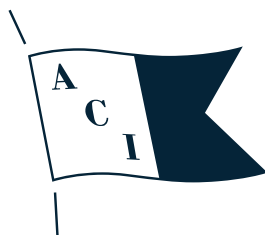
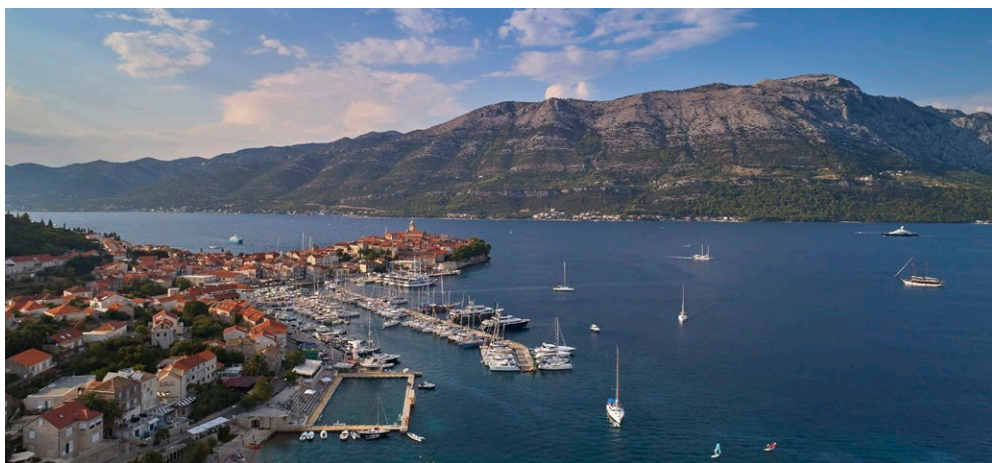


Adress: Rudolfa Strohala 2
Ordinary shares: ISIN HRACI0RA0000
Economic activity: R 9329
Market: Regular market
LEI:7478000090X86WBQ6C10
Home member state: Croatia



ADRIATIC CROATIA INTERNATIONAL CLUB, za djelatnost marina d.d.



INTERIM FINANCIAL REPORT

FOR PERIOD JANUARY – MARCH 2021
(UNAUDITED)

SUMMARY:

1. MANAGEMENT REPORT FOR THE THREE MONTH PERIOD ENDED
31 MARCH 2021
 2. CONDENSED FINANCIAL STATEMENTS FOR THE PERIOD ENDED
31 MARCH 2021 (UNAUDITED)
 3. MANAGEMENT BOARD STATEMENT
-
-

MANAGEMENT REPORT FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2021

♦ Key performance indicators

♦ Description of the most important risks and uncertainties

♦ Significant events in the reporting period

♦ Sales revenue trends

♦ Profitability trends

♦ Financial performance indicators

♦ Market capitalization

♦ Ownership structure

♦ Future development of the Company

COMMENT FROM THE PRESIDENT OF THE MANAGEMENT BOARD

Taking into account the seasonal character and the dynamics of the Company's business activities, the first quarter is usually marked by preparatory activities for the season, activities related to the realisation of planned investments, and by defining commercial content and benefits for our Clients. This year, for all its peculiarities, is no different. The reconstruction of the breakwater in Marina Korčula is in full swing, works in the maritime facilities and partly in the shoreside facilities in Marina Vodice are almost completed, the improvement of the anchoring systems in our marinas is going as planned, and we believe that the complete reconstruction of the anchoring systems in Marina Trogir will be finished by the end of the third quarter of 2020.

Even in this challenging period, we have recognised the opportunity for a new significant investment in Rijeka; operating activities related to the extension of concession periods are ongoing, and, as a Company, we keep being active in finding new investment opportunities.

Of course, we are intensively monitoring the situation on the ground, as well as the measures that are adopted, both at the country level and in the countries in our region that represent our target markets. We are participants in the Safe Stay in Croatia project and in the project of priority vaccination of tourist workers, and, consequently, as last year's experience taught us, we still look at the coming season with optimism, says the President of the Management Board, Kristijan Pavić.

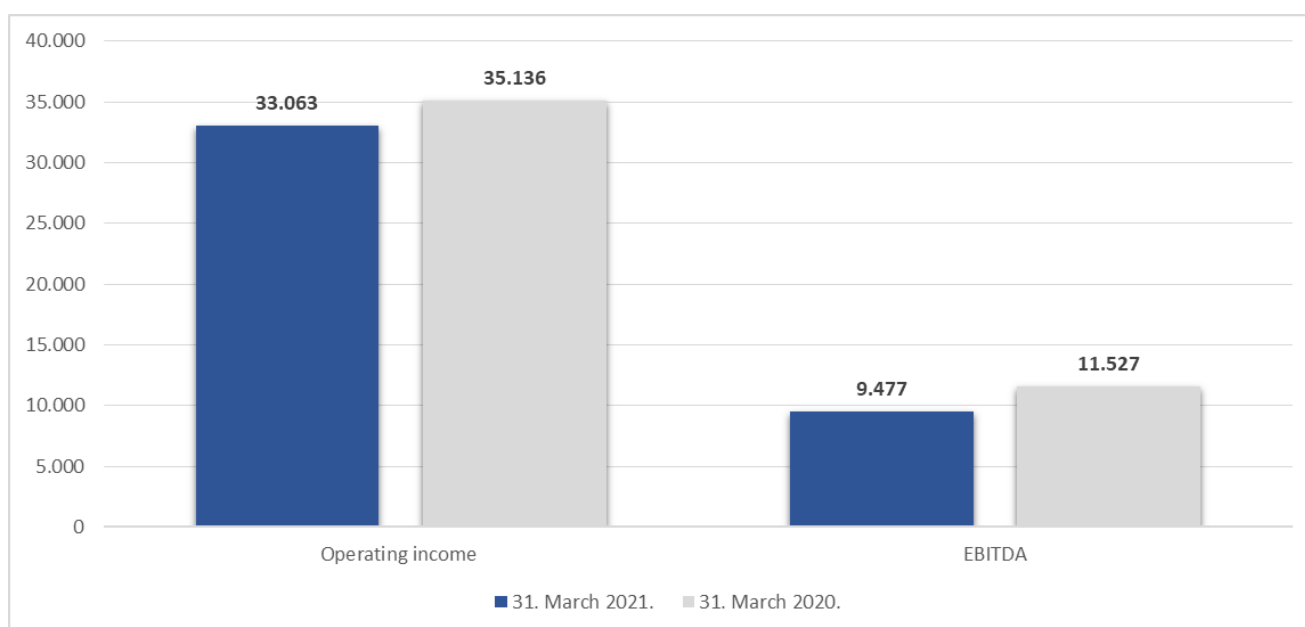


KEY PERFORMANCE INDICATORS

In HRK '000, unaudited	31 March 2021	31 March 2020
Net loss	(7,413)	(6,032)
Operating income	33,063	35,136
EBITDA	9,477	11,527
Net profit margin	-23%	-16%
EBITDA margin	28%	31%
Debt ratio	25%	26%
CAPEX*	7,528	15,721
Boats days	324,277	332,410
Number of employees as at 31 March	339	335

* Right-of-use assets - lease and advance payments for tangible assets are not included

Operating income and EBITDA



DESCRIPTION OF THE MOST IMPORTANT RISKS AND UNCERTAINTIES

The uncertainty that marked the beginning of 2020 continues in 2021 as well, and these are the circumstances in which we are preparing for the season. As it was during the last year, the activities of the Company are focused on maintaining the health of employees, clients, business partners and visitors of our marinas, as well as on concerns about the short-, medium- and long-term consequences that the Company's business will face as a result of this crisis. In this regard, our priority is protection while, at the same time, mitigating the economic impact. All the decisions that the Management Board has been taking are in accordance with the instructions, recommendations and decisions issued by the Civil Protection Committee of the Republic of Croatia and other competent institutions, and are in keeping with the measures adopted by the Government of the Republic of Croatia in order to mitigate the negative impact of the epidemic on the economy of the Republic of Croatia.

Accordingly, the Company has joined the Safe Stay in Croatia project initiated by the Ministry of Tourism and Sports in cooperation with the Croatian Tourist Board, which aims to position Croatia as a safe and desirable tourist destination. All marinas in the ACI system are registered in the project, and have the Safe Travels Stamp of the World Travel and Tourism Council and the Safe Stay in Croatia national safety label. The label/stamp guarantees that the marina adheres to the safety protocols prescribed by the Ministry of Tourism and Sports. In cooperation with the Association of Marinas of the Croatian Chamber of Economy, Company is also actively involved in the project of vaccination of tourist workers; in this way we, therefore, hope to ensure the health and safety of our employees and clients.

In order to maintain the financial stability of our business, the Company has temporarily suspended planned investments whose realisation has not started yet, as well as non-essential maintenance investments.

The Company's credit risk is relatively low in these circumstances as well (in principle, according to the annual and monthly connection agreements, the services are paid in advance). Also, even in the case of installment payments, the Company's credit risk was reduced by implementing collection control measures as well as by obtaining collateral. Exposure to market interest rate risk is primarily related to cash deposits and cash and cash equivalents, but the Company continuously monitors the movement of interest rates on the market and acts accordingly in accordance with the favorable outcome for the Company.

DESCRIPTION OF THE MOST IMPORTANT RISKS AND UNCERTAINTIES (continued)

The business of ACI marinas is heavily influenced by concession contracts, on the basis of which all ACI concessions (except Marina Veljko Barbieri and the anchorages) expire in 2030. The restricted concessions periods are a factor that has the greatest impact on Company's potential for development. Therefore, activities were undertaken with a view to extending concessions for all marinas within the system.

Consequently, in late 2020, the Company received a written response from the relevant ministry confirming and supporting our request for extending the concession contract periods, and stating that, following the collection of all documentation needed, it agreed to propose to the Government of the Republic of Croatia to grant the request.



SIGNIFICANT EVENTS IN THE REPORTING PERIOD

The ongoing pandemic marked the business in the first quarter of 2021, and the Company continued with a number of benefits for business partners and clients, offering discounts and favourable terms in the debtors' collection schedule. The benefits in the business partners section – i.e., users of business premises in marinas – refer to a lease reduction, while in the section of business relations with users of berths in marinas – charter companies – they refer to renegotiating the debtors' collection schedule.

In accordance with the previously made commitments and initiated investments, the Company invested a total of HRK 7.5 million in the reporting period (in 2020, HRK 15.7 million). More important investments are related to works on the reconstruction of the breakwater in Marina Korčula (HRK 4.3 million), works on the improvement of offices and charter premises in Marina Vodice (HRK 1.1 million), underwater inspection works, works on the improvement and maintenance of anchoring systems and piers in Marina Skradin (HRK 0.8 million), and other investments with the aim of improving and raising standards and quality in our marinas.

It is important to point out that in February 2021 the Company concluded a Joint Venture Agreement with Gitone Kvarner d.o.o., for which purpose the company ACI – Gitone d.o.o. was founded, in which ACI has a 50% stake. The Joint Venture has submitted a tender for the award of the concession on the construction and commercial use of the nautical tourism port of Porto Baroš in Rijeka.

In the crisis caused by the epidemic, the Company has recognized the importance of technology and the availability of information and is continuously working to improve and modernize business records and exchange information with our customers and the general public. During 2020, the Company's website was redesigned, which still offers all the necessary information primarily for our boaters but also all stakeholders of the Company. In order to optimize business processes, Company plans to improve the software solution that would upgrade a number of new functionalities.

Company also monitors and publishes in a timely manner all measures in force that can directly or indirectly affect our boaters and other marina visitors.



SALES REVENUE TRENDS

Physical indicators in boat days (January-March)

Type of berth	2021	2020	Difference	Index
Annual berth	301,823	307,924	(6,101)	98
Monthly berth	19,886	22,505	(2,619)	88
Daily berth	2,551	1,981	570	129
Total	324,260	332,410	(8,151)	98

The Company marked a decrease in physical indicators of 8 thousand boat days, which makes 2% less boat days in relation to the compared period due to the influence of the decrease of physical indicators of the annual berthing services, which mark decrease of 6 thousand boat days. Monthly berthing services also marked a decrease of 12%, whilst boat days in the annual berthing services marked an increase.

Physical indicators in metre days (January-March)

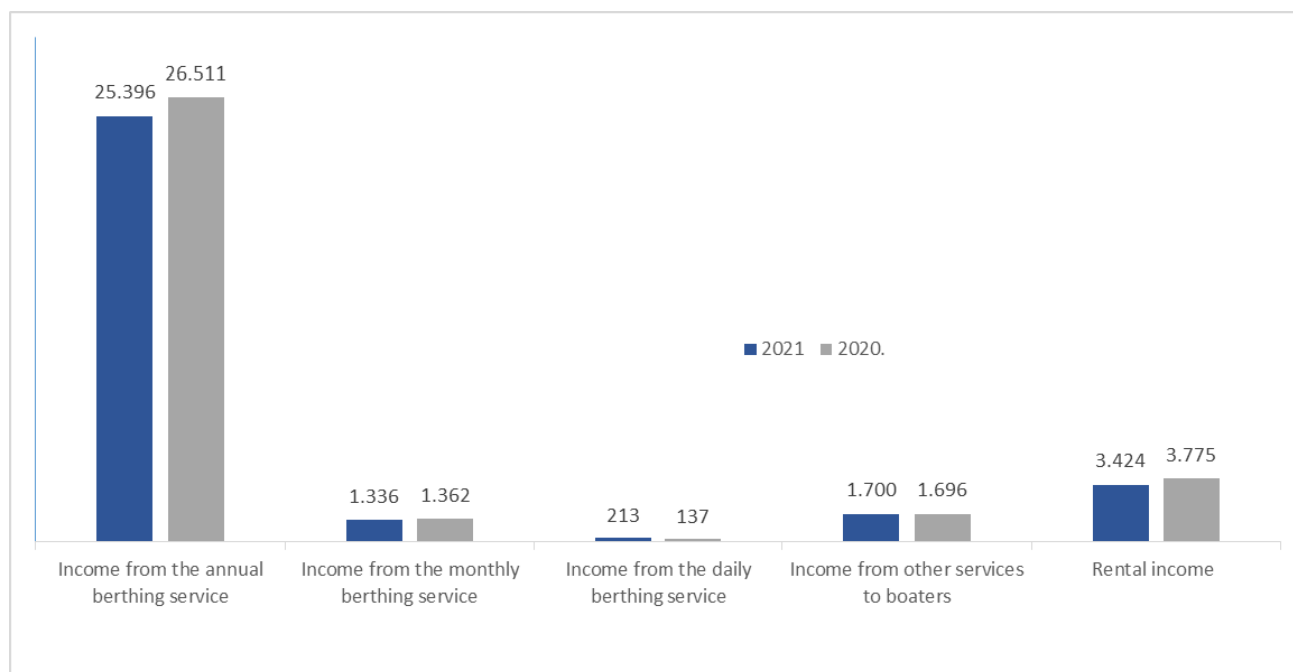
Type of berth	2021	2020	Difference	Index
Annual berth	3,476,878	3,531,467	(54,589)	98
Monthly berth	227,053	249,130	(22,077)	91
Daily berth	32,149	23,780	8,369	135
Total	3,736,080	3,804,377	(68,297)	98

Physical indicators in metre days mark a decrease of 68 thousand metre days, which makes 2% less metre days in relation to the compared period, which is due to the influence of the decrease of physical indicators of the annual berthing services, which mark decrease of 54 thousand metre days. Monthly berthing services also marked a decrease of 9%, whilst boat days in the daily berthing services marked an increase of 8 thousand metre days.

SALES REVENUE TRENDS (continued)

Sales revenue by structure (January-March)

In HRK '000, unaudited	2021	2020	Difference	Index
Annual berthing service	25,396	26,511	(1,115)	96
Monthly berthing service	1,336	1,362	(27)	98
Daily berthing service	213	137	76	156
Other services to boaters	1,700	1,696	4	100
Rental income	3,424	3,775	(350)	91
Total	32,069	33,480	(1,411)	96



In the first three months of 2021, the Company recorded a decrease in sales revenues, which have fallen by HRK 1.4 million compared to the same period last year, representing a 4% decrease.

A significant drop was recorded in revenues from the annual berthing services, which decreased by HRK 1.1 million or 4%, primarily due to benefits offered to boat owners with annual berthing contracts. Discounts on annual berthing contracts in the first quarter of 2021 increased by HRK 1.5 million compared to the comparable period in 2020, with the most significant increase recorded in marinas Rovinj (HRK 484 thousand), Split (HRK 294 thousand), Dubrovnik (HRK 293 thousand) and Trogir (HRK 227 thousand).

In addition, a drop in lease income has been recorded in the amount of HRK 350 thousand or 9% owing to a series of measures that the Company offered to its business partners whose business activities take place within the marinas, with a view to overcoming the crisis situation.

SALES REVENUE TRENDS (continued)

Sales revenue by business unit (January-March)

<i>In HRK '000, unaudited</i>	2021	2020	Difference	Index
Umag	1,965	2,159	(194)	91
Rovinj	1,614	1,291	324	125
Pula	1,025	1,052	(27)	97
Pomer	1,718	1,681	37	102
Opatija	2,862	2,884	(22)	99
Cres	2,584	2,617	(33)	99
Supetarska Draga	1,024	976	48	105
Rab	28	78	(50)	36
Šimuni	947	988	(41)	96
Žut	21	29	(8)	72
Piškera	33	41	(8)	81
Jezera	1,551	1,567	(16)	99
Vodice	2,196	2,536	(340)	87
Skradin	1,403	1,152	251	122
Trogir	1,642	1,859	(217)	88
Split	4,154	4,113	40	101
Milna	791	786	5	101
Vrboska	509	511	(2)	100
Palmižana	38	24	14	158
Korčula	367	391	(24)	94
Dubrovnik	4,249	5,421	(1,172)	78
Veljko Barbieri	1,073	1,200	(127)	89
ACI SAIL	269	122	147	221
General administrative and technical services	7	3	4	235
Total	32,069	33,480	(1,411)	96

In first three month 2021 most of the business units marked to decrease in sales revenue. Significant increase of sales revenue mark marinas Rovinj and Skradin, while the significant decrease of sales revenue mark the marinas Dubrovnik, Vodice, Trogir, Umag and Veljko Barbieri.

PROFITABILITY TRENDS

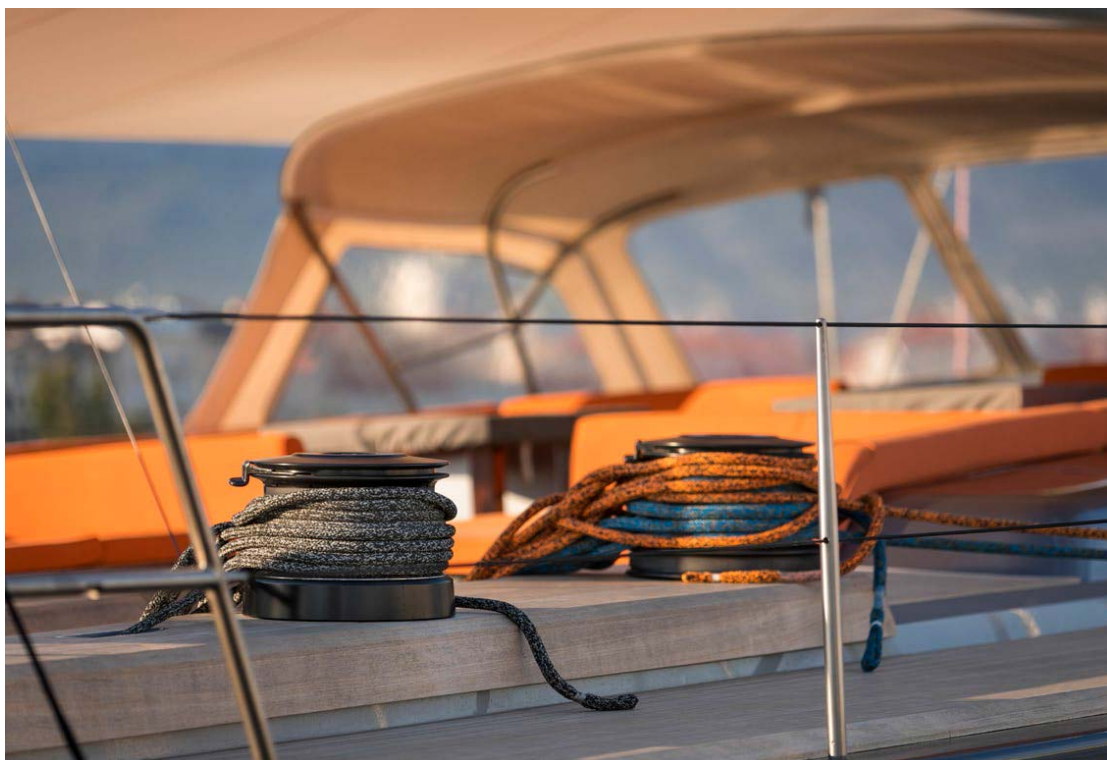
Operating expense structure (January-March)

<i>In HRK '000, unaudited</i>	2021	2020	Difference	Index
Cost of materials and services	(8,091)	(9,903)	(1,812)	82
Personnel costs	(11,907)	(10,273)	1,634	116
Depreciation, amortisation and impairment	(16,695)	(17,000)	(305)	98
Other operating expenses	(3,596)	(3,414)	182	105
Other gains/(losses) - net	8	(19)	(27)	-
Total	(40,281)	(40,609)	(328)	99

The Company's operating expenses for the first quarter of 2021 were lower by HRK 328 thousand or 1% compared to the previous year. Business rationalisation measures were put in place, and the decrease in operating expenses was also influenced by the decrease in the volume of business activities during the observed period.

The cost of materials and services has been reduced by HRK 1.8 million due to the lowered costs of electricity, water and sewerage and other utilities as a result of a reduced fluctuation of guests in marinas and a decrease in the cost of promotional services.

A significant increase in costs was recorded in personnel costs, which increased by HRK 1.6 million primarily due to adjustments in coefficients of marina employees in accordance with the Collective Agreement, as well as the different dynamics of employees using their annual leave compared to previous periods.



PROFITABILITY TRENDS (continued)

Overview of results (January-March)

In HRK '000, unaudited	2021	2020	Difference	Index
Operating revenue	33,063	35,136	(2,073)	94
Operating expenses	(40,281)	(40,609)	328	99
Net loss	(7,413)	(6,032)	(1,380)	123
EBITDA	9,477	11,527	(2,050)	82

There was a decrease in overall operating revenue of HRK 2,1 million, or 6%, in relation to the comparable period, of which sales revenue decreased by HRK 1,4 million, whereas other operating revenue marked a decrease of HRK 0,7 million. At the same time, operating expenses marked a decrease of HRK 328 thousands, or 1%, in relation to the comparable period, which is shown in greater detail in the structure of operating expenses.

In first three months 2021, there was a negative net financial result in the amount of HRK 7,4 million and positive EBITDA of HRK 9,5 million.



FINANCIAL PERFORMANCE INDICATORS

Financial performance indicators	31 March 2021	31 March 2020
Operating revenue	33,063	35,136
Total assets	643,412	679,149
EBITDA	9,477	11,527
Net loss for the period	(7,413)	(6,032)
ROA	-1,15%	-0,89%
ROE	-1,5%	-1,21%
EBITDA Margin	28%	31%
Net profit margin	-23%	-16%
Current ratio	2,11	2,11
Cash ratio	0,82	1,20
Financial stability	0,85	0,85
Debt ratio	25%	26%
Total assets-to-capital ratio	1,34	1,36

Based on the key financial performance indicators for first three months 2021, and due to the negative gross financial performance result achieved, a decrease is shown in the achieved indicators primarily in the net profit margin, EBITDA margin, return on assets and return on equity.

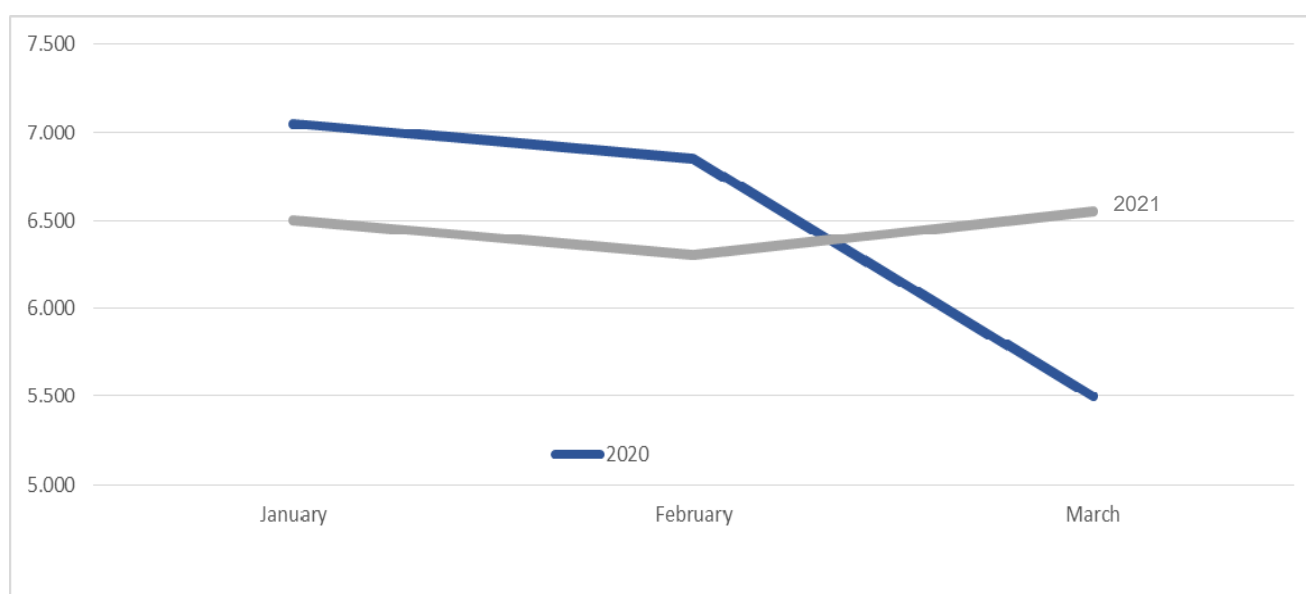
MARKET CAPITALISATION

- ♦ The ordinary shares of ACI d.d. are listed on the Zagreb Stock Exchange under the stock symbol ACI.
- ♦ As at 31 March 2021, based on the data by Codex sortium d.o.o. ACI has a total of 693 stockholders.
- ♦ The nominal value of the share is HRK 3,600.00, whereas the last average transaction share price was HRK 6,550.00.
- ♦ The Company's market capitalisation as at 31 March 2021 was HRK 727.4 million.

Below are the trends of the share price of the Company.

There was a rise in the average share price compared to the previous year.

Trends of the average share price



Information on share buyback

In reporting period, the Company did not buy back its own shares since the Company does not have a share repurchase program or a shareholder program.



OWNERSHIP STRUCTURE

Below is the scheme of equity, showing the top 10 shareholders with the largest shareholding. The Republic of Croatia is the majority shareholder with 78.58% of Company equity share.

Ownership structure as at 31 March 2021

	NUMBER OF SHAREHOLDERS	TOTAL NUMBER OF SHARES	NOMINAL VALUE (in HRK)	SHARE CAPITAL (%)
REPUBLIC OF CROATIA (Shareholder proxy on 85.615 shares is the Ministry of Physical Planning, Construction and State Assets)	1	87.275	314.190.000	78,58%
OTP Bank d.d. (AZ OMF – B category)	1	9.297	33.469.200	8,37%
ADDIKO BANK d.d. (PBZ CO OMF – B category)	1	3.352	12.067.200	3,02%
RAIFFEISENBANK AUSTRIA d.d. (aggregate custodial account for DP)	1	1.269	4.568.400	1,14%
ZAGREBAČKA BANKA d.d. (AZ PROFIT Open Voluntary Pension Fund)	1	1.243	4.474.800	1,12%
BAHOVEC d.o.o.	1	650	2.340.000	0,59%
CROATIAN HEALTH INSURANCE FUND (Shareholder proxy is the Ministry of Physical Planning, Construction and State Assets)	1	362	1.303.200	0,33%
LUŽAIĆ ŽELJKO	1	296	1.065.600	0,27%
OTP Bank d.d. (AZ Mandatory Pension Fund – A category)	1	215	774.000	0,19%
BIUK SLAVKO	1	184	662.400	0,17%
MINORITY SHAREHOLDERS	683	6.917	24.901.200	6,23%
Total	693	111.060	399.816.000	100,00%

FUTURE DEVELOPMENT OF THE COMPANY

	Plan 2021	31 March 2021 Realised
Operating revenue	211,088	33,063
Net profit/ (loss)	18,352	(7,412)
EBITDA	87,706	9,477

In the first quarter of 2021, the Company recorded 15% of the total planned operating revenues, and, respecting all the restrictions, it is preparing for the summer season and the arrival of a greater number of visitors.

As regards major infrastructure projects, work is under way on the reconstruction of the breakwater on the island of Korčula, with a total value of HRK 24.6 million, whose completion is expected for the summer season. In addition to this important investment, a complete overhaul of the anchoring systems in Marina Trogir is planned for 2020. Due to the developing complexity and need for an ever-expanding scope of data and information in the system, the Company will also embark on the realisation of significant improvements related to IT systems, with a total value of HRK 4.8 million, which should be realised in the next few years.

Part of the planned investments have been temporarily postponed, and, in addition to the pandemic and its placing under control, the decision on the issue of the extension of concession periods, which is crucial for future strategic investments, will certainly have a significant impact on this. The possible award of the concession for the port of nautical tourism of Porto Baroš will also significantly affect the Company's future strategic planning, as well as its future investments.

**ADRIATIC CROATIA INTERNATIONAL CLUB, ZA DJELATNOST
MARINA d.d.**

**CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE THREE
MONTH PERIOD ENDED 31 MARCH 2021
(UNAUDITED)**

ADRIATIC CROATIA INTERNATIONAL CLUB, ZA DJELATNOST MARINA d.d.
CONDENSED STATEMENT OF COMPREHENSIVE INCOME

In HRK '000, unaudited	January – March 2021	January – March 2020
Sales revenue	32,069	33,480
Other operating revenue	994	1,656
Total operating income	33,063	35,136
Cost of materials and services	(8,091)	(9,903)
Personnel costs	(11,907)	(10,273)
Depreciation, amortisation and impairment	(16,695)	(17,000)
Other operating expenses	(3,596)	(3,414)
Other gains/(losses) - net	8	(19)
Total operating expense	(40,281)	(40,609)
Operating loss	(7,218)	(5,473)
Financial income	552	1,867
Financial expenses	(746)	(2,426)
Net – Financial expenses	(194)	(559)
Loss before tax	(7,412)	(6,032)
Tax expense	-	-
Net loss for the period	(7,412)	(6,032)
Total comprehensive income for the period	(7,412)	(6,032)
Basic earnings per share to the Company's shareholders (in HRK)	(66,74)	(54,32)

CONDENSED STATEMENT OF FINANCIAL POSITION

In HRK '000, unaudited

	NOTE NO	31 March 2021	31 December 2020
ASSETS			
Non - current assets			
Intangible assets		1,380	1,435
Right-of-use- assets		20,774	21,604
Property, plant and equipment		394,500	401,790
Investment property		65,441	67,552
Investments calculated using the cost method	6	500	-
Deferred tax assets		733	733
		483,328	493,114
Current Assets			
Inventory		562	562
Trade receivables		4,328	7,067
Contract asset		11,245	14,621
Corporation tax receivables		3,549	3,549
Other receivables		4,916	3,462
Deposits		73,086	62,858
Financial assets at fair value through profit or loss		94	94
Cash and cash equivalents		62,304	78,978
		160,084	171,191
Total Assets		643,412	664,305
Capital and liabilities			
Capital and liabilities			
Issued share capital		399,816	399,815
Legal reserves		19,991	19,991
Retained earnings		66,703	66,505
Net (loss)/profit for the period / year		(7,413)	198
Total capital		479,097	486,509
Liabilities			
Long - term liabilities			
Loan liabilities		67,229	69,617
Lease liabilities		18,061	18,061
Provisions		2,835	2,835
Other long-term liabilities		448	485
		88,573	90,998
Short - term liabilities			
Loan liabilities		11,053	11,022
Provisions		763	1,270
Contract liabilities		8,913	11,413
Lease liabilities		1,989	3,838
Trade payables		6,453	6,613
Deferred revenue		33,296	40,670
Other short-term liabilities		13,275	11,972
		75,742	86,798
Total liabilities		164,315	177,796
Total Capital and liabilities		643,412	664,305

ADRIATIC CROATIA INTERNATIONAL CLUB, ZA DJELATNOST MARINA d.d.

CONDENSED STATEMENT OF CASH FLOW

In HRK '000, unaudited	31 March 2021	31 March 2020
Cash flow from operating activities		
Cash receipts from sales of goods and services	34,114	26,669
Cash receipts form insurance for indemnity	26	20
Other cash receipts	244	472
Total cash receipts	34,385	27,161
Cash expenditures to suppliers	(12,127)	(14,753)
Cash expenditures for employees	(13,018)	(12,747)
Cash expenditures for insurance for damages	(10)	(15)
Cash expenditures for interest	(342)	(348)
Cash expenditures for taxes	(3,302)	(3,202)
Other cash expenditures	(225)	(531)
Total cash expenditures	(29,024)	(31,596)
Net cash flow from operating activities	5,361	(4,435)
Cash flow from investing activities		
Cash receipts form sales of property, plant and equipment, and intangible assets	11	213
Cash receipts form interest	36	207
Cash receipts from short-and-long-term deposits	-	34,914
Total cash receipts	47	35,334
Cash expenditures for the purchase of property, plant and equipment and intangible assets	(7,143)	(18,325)
Cash expenditures for short-and-long-term deposits	(10,000)	-
Cash expenditures for Joint Venture	(500)	-
Total cash expenditures	(17,643)	(18,325)
Net cash flow from investing activities	(17,595)	17,009
Cash flow from financing activities:		
Dividend payments	(16)	(2)
Principal loan repayment cash expenditures	(2,689)	-
Lease payment cash expenditures	(1,905)	(1,831)
Total cash expenditures	(4,610)	(1,833)
Net cash flow from financing activities	(4,610)	(1,833)
Net (decrease)/increase in cash and cash equivalents	(16,845)	10,741
Cash and cash equivalent at the beginning of the year	78,978	83,432
Unrealised foreign exchange gains and losses	171	505
Cash and cash equivalents at the end of period	62,304	94,678

ADRIATIC CROATIA INTERNATIONAL CLUB, ZA DJELATNOST MARINA d.d.
CONDENSED STATEMENT OF CHANGES IN EQUITY

In HRK '000, unaudited	Share Capital	Legal and other Reserves	Retained Earnings	Total
Balance as at 1 January 2020	399,816	19,991	85,610	505,417
Total comprehensive loss for the period	-	-	(6,032)	(6,032)
Balance as at 31 March 2020	399,816	19,991	79,578	499,385
Balance as at 1 January 2021	399,815	19,991	66,703	486,509
Total comprehensive loss for the period	-	-	(7,413)	(7,413)
Balance as at 1 January 2021	399,816	19,991	59,290	479,097

NOTE 1 - GENERAL

Condensed financial statements for period ended 31 March 2021 were approved by the Management Board in Rijeka, on 23 March 2021.

Condensed financial statements are unaudited.

The core business of the Company is the organisation and providing berthing services to boats in marinas along the Croatian coast, and other activities related to chartering, construction and repair of boats, as well as other activities, according to the decision of the Commercial Court in Rijeka. The Company was granted concessions by the Government of the Republic of Croatia to use the maritime domain, on the basis of which 22 marinas were built on this domain.

As at 31 March 2021, the Company employed 339 employees (31 March 2020: 335).

Company bodies

Supervisory Board		Term of office in year 2021
Dražen Ivanušec	President	from 16 July 2019
Dobrica Rončević	Vice President	from 16 November 2020 to 16 February 2021; from 8 March 2021 to 8 June 2021
Tomislav Ninić	Member	from 16 November 2020 to 16 February 2021; from 8 March 2021 to 8 June 2021
Marijeta Hladilo	Member	from 16 November 2020 to 16 February 2021; from 8 March 2021 to 8 June 2021
Audit Committee		
Marijeta Hladilo	President	from 16 November 2020 to 16 February 2021; from 8 March 2021 to 8 June 2021
Davor Vašiček	Vice President	from 16 November 2020 to 16 February 2021; from 8 March 2021 to 8 June 2021
Denis Buterin	Member	from 16 November 2020 to 16 February 2021; from 8 March 2021 to 8 June 2021
Management Board		
Kristijan Pavić	President	from 12 August 2017
dr. sc. Juraj Bukša	Member	from 14 October 2017

NOTE 2 - BASIS ON WHICH FINANCIAL STATEMENTS WERE PREPARED

2.1. BASIS FOR REPORT

The condensed financial statements of the Company for the period ended 31 March 2021 have been prepared in accordance with International Accounting Standard 34 – Interim Financial Reporting.

The condensed financial statements do not include all the information and disclosures required for the annual financial statements and should be read in conjunction with the Company's financial statements as at 31 December 2020.

2.2. SIGNIFICANT ACCOUNTING POLICIES

The condensed financial statements have been prepared on the basis of the same accounting policies, presentation and calculation methods used in the preparation of the Company's annual financial statements as at 31 December 2020.

NOTE 3 – BUSINESS SEGMENT REPORTING

The Company beholds business as a whole, i.e., as one segment. In addition, it beholds and evaluates its performance on a geographical basis, type and market in which revenue is generated. Revenue analysed as part of business segments include operating and financial revenue.

In HRK '000, unaudited	January - March 2021	January - March 2020
Umag	1,988	2,193
Rovinj	1,621	1,308
Pula	1,026	1,068
Pomer	1,734	1,721
Opatija	2,944	2,954
Cres	2,597	2,633
Supetarska Draga	1,031	1,008
Rab	33	92
Šimuni	1,061	1,009
Žut	21	30
Piškerica	43	46
Jezera	1,559	1,576
Vodice	2,210	2,559
Skradin	1,403	1,160
Trogir	1,800	1,878
Split	4,344	4,344
Milna	845	801
Vrboška	512	512
Palmižana	38	133
Korčula	441	408
Dubrovnik	4,316	5,501
Veljko Barbieri (Slano)	1,079	1,207
ACI SAIL	269	796
General administrative and technical services	700	2,066
Total	33,615	37,003

NOTE 3 – BUSSINESS SEGMENT REPORTING (continued)

In HRK '000, unaudited	January - March 2021	January - March 2020
Annual berthing service income	25,396	26,511
Monthly berthing service income	1,336	1,362
Daily berthing service income	213	137
Rental income	3,424	3,775
Income from other berthing services	1,700	1,696
Other operating income	994	1,656
Financial income	552	1,867
Total	33,615	37,003

Total revenues per market in witch they are generated

The Company operates in two main territorial areas, i.e., markets, by which total revenue is shown, while all non-current assets are related to the Croatian market.

In HRK '000, unaudited	Total revenue		Non - current tangible and intangible assets	
	January - March 2021	January - March 2020	31 March 2021	31 December 2020
Domestic market	15,273	19,193	482,595	492,381
Foreign market	18,343	17,810	-	-
Total	33,615	37,003	482,595	492,381

NOTE 4 – BASIC EARNINGS PER SHARE

Basic earnings per share

	31 March 2021	31 March 2020
Net loss (In HRK '000)	(7,413)	(6,032)
Number of ordinary shares	111,060	111,060
Basic earnings per share (in HRK)	(66.74)	(54.32)

Basic earnings per share are calculated by dividing the Company's net profit / (loss) by the number of ordinary shares.

NOTE 5 – NON-CURRENT TANGIBLE AND INTANGIBLE ASSETS

In the first three months of 2021, the Company invested HRK 7.5 million (2020: HRK 15.1 million) in the acquisition of property, plant and equipment and HRK 57 thousand in intangible assets (2020: no investment).

In the first three months of 2021, the Company generated revenue from the sale of non-current assets in the amount of HRK 11 thousand (2020: HRK 371 thousand).

NOTE 6 – INVESTMENTS CALCULATED USING THE COST METHOD

The net book value of investments calculated using the cost method includes:

In HRK '000, unaudited	31 March 2021	31 December 2020
Joint Venture:		
ACI – GITONE d.o.o. /i/	500	-
	500	-

/i/ the Company concluded a Joint Venture Agreement with Gitone Kvarner d.o.o., form Zagreb, and has a 50% share. All decisions of Management Bord are to be approved from both owners, so the investment is classified as Joint Venture. The Company was founded for submitteing a tender for the award of the concession on the construction and commercial use of the nautical tourism port of Porto Baroš in Rijeka, and has no other activities in period January – March 2021.

NOTE 7 – PROVISIONS

In HRK '000, unaudited	Years-of- service awards	Unused annual leave	Severance pay	Provisions for lawsuits	Total
Balance as at 31 December 2020	988	595	674	1,849	4,106
Additions	-	-	-	43	43
Utilised	(94)	(273)	(8)	(116)	(491)
Reversed	-	-	-	(60)	(60)
Balance as at 31 March 2021	894	322	666	1,716	3,598
Long-term part	822	-	498	1,515	2,835
Short-term part	72	322	168	201	763

NOTE 8 – RELATED PARTY TRANSACTIONS

Relations with related parties refer to legal entities of special interest to the Republic of Croatia, which are majority state-owned. Companies controlled by Republic of Croatia that had significant transactions with the Company: Hrvatska elektroprivreda d.d., INA – industrija nafte d.d., Državne nekretnine d.d., Narodne novine d.d., Ploput d.o.o., HP – Hrvatska pošta d.d., Croatia airlines d.d., Hrvatske šume d.o.o., Hrvatske vode, Hrvatska poštanska banka d.d., i Financijska agencija (FINA).

In HRK '000, unaudited	31 March 2021	31 December 2020
RECEVABLES		
Trade receivables		
Other related parties	<u>64</u>	<u>127</u>
LIABILITIES		
Trade liabilities		
Other related parties	<u>88</u>	<u>94</u>
	January - March 2021	January - March 2020
REVENUES		
Sales revenues		
Other related parties	<u>240</u>	<u>134</u>
EXPENSES		
Cost of material and services		
Other related parties	<u>1,266</u>	<u>1,397</u>

NOTE 9 - EVENTS AFTER THE REPORTING DATE

After 31 March 2021, there were no events with significant effect on financial statements for period ended as at 31 March 2021, or they are not of such importance to the Company's operations that they would require disclosure in the Notes to the financial statements.

MANAGEMENT BOARD STATEMENT

Unaudited financial statements for the period ended 31 March 2021 are approved by Management of the Company in Rijeka, on April 23, 2021.

Pursuant to Articles 462 to 468 of the Capital Market Act (Official Gazette 65/18 and 17/20), the President and Member of the Management Board of Adriatic Croatia International Club, za djelatnost marina d.d., Rudolfa Strohala 2, Rijeka, give

MANAGEMENT BOARD STATEMENT

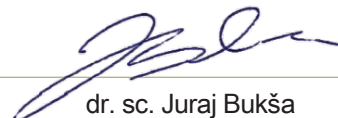
To the best of our knowledge:

- ♦ unaudited financial statements for the period ended 31 March 2021 have been prepared in accordance with International Financial Reporting Standards (IFRS) and the valid Croatian Accounting Act and give a complete and true view of the assets and liabilities, losses and gains, financial position and operations of the issuer;
 - ♦ unaudited financial statements for the period ended 31 March 2021 have been prepared in accordance with International Financial Reporting Standards (IFRS) and the valid Croatian Accounting Act and give a complete and true view of the assets and liabilities, losses and gains, financial position and operations of the issuer.
-



Kristijan Pavić

President of the
Management
Board



dr. sc. Juraj Bukša

Member of the
Management
Board



Annex 1**ISSUER'S GENERAL DATA**

Reporting period:

1.1.2021

to

31.3.2021

Year:

2021

Quarter:

1.

Quarterly financial statements

Registration number (MB):

03267628

Issuer's home Member

State code:

HR

Entity's registration
number (MBS):

040002541

Personal identification
number (OIB):

17195049659

LEI:

7478000090X86WBQ6C10

Institution
code:

1181

Name of the issuer: **Adriatic Croatia International Club, za djelatnost marina, d.d.**

Postcode and town:

51000

Rijeka

Street and house number:

Rudolfa Strohala 2

E-mail address:

ida.bajc@aci-club.hr

Web address:

www.aci-marinas.com

Number of employees
(end of the reporting

339

Consolidated report:

(KN-not consolidated/KD-consolidated)

Audited:

RN

(RN-not audited/RD-audited)

Names of subsidiaries (according to IFRS):

Registered office:

MB:

Bookkeeping firm:

No

(Yes/No)

(name of the bookkeeping firm)

Contact person:

Ida Bajc

(only name and surname of the contact person)

Telephone:

051/257-288

E-mail address:

ida.bajc@aci-club.hr

Audit firm:

(name of the audit firm)

Certified auditor:

(name and surname)

BALANCE SHEET
balance as at 31.03.2021

in HRK

Submitter: <u>Adriatic Croatia International Club, za djelatnost marina, d.d.</u>			
Item	ADP code	Last day of the preceding business year	At the reporting date of the current period
1	2	3	4
A) RECEIVABLES FOR SUBSCRIBED CAPITAL UNPAID	001	0	0
B) FIXED ASSETS (ADP 003+010+020+031+036)	002	493.114.069	483.327.493
I INTANGIBLE ASSETS (ADP 004 to 009)	003	23.038.826	22.153.687
1 Research and development	004	0	0
2 Concessions, patents, licences, trademarks, software and other rights	005	22.287.326	21.618.187
3 Goodwill	006	0	0
4 Advances for the purchase of intangible assets	007	0	0
5 Intangible assets in preparation	008	751.500	535.500
6 Other intangible assets	009	0	0
II TANGIBLE ASSETS (ADP 011 to 019)	010	469.342.695	459.941.258
1 Land	011	22.913.378	22.913.378
2 Buildings	012	277.013.983	267.162.371
3 Plant and equipment	013	46.555.621	45.265.212
4 Tools, working inventory and transportation assets	014	37.185.723	35.452.679
5 Biological assets	015	0	0
6 Advances for the purchase of tangible assets	016	2.753.598	2.356.165
7 Tangible assets in preparation	017	14.148.120	20.204.113
8 Other tangible assets	018	1.466.780	1.392.024
9 Investment property	019	67.305.492	65.195.316
III FIXED FINANCIAL ASSETS (ADP 021 to 030)	020	0	500.000
1 Investments in holdings (shares) of undertakings within the group	021	0	0
2 Investments in other securities of undertakings within the group	022	0	0
3 Loans, deposits, etc. to undertakings within the group	023	0	0
4. Investments in holdings (shares) of companies linked by virtue of participating interests	024	0	500.000
5 Investment in other securities of companies linked by virtue of participating interests	025	0	0
6 Loans, deposits etc. to companies linked by virtue of participating interests	026	0	0
7 Investments in securities	027	0	0
8 Loans, deposits, etc. given	028	0	0
9 Other investments accounted for using the equity method	029	0	0
10 Other fixed financial assets	030	0	0
IV RECEIVABLES (ADP 032 to 035)	031	0	0
1 Receivables from undertakings within the group	032	0	0
2 Receivables from companies linked by virtue of participating interests	033	0	0
3 Customer receivables	034	0	0
4 Other receivables	035	0	0
V DEFERRED TAX ASSETS	036	732.548	732.548
C) CURRENT ASSETS (ADP 038+046+053+063)	037	169.710.110	158.349.856
I INVENTORIES (ADP 039 to 045)	038	562.152	561.711
1 Raw materials and consumables	039	34.392	34.392
2 Work in progress	040	0	0
3 Finished goods	041	0	0
4 Merchandise	042	527.760	527.319
5 Advances for inventories	043	0	0
6 Fixed assets held for sale	044	0	0
7 Biological assets	045	0	0
II RECEIVABLES (ADP 047 to 052)	046	27.217.637	22.303.822
1 Receivables from undertakings within the group	047	0	0
2 Receivables from companies linked by virtue of participating interests	048	0	0
3 Customer receivables	049	7.067.354	4.328.719
4 Receivables from employees and members of the undertaking	050	93.760	890.347
5 Receivables from government and other institutions	051	4.008.024	3.650.318
6 Other receivables	052	16.048.499	13.434.438
III CURRENT FINANCIAL ASSETS (ADP 054 to 062)	053	62.951.824	73.180.101
1 Investments in holdings (shares) of undertakings within the group	054	0	0
2 Investments in other securities of undertakings within the group	055	0	0
3 Loans, deposits, etc. to undertakings within the group	056	0	0
4 Investments in holdings (shares) of companies linked by virtue of participating interests	057	94.295	94.295
5 Investment in other securities of companies linked by virtue of participating interests	058	0	0
6 Loans, deposits etc. to companies linked by virtue of participating interests	059	0	0
7 Investments in securities	060	0	0
8 Loans, deposits, etc. given	061	62.857.529	73.085.806
9 Other financial assets	062	0	0
IV CASH AT BANK AND IN HAND	063	78.978.497	62.304.222
D) PREPAID EXPENSES AND ACCRUED INCOME	064	1.481.599	1.734.996
E) TOTAL ASSETS (ADP 001+002+037+064)	065	664.305.778	643.412.345
OFF-BALANCE SHEET ITEMS	066		

BALANCE SHEET
balance as at 31.03.2021

in HRK

Submitter: <u>Adriatic Croatia International Club, za djelatnost marina, d.d.</u>			
Item	ADP code	Last day of the preceding business year	At the reporting date of the current period
1	2	3	4
LIABILITIES			
A) CAPITAL AND RESERVES (ADP 068 to	067	486.509.678	479.097.120
I INITIAL (SUBSCRIBED) CAPITAL	068	399.816.000	399.816.000
II CAPITAL RESERVES	069	0	0
III RESERVES FROM PROFIT (ADP 071+072-073+074+075)	070	19.990.800	19.990.800
1 Legal reserves	071	19.990.800	19.990.800
2 Reserves for treasury shares	072	0	0
3 Treasury shares and holdings (deductible item)	073	0	0
4 Statutory reserves	074	0	0
5 Other reserves	075	0	0
IV REVALUATION RESERVES	076	0	0
V FAIR VALUE RESERVES AND OTHER (ADP 078 to 082)	077	0	0
1 Financial assets at fair value through other comprehensive income (i.e. available for sale)	078	0	0
2 Cash flow hedge - effective portion	079	0	0
3 Hedge of a net investment in a foreign operation - effective portion	080	0	0
4 Other fair value reserves	081	0	0
5 Exchange differences arising from the translation of foreign operations (consolidation)	082	0	0
VI RETAINED PROFIT OR LOSS BROUGHT FORWARD (ADP 084-085)	083	66.504.686	66.702.878
1 Retained profit	084	66.504.686	66.702.878
2 Loss brought forward	085	0	0
VII PROFIT OR LOSS FOR THE BUSINESS YEAR (ADP 087-088)	086	198.192	-7.412.558
1 Profit for the business year	087	198.192	0
2 Loss for the business year	088	0	7.412.558
VIII MINORITY (NON-CONTROLLING) INTEREST	089	0	0
B) PROVISIONS (ADP 091 to 096)	090	2.835.417	2.835.417
1 Provisions for pensions, termination benefits and similar obligations	091	498.265	498.265
2 Provisions for tax liabilities	092	0	0
3 Provisions for ongoing legal cases	093	1.515.000	1.515.000
4 Provisions for renewal of natural resources	094	0	0
5 Provisions for warranty obligations	095	0	0
6 Other provisions	096	822.152	822.152
C) LONG-TERM LIABILITIES (ADP 098 to 108)	097	88.162.311	85.737.465
1 Liabilities to undertakings within the group	098	0	0
2 Liabilities for loans, deposits, etc. of undertakings within the group	099	0	0
3 Liabilities to companies linked by virtue of participating interests	100	0	0
4 Liabilities for loans, deposits etc. of companies linked by virtue of participating interests	101	0	0
5 Liabilities for loans, deposits etc.	102	0	0
6 Liabilities to banks and other financial institutions	103	69.617.136	67.229.192
7 Liabilities for advance payments	104	0	0
8 Liabilities to suppliers	105	0	0
9 Liabilities for securities	106	0	0
10 Other long-term liabilities	107	18.545.175	18.508.273
11 Deferred tax liability	108	0	0
D) SHORT-TERM LIABILITIES (ADP 110 to 123)	109	44.135.727	38.615.675
1 Liabilities to undertakings within the group	110	0	0
2 Liabilities for loans, deposits, etc. of undertakings within the group	111	0	0
3 Liabilities to companies linked by virtue of participating interests	112	0	0
4 Liabilities for loans, deposits etc. of companies linked by virtue of participating interests	113	0	0
5 Liabilities for loans, deposits etc.	114	0	0
6 Liabilities to banks and other financial institutions	115	10.710.328	10.756.670
7 Liabilities for advance payments	116	0	0
8 Liabilities to suppliers	117	6.613.039	6.452.563
9 Liabilities for securities	118	0	0
10 Liabilities to employees	119	2.942.883	2.893.214
11 Taxes, contributions and similar liabilities	120	9.586.984	7.085.847
12 Liabilities arising from the share in the result	121	537.186	521.211
13 Liabilities arising from fixed assets held for sale	122	0	0
14 Other short-term liabilities	123	13.745.307	10.906.170
E) ACCRUALS AND DEFERRED INCOME	124	42.662.645	37.126.668
F) TOTAL – LIABILITIES (ADP 067+090+097+109+124)	125	664.305.778	643.412.345
G) OFF-BALANCE SHEET ITEMS	126		

STATEMENT OF PROFIT OR LOSS
for the period 01.01.2021 to 31.03.2021

in HRK

Submitter: Adriatic Croatia International Club, za djelatnost marina, d.d.

Item	ADP code	Same period of the previous year		Current period	
		Cumulative	Quarter	Cumulative	Quarter
1	2	3	4	5	6
I OPERATING INCOME (ADP 002 to 006)	001	35.136.169	35.136.169	33.063.261	33.063.261
1 Income from sales with undertakings within the group	002	0	0	0	0
2 Income from sales (outside group)	003	33.480.217	33.480.217	32.069.233	32.069.233
3 Income from the use of own products, goods and services	004	0	0	0	0
4 Other operating income with undertakings within the group	005	0	0	0	0
5 Other operating income (outside the group)	006	1.655.952	1.655.952	994.028	994.028
II OPERATING EXPENSES (ADP 08+009+013+017+018+019+022+029)	007	40.593.312	40.593.312	40.281.404	40.281.404
1 Changes in inventories of work in progress and finished goods	008	0	0	0	0
2 Material costs (ADP 010 to 012)	009	9.903.210	9.903.210	8.091.215	8.091.215
a) Costs of raw materials and consumables	010	2.514.428	2.514.428	2.068.286	2.068.286
b) Costs of goods sold	011	1.702	1.702	1.941	1.941
c) Other external costs	012	7.387.080	7.387.080	6.020.988	6.020.988
3 Staff costs (ADP 014 to 016)	013	9.754.475	9.754.475	11.357.256	11.357.256
a) Net salaries and wages	014	6.189.865	6.189.865	7.157.083	7.157.083
b) Tax and contributions from salary costs	015	2.202.218	2.202.218	2.620.749	2.620.749
c) Contributions on salaries	016	1.362.392	1.362.392	1.579.424	1.579.424
4 Depreciation	017	17.000.382	17.000.382	16.695.066	16.695.066
5 Other costs	018	2.460.950	2.460.950	2.419.946	2.419.946
6 Value adjustments (ADP 020+021)	019	747.788	747.788	809.851	809.851
a) fixed assets other than financial assets	020	0	0	0	0
b) current assets other than financial assets	021	747.788	747.788	809.851	809.851
7 Provisions (ADP 023 to 028)	022	52.061	52.061	43.060	43.060
a) Provisions for pensions, termination benefits and similar obligations	023	0	0	0	0
b) Provisions for tax liabilities	024	0	0	0	0
c) Provisions for ongoing legal cases	025	52.061	52.061	43.060	43.060
d) Provisions for renewal of natural resources	026	0	0	0	0
e) Provisions for warranty obligations	027	0	0	0	0
f) Other provisions	028	0	0	0	0
8 Other operating expenses	029	674.446	674.446	865.010	865.010
III FINANCIAL INCOME (ADP 031 to 040)	030	1.885.588	1.885.588	552.062	552.062
1 Income from investments in holdings (shares) of undertakings within the group	031	0	0	0	0
2 Income from investments in holdings (shares) of companies linked by virtue of participating interests	032	0	0	0	0
3 Income from other long-term financial investment and loans granted to undertakings within the group	033	0	0	0	0
4 Other interest income from operations with undertakings within the group	034	0	0	0	0
5 Exchange rate differences and other financial income from operations with undertakings within the group	035	0	0	0	0
6 Income from other long-term financial investments and loans	036	0	0	0	0
7 Other interest income	037	141.661	141.661	121.705	121.705
8 Exchange rate differences and other financial income	038	1.743.927	1.743.927	430.357	430.357
9 Unrealised gains (income) from financial assets	039	0	0	0	0
10 Other financial income	040	0	0	0	0
IV FINANCIAL EXPENSES (ADP 042 to 048)	041	2.460.834	2.460.834	746.477	746.477
1 Interest expenses and similar expenses with undertakings within the group	042	0	0	0	0
2 Exchange rate differences and other expenses from operations with undertakings within the group	043	0	0	0	0
3 Interest expenses and similar expenses	044	400.073	400.073	374.074	374.074
4 Exchange rate differences and other expenses	045	2.060.761	2.060.761	369.932	369.932
5 Unrealised losses (expenses) from financial assets	046	0	0	0	0
6 Value adjustments of financial assets (net)	047	0	0	0	0
7 Other financial expenses	048	0	0	2.471	2.471
V SHARE IN PROFIT FROM UNDERTAKINGS LINKED BY VIRTUE OF PARTICIPATING INTERESTS	049	0	0	0	0
VI SHARE IN PROFIT FROM JOINT VENTURES	050	0	0	0	0
VII SHARE IN LOSS OF COMPANIES LINKED BY VIRTUE OF PARTICIPATING INTEREST	051	0	0	0	0
VIII SHARE IN LOSS OF JOINT VENTURES	052	0	0	0	0
IX TOTAL INCOME (ADP 001+030+049 +050)	053	37.021.757	37.021.757	33.615.323	33.615.323
X TOTAL EXPENDITURE (ADP 007+041+051 + 052)	054	43.054.146	43.054.146	41.027.881	41.027.881
XI PRE-TAX PROFIT OR LOSS (ADP 053-054)	055	-6.032.389	-6.032.389	-7.412.558	-7.412.558
1 Pre-tax profit (ADP 053-054)	056	0	0	0	0
2 Pre-tax loss (ADP 054-053)	057	-6.032.389	-6.032.389	-7.412.558	-7.412.558
XII INCOME TAX	058	0	0	0	0
XIII PROFIT OR LOSS FOR THE PERIOD (ADP 055-059)	059	-6.032.389	-6.032.389	-7.412.558	-7.412.558
1 Profit for the period (ADP 055-059)	060	0	0	0	0
2 Loss for the period (ADP 059-055)	061	-6.032.389	-6.032.389	-7.412.558	-7.412.558

STATEMENT OF PROFIT OR LOSS
for the period 01.01.2021 to 31.03.2021

in HRK

Submitter: Adriatic Croatia International Club, za djelatnost marina, d.d.

Item	ADP code	Same period of the previous year		Current period	
		Cumulative	Quarter	Cumulative	Quarter
1	2	3	4	5	6
DISCONTINUED OPERATIONS (to be filled in by undertakings subject to IFRS only with discontinued operations)					
XIV PRE-TAX PROFIT OR LOSS OF DISCONTINUED OPERATIONS (ADP 063-064)	062	0	0	0	0
1 Pre-tax profit from discontinued operations	063	0	0	0	0
2 Pre-tax loss on discontinued operations	064	0	0	0	0
XV INCOME TAX OF DISCONTINUED OPERATIONS	065	0	0	0	0
1 Discontinued operations profit for the period (ADP 062-065)	066				
2 Discontinued operations loss for the period (ADP 065-062)	067				
TOTAL OPERATIONS (to be filled in only by undertakings subject to IFRS with discontinued operations)					
XVI PRE-TAX PROFIT OR LOSS (ADP 055+062)	068				
1 Pre-tax profit (ADP 068)	069	0	0	0	0
2 Pre-tax loss (ADP 068)	070	0	0	0	0
XVII INCOME TAX (ADP 058+065)	071				
XVIII PROFIT OR LOSS FOR THE PERIOD (ADP 068-071)	072				
1 Profit for the period (ADP 068-071)	073				
2 Loss for the period (ADP 071-068)	074				
APPENDIX to the P&L (to be filled in by undertakings that draw up consolidated annual financial statements)					
XIX PROFIT OR LOSS FOR THE PERIOD (ADP 076+077)	075	0	0	0	0
1 Attributable to owners of the parent	076	0	0	0	0
2 Attributable to minority (non-controlling) interest	077	0	0	0	0
STATEMENT OF OTHER COMPREHENSIVE INCOME (to be filled in by undertakings subject to IFRS)					
I PROFIT OR LOSS FOR THE PERIOD	078	-6.032.389	-6.032.389	-7.412.558	-7.412.558
II OTHER COMPREHENSIVE INCOME/LOSS BEFORE TAX (ADP 80+ 87)	079	0	0	0	0
III Items that will not be reclassified to profit or loss (ADP 081 to 085)	080	0	0	0	0
1 Changes in revaluation reserves of fixed tangible and intangible assets	081	0	0	0	0
2 Gains or losses from subsequent measurement of equity instruments at fair value through other comprehensive income	082	0	0	0	0
3 Fair value changes of financial liabilities at fair value through statement of profit or loss, attributable to changes in their credit risk	083	0	0	0	0
4 Actuarial gains/losses on the defined benefit obligation	084	0	0	0	0
5 Other items that will not be reclassified	085	0	0	0	0
6 Income tax relating to items that will not be reclassified	086	0	0	0	0
IV Items that may be reclassified to profit or loss (ADP 088 to 095)	087	0	0	0	0
1 Exchange rate differences from translation of foreign operations	088	0	0	0	0
2 Gains or losses from subsequent measurement of debt securities at fair value through other comprehensive income	089	0	0	0	0
3 Profit or loss arising from effective cash flow hedging	090	0	0	0	0
4 Profit or loss arising from effective hedge of a net investment in a foreign operation	091	0	0	0	0
5 Share in other comprehensive income/loss of companies linked by virtue of participating interests	092	0	0	0	0
6 Changes in fair value of the time value of option	093	0	0	0	0
7 Changes in fair value of forward elements of forward contracts	094	0	0	0	0
8 Other items that may be reclassified to profit or loss	095	0	0	0	0
9 Income tax relating to items that may be reclassified to profit or loss	096	0	0	0	0
V NET OTHER COMPREHENSIVE INCOME OR LOSS (ADP 080+087-086 - 096)	097	0	0	0	0
VI COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (ADP 078+097)	098	-6.032.389	-6.032.389	-7.412.558	-7.412.558
APPENDIX to the Statement on comprehensive income (to be filled in by undertakings that draw up consolidated statements)					
VI COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (ADP 100+101)	099	0	0	0	0
1 Attributable to owners of the parent	100	0	0	0	0
2 Attributable to minority (non-controlling) interest	101	0	0	0	0

STATEMENT OF CASH FLOWS - direct method
for the period 01.01.2021 to 31.03.2021

in HRK

Submitter: Adriatic Croatia International Club, za djelatnost marina, d.d.			
Item	ADP code	Same period of the previous year	Current period
1	2	3	4
Cash flow from operating activities			
1 Cash receipts from customers	001	26.668.545	34.114.120
2 Cash receipts from royalties, fees, commissions and other revenue	002	0	0
3 Cash receipts from insurance premiums	003	20.166	26.082
4 Cash receipts from tax refund	004	4.775	0
5 Other cash receipts from operating activities	005	468.437	244.337
I Total cash receipts from operating activities (ADP 001 to 005)	006	27.161.923	34.384.539
1 Cash payments to suppliers	007	-14.752.784	-12.127.049
2 Cash payments to employees	008	-12.747.381	-13.018.213
3 Cash payments for insurance premiums	009	-14.992	-9.550
4 Interest paid	010	-347.765	-342.090
5 Income tax paid	011	-1.177.522	0
6 Other cash payments from operating activities	012	-2.555.803	-3.526.703
II Total cash payments from operating activities (ADP 007 to 012)	013	-31.596.247	-29.023.605
A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 006 + 013)	014	-4.434.324	5.360.934
Cash flow from investment activities			
1 Cash receipts from sales of fixed tangible and intangible assets	015	212.795	11.108
2 Cash receipts from sales of financial instruments	016	0	0
3 Interest received	017	207.447	36.324
4 Dividends received	018	0	0
5 Cash receipts from the repayment of loans and deposits	019	0	0
6 Other cash receipts from investment activities	020	34.913.818	0
III Total cash receipts from investment activities (ADP 015 to 020)	021	35.334.060	47.432
1 Cash payments for the purchase of fixed tangible and intangible assets	022	-18.325.482	-7.142.884
2 Cash payments for the acquisition of financial instruments	023	0	0
3 Cash payments for loans and deposits	024	0	-10.000.000
4 Acquisition of a subsidiary, net of cash acquired	025	0	0
5 Other cash payments from investment activities	026	0	-500.000
IV Total cash payments from investment activities (ADP 022 to 026)	027	-18.325.482	-17.642.884
B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 021 + 027)	028	17.008.578	-17.595.452
Cash flow from financing activities			
1 Cash receipts from the increase in initial (subscribed) capital	029	0	0
2 Cash receipts from the issue of equity financial instruments and debt financial instruments	030	0	0
3 Cash receipts from credit principals, loans and other borrowings	031	0	0
4 Other cash receipts from financing activities	032	0	0
V Total cash receipts from financing activities (ADP 029 to 032)	033	0	0
1 Cash payments for the repayment of credit principals, loans and other borrowings and debt financial instruments	034	0	-2.689.168
2 Cash payments for dividends	035	-1.859	-15.975
3 Cash payments for finance lease	036	0	-1.905.351
4 Cash payments for the redemption of treasury shares and decrease in initial (subscribed) capital	037	0	0
5 Other cash payments from financing activities	038	-1.830.869	0
VI Total cash payments from financing activities (ADP 034 to 038)	039	-1.832.728	-4.610.494
C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 033 + 039)	040	-1.832.728	-4.610.494
1 Unrealised exchange rate differences in respect of cash and cash equivalents	041	504.697	170.737
D) NET INCREASE OR DECREASE IN CASH FLOWS (ADP 014 + 028 + 040 + 041)	042	11.246.223	-16.674.275
E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	043	83.431.670	78.978.497
F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (042+043)	044	94.677.893	62.304.222

for the period from 1.1.2021 to 31.3.2021

in HRK

[illegible]

NOTES TO FINANCIAL STATEMENTS - TFI
(drawn up for quarterly reporting periods)

Name of the issuer: **Adriatic Croatia International Club, za djelatnost marina, d.d.**

Personal identification number (OIB): **17195049659**
Reporting period: **01.01.2021-31.03.2021**

Notes to financial statements for quarterly periods include:

- a) explanation of business events relevant to understanding changes in the statement of financial position and financial performance for the reporting semi-annual period of the issuer with respect to the last business year: information is provided regarding these events and relevant information published in the last annual financial statement is updated (Items 15 to 15C IAS 34 - Interim financial reporting)
- b) information on the access to the latest annual financial statements, for the purpose of understanding information published in the notes to financial statements drawn up for the semi-annual reporting period **www.aci-marinas.com**
- c) a statement explaining that the same accounting policies are applied while drawing up financial statements for the semi-annual reporting period as in the latest annual financial statements or, in the case where the accounting policies have changed, a description of the nature and effect of the changes (Item 16.A (a) IAS 34 - Interim financial reporting) **The condensed financial statements of the Company for the period ended 31 March 2021 have been prepared in accordance with International Accounting Standard 34 – Interim Financial Reporting. The condensed financial statements do not include all the information and disclosures required for the annual financial statements and should be read in conjunction with the Company's financial statements as at 31 December 2020.**
- d) a description of the financial performance in the case of the issuer whose business is seasonal (Items 37 and 38 IAS 34 - Interim financial reporting) **The core business of the Company is the organisation and providing berthing services to boats in marinas along the Croatian coast, and other activities related to chartering, construction and repair of boats, as well as other activities, according to the decision of the Commercial Court in Rijeka. The Company was granted concessions by the Government of the Republic of Croatia to use the maritime domain, on the basis of which 22 marinas were built on this domain. Daily berthing revenue are realised primarily in third quartal during summer month's July and August, while the annual berthing revenue is evenly distributed throughout the yea.**
- e) other comments prescribed by IAS 34 - Interim financial reporting
- f) in the notes to quarterly periods financial statements, in addition to the information stated above, information in respect of the following matters shall be disclosed:
1. undertaking's name, registered office (address), legal form, county of establishment, entity's registration number and, if applicable, the indication whether the undertaking is undergoing liquidation, bankruptcy proceedings, shortened termination proceedings or extraordinary administration **Adriatic Croatia International Club, za djelatnost marina d.d. (ACI d.d.), RH, Registration number: 040002541, OIB: 17195049659**
 2. adopted accounting policies (only an indication of whether there has been a change from the previous period) **The condensed financial statements have been prepared on the basis of the same accounting policies, presentation and calculation methods used in the preparation of the Company's annual financial statements as at 31 December 2020. Accounting policies applied are presented as part of Annual report for year 2020, chapter 2.**
 3. the total amount of any financial commitments, guarantees or contingencies that are not included in the balance sheet, and an indication of the nature and form of any valuable security which has been provided; any commitments concerning pensions of the undertaking within the group or company linked by virtue of participating interest shall be disclosed separately) **During the first three months there were no such obligations or commitments.**
 4. the amount and nature of individual items of income or expenditure which are of exceptional size or incidence **Both income and expenditures are presented in detail in the interim financial report for period January - March 2021 in Sales revenue trends and profitability trends.**
 5. amounts owed by the undertaking and falling due after more than five years, as well as the total debts of the undertaking covered by valuable security furnished by the undertaking, specifying the type and form of security **Company has one long term investment loan with contracted quarterly payments ending 30 June 2028. Total Balance as at 31 March 2021 amounts 78,3 million HRK. The loan was secured by a promissory note issued to the total amount of the loan.**
 6. average number of employees during the financial year **During the first three months 2021, Company had on average 339 employees.**
 7. where, in accordance with the regulations, the undertaking capitalised on the cost of salaries in part or in full, information on the amount of the total cost of employees during the year broken down into the amount directly debiting the costs of the period and the amount capitalised on the value of the assets during the period, showing separately the total amount of net salaries and the amount of taxes, contributions from salaries and contributions on salaries **During first three months 2021, Company did not capitalize cost of salaries.**
 8. where a provision for deferred tax is recognised in the balance sheet, the deferred tax balances at the end of the financial year, and the movement in those balances during the financial year **The provision for deferred tax as at 31 March 2021 is 733 thousand HRK, and were no changes to balance as at 31 December 2020**
 9. the name and registered office of each of the undertakings in which the undertaking, either itself or through a person acting in their own name but on the undertaking's behalf, holds a participating interest, showing the proportion of the capital held, the amount of capital and reserves, and the profit or loss for the latest financial year of the undertaking concerned for which financial statements have been adopted; the information concerning capital and reserves and the profit or loss may be omitted where the undertaking concerned does not publish its balance sheet and is not controlled by another undertaking During first three months 2021, Company did not have **During the reporting period no such companies exist.**
 10. the number and the nominal value or, in the absence of a nominal value, the accounting par value of the shares subscribed during the financial year within the limits of the authorised capital **Companies share capital consists of 111.060 shares with nominal value of HRK 3,600.**
 11. the existence of any participation certificates, convertible debentures, warrants, options or similar securities or rights, with an indication of their number and the rights they confer **During the reporting period no such instruments were used.**
 12. the name, registered office and legal form of each of the undertakings of which the undertaking is a member having unlimited liability **Company does not prepare consolidated financial statements.**
 13. the name and registered office of the undertaking which draws up the consolidated financial statements of the largest group of undertakings of which the undertaking forms part as a controlled group member **Company does not prepare consolidated financial statements.**
 14. the name and registered office of the undertaking which draws up the consolidated financial statements of the smallest group of undertakings of which the undertaking forms part as a controlled group member and which is also included in the group of undertakings referred to in point 13 **Company does not prepare consolidated financial statements.**
 15. the place where copies of the consolidated financial statements referred to in points 13 and 14 may be obtained, provided that they are available **Company does not publish consolidated financial statements**
 16. the nature and business purpose of the undertaking's arrangements that are not included in the balance sheet and the financial impact on the undertaking of those arrangements, provided that the risks or benefits arising from such arrangements are material and in so far as the disclosure of such risks or benefits is necessary for the purposes of assessing the financial position of the undertaking **During the reporting period no such arrangements were made.**
 17. the nature and the financial effect of material events arising after the balance sheet date which are not reflected in the profit and loss account or balance sheet **After 31 March 2021, there were no events with significant effect on financial statements for period ended as at 31 March 2021, or they are not of such importance to the Company's operations that they would require disclosure in the Notes to the financial statements.**

BALANCE SHEET AS AT 31.03.2021.

MSFI Item	NOTE	in 000 HRK	GFI - POD	ADP CODE	in 000 HRK
ASSETS					
Property, Plant and Equipment	394.500	Tangible assets		ADP 010 (ADP 011 do 019)	459.941
Investment property	65.441				
Intangible Assets	1.380	Intangible assets		ADP 003 (ADP 004 do 009)	22.154
Right-of-Use Assets	20.774				
Customer receivables	4.329	Receivables		ADP 046 (AOP 047 do 052)	22.304
Contract Assets	11.245	Prepaid expenses and Accrued income		ADP 064	1.735
Other receivables	8.465				
LIABILITIES					
Lease liabilities	18.061	Other long-term Liabilities		ADP 107	18.508
Other long-term Liabilities	448				
Loan Liabilities	11.053	Liabilities towards banks and other financial institutions		ADP 113	10.757
		Other short-term Liabilities - Interest		ADP 121	296
Contract Liabilities	8.913	Other short-term Liabilities - Contract liabilities		ADP 121	8.913
Short-term lease liabilities	1.989	Other short-term Liabilities - Lease liabilities		ADP 123	1.627
		Taxes, contributions and similar liabilities - concession		ADP 118	362
Short- term Provisions	763	Accruals and deferred income - Provisions		ADP 122	763

STATEMENT OF PROFIT OR LOSS for the period 01.01. to 31.03.2021.

MSFI Item	NOTE	in 000 HRK	GFI - POD	ADP CODE	in 000 HRK
			Staff costs	ADP 013 (ADP 14 do 18)	11.357
Personnel costs	11.907	Rezerviranja za mirovine, otpremnine i slične obveze		AOP 023	
		Druška rezerviranja - za neiskorištene godišnje odmore i		AOP 152	
		Other expenses - staff costs		ADP 018	550
		Value adjustments - b) current assets other than financial		ADP 021	810
Other operating expenses	3.596	Other expenses - without staff costs		ADP 018	1.870
		Other operating expenses - without other gains/losses -		ADP 029	873
		Provisions for ongoing legal cases		ADP 025	43
Other gains/losses - net	8	Other operating expenses -other gains/losses - net		ADP 029	8

STATEMENT OF CASH FLOWS - direct method for the period 01.01. to 31.03.2021.

Item in Report	NOTE	in 000 HRK	GFI - POD	ADP CODE	in 000 HRK
Taxes payable - without Income tax paid	24	-3.302	Other cash receipts and payments	ADP 012	-3.527
Other cash expenditures		-225			