or loss.

The Company has also prepared consolidated financial statements in accordance with IFRSs for the Company and its subsidiaries (the "Group"). The consolidated financial statements can be obtained from 30 Karpenisiou Street, CY 1077, Nicosia, Cyprus.

Users of these parent's separate financial statements should read them together with the Group's consolidated financial statements as at and for the year ended 31 December 2024 in order to obtain a proper understanding of the financial position, the financial performance and the cash flows of the Company and the Group.

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Company's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on Management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

### 3. Material accounting policy information

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented in these financial statements unless otherwise stated.

#### Consolidated financial statements

The Company has subsidiary undertakings for which section 142(1)(b) of the Cyprus Companies Law Cap. 113 requires consolidated financial statements to be prepared and laid before the Company at the Annual General Meeting. The Group consolidated financial statements comprise the financial statements of the parent company SIF IMOBILIARE PLC and the financial statements of the following subsidiaries:

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 3. Material accounting policy information (continued)

#### Consolidated financial statements (continued)

- Comalin SA
- SIFI BH EST SA
- SIFI CLUJ Retail AS
- SIFI CJ Logistic SA
- SIFI CJ Agro SA
- SIFI CJ Storage SA
- SIFI Uniteh SA
- SIFI BH IND VEST SA
- Bistrita SA
- SIFI CJ Office SA
- Cora SA
- SIFI Baia Mare SA
- SIFI SIGHET SA
- SIFI B ONE SA
- SIFI BH Retail S.A
- SIFI Properties SA
- AISA Investments Ltd

The financial statements of all the Group companies are prepared using uniform accounting policies. All inter-company transactions and balances between Group companies have been eliminated during consolidation.

#### Subsidiary companies

Subsidiaries are entities controlled by the Company. Control exists where the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Investments in subsidiary companies are stated at cost less provision for impairment in value, which is recognised as an expense in the period in which the impairment is identified.

#### Non-current assets held for sale

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset (or disposal group) is available for immediate sale in its present condition. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

When the Company is committed to a sale plan involving loss of control of a subsidiary, all of the assets and liabilities of that subsidiary are classified as held for sale when the criteria described above are met, regardless of whether the Company will retain a non-controlling interest in its former subsidiary after the sale.

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of the assets previous carrying amount and fair value less costs to sell.

#### Revenue

- **Interest income**

Interest income is recognised on a time-proportion basis using the effective interest method.



## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 3. Material accounting policy information (continued)

#### Revenue (continued)

- **Dividend income**

Dividends are received from financial assets measured at fair value through profit or loss (FVTPL) and at fair value through other comprehensive income (FVOCI). Dividends are recognised as other income in profit or loss when the right to receive payment is established. This applies even if they are paid out of pre-acquisition profits, unless the dividend clearly represents a recovery of part of the cost of an investment. In this case, the dividend is recognised in OCI if it relates to an investment measured at FVOCI.

#### Finance income

Interest income is recognised on a time-proportion basis using the effective method.

#### Finance costs

Interest expense and other borrowing costs are charged to profit or loss as incurred.

#### Foreign currency translation

**(1) Functional and presentation currency**

Items included in the Company's financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Euro (€), which is the Company's functional and presentation currency.

**(2) Transactions and balances**

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss. Translation differences on non-monetary items such as equities held at fair value through profit or loss are reported as part of the fair value gain or loss.

#### Tax

Current tax liabilities and assets are measured at the amount expected to be paid to or recovered from the taxation authorities, using the tax rates and laws that have been enacted, or substantively enacted, by the reporting date.

#### Dividends

Dividend distribution to the Company's shareholders is recognised in the Company's financial statements in the year in which they are approved by the Company's shareholders.

#### Computer software

Costs that are directly associated with identifiable and unique computer software products controlled by the Company and that will probably generate economic benefits exceeding costs beyond one year are recognised as intangible assets. Subsequently computer software is carried at cost less any accumulated amortisation and any accumulated impairment losses. Expenditure which enhances or extends the performance of computer software programs beyond their original specifications is recognised as a capital improvement and added to the original cost of the computer software. Costs associated with maintenance of computer software programs are recognised as an expense when incurred. Computer software costs are amortised using the straight-line method over their useful lives, not exceeding a period of three years. Amortisation commences when the computer software is available for use.

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 3. Material accounting policy information (continued)

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

#### Financial assets

##### Financial assets - Classification

The Company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

The classification and subsequent measurement of debt financial assets depends on: (i) the Company's business model for managing the related assets portfolio and (ii) the cash flow characteristics of the asset. On initial recognition, the Company may irrevocably designate a debt financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

For investments in equity instruments that are not held for trading, the classification will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI). This election is made on an investment-by-investment basis.

All other financial assets are classified as measured at FVTPL.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

##### Financial assets - Recognition and derecognition

All purchases and sales of financial assets that require delivery within the time frame established by regulation or market convention ("regular way" purchases and sales) are recorded at trade date, which is the date when the Company commits to deliver a financial instrument. All other purchases and sales are recognised when the entity becomes a party to the contractual provisions of the instrument.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership.

##### Financial assets - Measurement

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss. Fair value at initial recognition is best evidenced by the transaction price. A gain or loss on initial recognition is only recorded if there is a difference between fair value and transaction price which can be evidenced by other observable current market transactions in the same instrument or by a valuation technique whose inputs include only data from observable markets.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 3. Material accounting policy information (continued)

#### Financial assets (continued)

##### Financial assets -Reclassification

Financial instruments are reclassified only when the business model for managing those assets changes. The reclassification has a prospective effect and takes place from the start of the first reporting period following the change.

#### Cash and cash equivalents

For the purpose of the cash flow statement, cash and cash equivalents comprise cash at bank.

#### Share capital

Ordinary shares are classified as equity. The difference between the fair value of the consideration received by the Company and the nominal value of the share capital being issued is taken to the share premium account.

#### Comparatives

Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current year.

### 4. New accounting pronouncements

At the date of approval of these financial statements, standards and interpretations were issued by the International Accounting Standards Board which were not yet effective. Some of them were adopted by the European Union and others not yet. The Board of Directors expects that the adoption of these accounting standards in future periods will not have a material effect on the financial statements of the Company.

### 5. Financial risk management

#### Financial risk factors

The Company is exposed to credit risk, liquidity risk, currency risk and capital risk management arising from the financial instruments it holds. The risk management policies employed by the Company to manage these risks are discussed below:

##### 5.1 Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to meet an obligation. Credit risk arises from cash and cash equivalents, contractual cash flows of debt investments carried at amortised cost, at fair value through other comprehensive income (FVOCI) and at fair value through profit or loss (FVTPL), favourable derivative financial instruments and deposits with banks and financial institutions, as well as credit exposures to wholesale and retail customers, including outstanding receivables and contract assets as well as lease receivables. Further, credit risk arises from financial guarantees and credit related commitments.

##### 5.2 Liquidity risk

Liquidity risk is the risk that arises when the maturity of assets and liabilities does not match. An unmatched position potentially enhances profitability, but can also increase the risk of losses. The Company has procedures with the object of minimising such losses such as maintaining liquid current assets and by having available an adequate amount of committed credit facilities.

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 5. Financial risk management (continued)

#### 5.3 Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. Currency risk arises when future commercial transactions and recognised assets and liabilities are denominated in a currency that is not the Company's measurement currency. The Company is exposed to foreign exchange risk arising from various currency exposures. The Company's Management monitors the exchange rate fluctuations on a continuous basis and acts accordingly.

#### 5.4 Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Company's overall strategy remains unchanged from last year.

### 6. Critical accounting estimates and judgments

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Company's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on Management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

- **Income taxes**

Significant judgment is required in determining the provision for income taxes. There are transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Company recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

- **Fair value of financial assets**

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Company uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each reporting date. The fair value of the financial assets at fair value through other comprehensive income has been estimated based on the fair value of these individual assets.

- **Impairment of investments in subsidiaries**

The Company periodically evaluates the recoverability of investments in subsidiaries whenever indicators of impairment are present. Indicators of impairment include such items as declines in revenues, earnings or cash flows or material adverse changes in the economic or political stability of a particular country, which may indicate that the carrying amount of an asset is not recoverable. If facts and circumstances indicate that investment in subsidiaries may be impaired, the estimated future discounted cash flows associated with these subsidiaries would be compared to their carrying amounts to determine if a write-down to fair value is necessary.



# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 6. Critical accounting estimates and judgments (continued)

#### • Impairment of loans receivable

The Company periodically evaluates the recoverability of loans receivable whenever indicators of impairment are present. Indicators of impairment include such items as declines in revenues, earnings or cash flows or material adverse changes in the economic or political stability of a particular country in which the borrower operates, which may indicate that the carrying amount of the loan is not recoverable. If facts and circumstances indicate that loans receivable may be impaired, the estimated future discounted cash flows associated with these loans would be compared to their carrying amounts to determine if a write-down to fair value is necessary.

### 7. Other operating income-net

	2024	2023
	€	€
Net Proceeds/Loss from liquidation of subsidiaries	(4,354)	-
Profit from sale of assets held for sale (Note 19)	9,586,056	-
	<u>9,581,702</u>	<u>-</u>

### 8. Administration expenses

	2024	2023
	€	€
Municipality taxes	250	250
Annual levy	-	350
Courier expenses	1,797	1,583
Auditors' remuneration	17,850	17,850
Accounting fees	21,718	21,718
Legal fees	333	-
Other professional fees	55,671	46,049
Management fees	-	298
	<u>97,619</u>	<u>88,098</u>

### 9. Other operating expenses

	2024	2023
	€	€
Commissions	-	178,337

# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 10. Finance income/(costs)

	2024	2023
	€	€
Interest income	61,857	74,545
Exchange profit	5,847	24,849
<b>Finance income</b>	<b>67,704</b>	<b>99,394</b>
Net foreign exchange losses	(1,567)	(68,485)
Sundry finance expenses	(596)	(619)
<b>Finance costs</b>	<b>(2,163)</b>	<b>(69,104)</b>
<b>Net finance income</b>	<b>65,541</b>	<b>30,290</b>

### 11. Tax

	2024	2023
	€	€
Corporation tax	195,676	81,360
Overseas tax	16,212	7,454
<b>Charge for the year</b>	<b>211,888</b>	<b>88,814</b>

The tax on the Company's profit before tax differs from theoretical amount that would arise using the applicable tax rates as follows:

	2024	2023
	€	€
Profit before tax	13,250,898	12,793,219
Tax calculated at the applicable tax rates	1,656,362	1,599,152
Tax effect of expenses not deductible for tax purposes	38,152	172,773
Tax effect of allowances and income not subject to tax	(1,492,653)	(1,684,956)
10% additional charge	-	1,845
Overseas tax	10,027	-
<b>Tax charge</b>	<b>211,888</b>	<b>88,814</b>

The corporation tax rate is 12,5%.

Under certain conditions interest income may be subject to defence contribution at the rate of 30%. In such cases this interest will be exempt from corporation tax. In certain cases, dividends received from abroad may be subject to defence contribution at the rate of 17%.

### 12. Dividends

	2024	2023
	€	€
Declared dividend	7,019,959	2,429,986

On 2 April 2024 the Company declared the payment of a dividend of €7,019,959 (2023: €2,429,986).

# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 13. Intangible assets

	Computer software €
<b>Cost</b>	
Balance at 1 January 2023	596
<b>Balance at 31 December 2023/ 1 January 2024</b>	<b>596</b>
<b>Balance at 31 December 2024</b>	<b>596</b>
<b>Amortisation</b>	
Balance at 1 January 2023	596
<b>Balance at 31 December 2023/ 1 January 2024</b>	<b>596</b>
<b>Balance at 31 December 2024</b>	<b>596</b>

### Net book amount

The Company maintains the website <http://sif-imobiliare.ro/>.

### 14. Investments in subsidiaries

	2024 €	2023 €
Balance at 1 January	18,048,144	18,974,771
Additions	1,000	47,040
Impairment charge	-	(973,666)
Reclassification to held for sale (Note 19)	-	(1)
Loss from liquidation of subsidiary	(202,653)	-
<b>Balance at 31 December</b>	<b>17,846,491</b>	<b>18,048,144</b>

# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 14. Investments in subsidiaries (continued)

The details of the subsidiaries are as follows:

<u>Name</u>	<u>Principal activities</u>	<b>2024</b> <b>Holding</b> <b>%</b>	2023 Holding %	<b>2024</b> <b>€</b>	2023 €
Comalin SA	Investment property	<b>91.1715</b>	91.1715	<b>3,092,601</b>	3,092,601
SIFI BH EST SA	Investment property	<b>94.7665</b>	94.7665	<b>814,778</b>	814,778
SIFI CLUJ Retail SA	Investment property	<b>96.3640</b>	96.3640	<b>6,009,094</b>	6,009,094
SIFI CJ Logistic SA	Investment property	<b>84.7435</b>	84.7435	<b>871,303</b>	871,303
SIFI CJ Agro SA	Trade with cereals	<b>97.5043</b>	97.5043	<b>1,171,918</b>	1,171,918
SIFI CJ Storage SA	Investment property	<b>92.0989</b>	92.0989	<b>781,685</b>	781,685
SIFI Uniteh SA (1)	Investment property	-	50.1978	-	202,653
SIFI BH IND VEST SA	Investment property	<b>98.9458</b>	98.9458	<b>1,747,017</b>	1,747,017
Bistrita SA	Investment property	<b>91.9778</b>	91.9778	<b>291,159</b>	291,159
SIFI CJ OFFICE SA	Investment property	<b>98.8252</b>	98.8252	<b>1,229,297</b>	1,229,297
CORA SA	Investment property	<b>96.3268</b>	96.3268	<b>404,053</b>	404,053
SIFI BAIA MARE SA	Investment property	<b>92.5906</b>	92.5906	<b>925,672</b>	925,672
SIFI SIGHET SA	Investment property	<b>72.2816</b>	72.2816	<b>300,074</b>	300,074
SIFI B ONE SA	Investment property	<b>90.7874</b>	90.7874	<b>112,379</b>	112,379
SIFI BH Retail SA	Investment property	<b>99.9000</b>	99.9000	<b>67,552</b>	67,552
SIFI Properties SA	Investment property	<b>99.9000</b>	99.9000	<b>26,909</b>	26,909
AISA Investments Ltd (2)	Financing	<b>100</b>	-	<b>1,000</b>	-
				<b>17,846,491</b>	18,048,144

(1) SIFI Uniteh SA was liquidated on 24 September 2024 and the proceeds that the Company received from the liquidation amounted to €198,299 (Note 7).

(2) On 10 December 2024 the Company incorporated in the Republic of Cyprus the subsidiary AISA Investments Limited, in which holds 100% of the issued share capital.



# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 15. Non-current loans receivable

	2024 €	2023 €
Balance at 1 January	28,399,829	16,992,285
New loans granted	5,673,771	18,840,550
Interest charged	1,351,952	548,234
Repayments - principal	-	(7,381,292)
Repayments - interest	-	(584,005)
Exchange difference	3,173	(15,943)
<b>Balance at 31 December</b>	<b>35,428,725</b>	<b>28,399,829</b>

	2024 €	2023 €
Loans to own subsidiaries (Note 24.2)	15,385,731	9,113,969
Loans to related parties (Note 24.3)	20,042,994	19,285,860
	35,428,725	28,399,829
Less current portion	(15,385,731)	(1,112,197)
Non-current portion	20,042,994	27,287,632

The loans are repayable as follows:

	2024 €	2023 €
Within one year	15,385,731	1,112,197
Between one and five years	20,042,994	27,287,632
	35,428,725	28,399,829

The loans receivables beared interest between 1% and 17.70% and are expected to be repaid in 2025 and 2026.

The exposure of the Company to credit risk in relation to loans receivable is reported in note 5 of the financial statements.

The fair values of non-current receivables approximate to their carrying amounts as presented above.

### 16. Receivables

	2024 €	2023 €
Receivables from own subsidiaries (Note 24.1)	4,741	-

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

The exposure of the Company to credit risk and impairment losses in relation to receivables is reported in note 5 of the financial statements.

# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

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

	2024 €	2023 €
Balance at 1 January	<u>169,404</u>	169,404
<b>Balance at 31 December</b>	<u><b>169,404</b></u>	<u>169,404</u>

In the statement of cash flows, 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.

### 18. Cash at bank

For the purposes of the statement of cash flows, the cash and cash equivalents include the following:

	2024 €	2023 €
Cash at bank	<u>957,169</u>	<u>3,820,324</u>

The exposure of the Company to credit risk and impairment losses in relation to cash and cash equivalents is reported in note 5 of the financial statements.

### 19. Assets classified as held for sale

	Investment in subsidiaries €
Balance at 1 January 2023	-
Reclassification from Investment in subsidiaries (Note 14)	<u>1</u>
<b>Balance at 31 December 2023/ 1 January 2024</b>	<b>1</b>
Disposals	(9,586,057)
Profit on disposal (Note 7)	<u>9,586,056</u>
<b>Balance at 31 December 2024</b>	<u><b>-</b></u>

On 12 March 2024 the Company sold 99.90% of the investment held in SIFI BH Retail Oradea SRL for a consideration of €9,490,500 and 474,868.66 Romanian Lei, equivalent €9,586,057 in total, resulting in a profit on disposal of €9,586,056.

### 20. Share capital

	2024 Number of shares	2024 €	2023 Number of shares	2023 €
<b>Authorised</b>				
Ordinary shares €1 each	<u>4,499,974</u>	<u>4,499,974</u>	<u>4,499,974</u>	<u>4,499,974</u>
<b>Issued and fully paid</b>				
Balance at 1 January	<u>4,499,974</u>	<u>4,499,974</u>	<u>4,499,974</u>	<u>4,499,974</u>
<b>Balance at 31 December</b>	<u><b>4,499,974</b></u>	<u><b>4,499,974</b></u>	<u>4,499,974</u>	<u>4,499,974</u>

**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 December 2024

**21. Other payables**

	2024	2023
	€	€
Advanced payment received	-	2,063,881
Accruals	<b>38,947</b>	38,677
	<b>38,947</b>	<b>2,102,558</b>

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

**22. Current tax liabilities**

	2024	2023
	€	€
Corporation tax	<b>13,588</b>	200

**23. Operating Environment of the Company**

The geopolitical situation in Eastern Europe changed significantly on 24 February 2022 with the commencement of the conflict between Russia and Ukraine. As at the date of authorising these financial statements for issue, the conflict continues to evolve as military activity proceeds. In addition to the impact of the events on entities that have operations in Russia, Ukraine, or Belarus or that conduct business with their counterparties, the conflict is increasingly affecting economies and financial markets globally and exacerbating ongoing economic challenges.

The European Union as well as United States of America, Switzerland, United Kingdom and other countries-imposed a series of restrictive measures (sanctions) against the Russian and Belarussian government, various companies, and certain individuals. The sanctions imposed include an asset freeze and a prohibition from making funds available to the sanctioned individuals and entities. In addition, travel bans applicable to the sanctioned individuals prevents them from entering or transiting through the relevant territories. The Republic of Cyprus has adopted the United Nations and European Union measures. The continued conflict in Ukraine may as well lead to the possibility of further sanctions in the future.

Emerging uncertainty regarding global supply of commodities due to the conflict between Russia and Ukraine conflict may also disrupt certain global trade flows and place significant upwards pressure on commodity prices and input costs as seen through early March 2022. Challenges for companies may include availability of funding to ensure access to raw materials, ability to finance margin payments and heightened risk of contractual non-performance.

The Israel-Gaza conflict has escalated significantly after Hamas launched a major attack on 7 October 2023. Companies with material subsidiaries, operations, investments, contractual arrangements or joint ventures in the War area might be significantly exposed. Entities that do not have direct exposure to Israel and Gaza Strip are likely to be affected by the overall economic uncertainty and negative impacts on the global economy and major financial markets arising from the war. This is a volatile period and situation, however, the Company is not directly exposed. Management will continue to monitor the situation closely and take appropriate actions when and if needed.

The impact on the Company largely depends on the nature and duration of uncertain and unpredictable events, such as further military action, additional sanctions, and reactions to ongoing developments by global financial markets.

The financial effect of the current crisis on the global economy and overall business activities cannot be estimated with reasonable certainty at this stage, due to the pace at which the conflict prevails and the high level of uncertainties arising from the inability to reliably predict the outcome.

The Company does not have direct exposure in these countries.

**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 December 2024

**23. Operating Environment of the Company (continued)**

Despite the limited direct exposure, the conflict is expected to negatively impact the tourism and services industries in Cyprus. Furthermore, the increasing energy prices, fluctuations in foreign exchange rates, unease in stock market trading, rises in interest rates, supply chain disruptions and intensified inflationary pressures may indirectly impact the operations of the Company. The indirect implications will depend on the extent and duration of the crisis and remain uncertain.

Management has considered the unique circumstances and the risk exposures of the Company and has concluded that there is no significant impact in the Company's profitability position. The event is expected to have an immediate material impact on the business operations. Management will continue to monitor the situation closely and will assess accordingly in case the crisis becomes prolonged.

The Company's management believes that it is taking all the necessary measures to maintain the viability of the Company and the development of its business in the current business and economic environment.

**24. Related party transactions**

The following transactions were carried out with related parties:

**24.1 Receivables from related parties (Note 16)**

	2024	2023
Name	€	€
AISA Investments Ltd	<b>4,741</b>	-

**24.2 Loans to subsidiaries (Note 15)**

	2024	2023
	€	€
SIFI CJ OFFICE S.A.-principal amount	<b>336,744</b>	283,440
SIFI CJ OFFICE S.A.-accrued interest	<b>42,068</b>	31,030
SIFI CJ AGRO S.A.-principal amount	<b>526,749</b>	431,814
SIFI CJ AGRO S.A.-accrued interest	<b>33,610</b>	21,638
SIFI B ONE SA-principal amount	<b>410,000</b>	410,000
SIFI B ONE SA-accrued interest	<b>44,549</b>	40,438
SIFI BH RETAIL-principal amount	<b>7,547,000</b>	7,547,000
SIFI BH RETAIL-accrued interest	<b>424,286</b>	348,609
SIFI PROPERTIES SA-principal amount	<b>5,528,638</b>	-
SIFI PROPERTIES SA-accrued interest	<b>492,087</b>	-
	<b>15,385,731</b>	9,113,969

The loans receivables beared interest between 1% and 17.70% and are expected to be repaid in 2025 and 2026.

**24.3 Loans to related parties (Note 15)**

	2024	2023
	€	€
SIF SPV TWO SA-principal amount	<b>18,901,238</b>	18,901,218
SIF SPV TWO SA-accrued interest	<b>1,141,756</b>	384,643
<b>Total</b>	<b>20,042,994</b>	19,285,861

The loans receivable from SIF SPV TWO SA bear interest 3.5% and 4% per annum and are expected to be repaid in 2026.

# SIF IMOBILIARE PLC

## NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2024

### 24. Related party transactions (continued)

#### 24.4 Interest income

	2024	2023
	€	€
Administrare Imobiliare	-	102,452
SIFI B ONE SA	4,111	4,100
SIFI BH RETAIL	75,677	38,045
SIFI CJ OFFICE S.A	11,031	9,671
SIFI CJ AGRO S.A.	11,966	9,564
SIFI PROPERTIES SA	492,056	-
SIF SPV TWO S.A.	757,111	384,402
	<u>1,351,952</u>	<u>548,234</u>

#### 24.5 Dividend income

	2024	2023
	€	€
SIFI CJ Storage SA	79,097	3,322,838
Comalin SA	159,320	2,253,482
Cluj Retail SA	1,636,246	904,678
SIFI Sighet SA	53,250	51,773
SIFI Baia Mare SA	128,123	109,196
SIFI BH IND VEST S.A.	27,457	1,099,830
Cora SA	62,881	40,204
SIFI CJ Logistic	70,509	2,843,554
SIFI BH EST S.A	6,999	1,551,946
SIFI BH Retail	-	1,277,295
SIFI BH Retail Oradea Srl	125,440	-
	<u>2,349,322</u>	<u>13,454,796</u>

### 25. Commitments

The Company had no capital or other commitments as at 31 December 2024.

### 26. Events after the reporting period

As explained in note 23 the geopolitical situation in Eastern Europe remains intense with the continuation of the conflict between Russia and Ukraine. As at the date of authorising these financial statements for issue, the conflict continues to evolve as military activity proceeds and additional sanctions are imposed.

Except from the matters mentioned above, there were no other material events after the reporting period, which have a bearing on the understanding of the financial statements.

**Independent auditor's report on pages 3 to 8**