

Stanovi Jadran

MANAGEMENT REPORT

STANOVI JADRAN d.d. SPLIT

01.01.2021. to 30.06.2021.

Split, July 26th, 2021.

Introduction to business results

Stanovi Jadran d.d., (*hereinafter: the Company*) was recapitalized in cash and merged the company Global Rent d.o.o. in the second quarter, of which it informed the investment public. With the recapitalization and merger of Global Rent d.o.o. to the Company, the Company positioned itself as a significant entity in the management of its own real estate and projects. By merging Global Rent d.o.o. the Company also acquired shares in the following companies:

- Hvar Hills d.o.o.
- Samoborske vile d.o.o.

The COVID-19 pandemic challenges doing business in this quarter as well, and the same challenges are reflected in business results. Nevertheless, the investment cycles in which the Company found itself ended in June with the opening of the Armerun Hotel in Šibenik.

The Management Board of the Company is actively engaged in the sale of real estate that does not fit into the development strategy of the Company. Consequently, there are properties listed on the market in Zagreb and Dubrovnik for which the Company's Management Board receives constant inquiries.

Best,

STANOVI JADRAN plc.

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GENERAL INFORMATION

Stanovi Jadran d.d. is established in the Republic of Croatia at the address Kralja Zvonimira 14 / IX, Split.

Members of the Management Board:

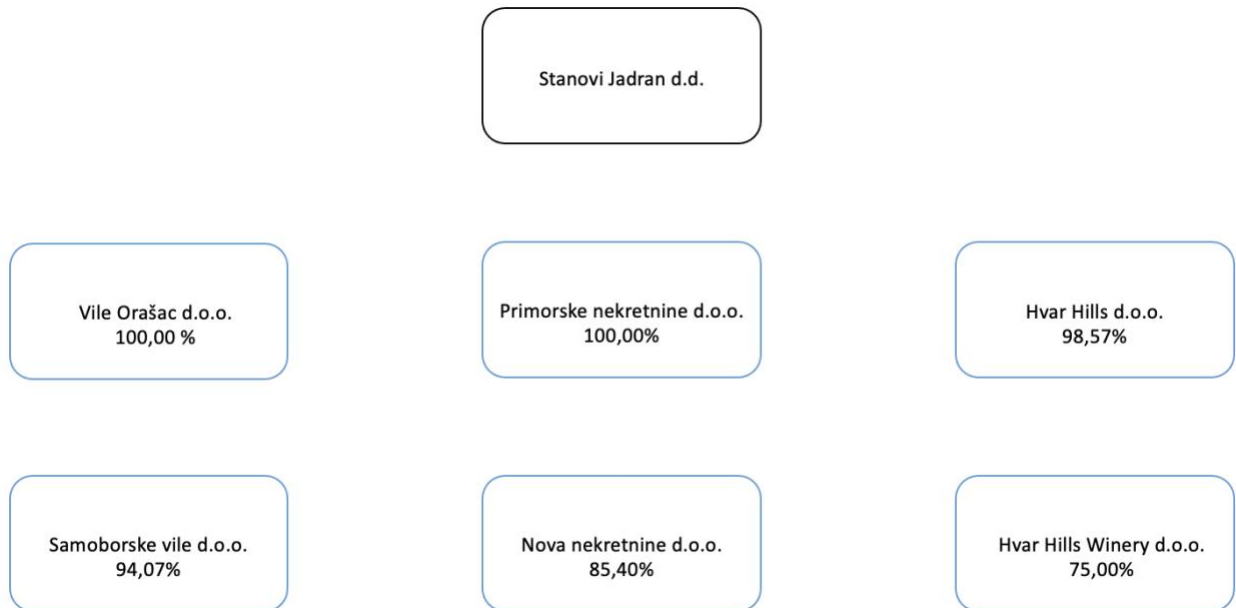
- Toni Jeličić - Purko, President of the Management Board
- Maja Bradić, Member of the Management Board

Members of the Supervisory Board:

- Miroslav Jeličić - Purko, President of the Supervisory Board
- Emil Mihalina, Vice President of the Supervisory Board
- Ante Vrančić, member of the Supervisory Board
- Krešimir Huljev, member of the Supervisory Board
- Berislav Martić, member of the Supervisory Board

As at 30 June 2021, the share capital of the Company amounts to HRK 147.301.800,00 and is divided into 736.509 ordinary shares, each with a nominal value of HRK 200,00.

Organizational structure of the Stanovi Jadran d.d. Group:



COMMENTS ON BUSINESS DOING

Stanovi Jadran d.d. (*hereinafter: the Company*) was recapitalized in cash and merged Global Rent d.o.o. to the Company during the second quarter. By merging Global Rent d.o.o., the Company has taken over properties that are mainly leased with stable and respectable tenants. The Company's revenue is expected to stabilize. Cash from the recapitalization was used to reduced liabilities to suppliers and banks, while largest portion of credit line is in the refinancing phase with more favourable conditions.

The merger has dispersed the function of properties owned by the Company from predominantly tourism to retail, offices and entertainment. This reduced dependence on the sector that was most vulnerable to COVID-19 measures imposed by the Government.

The Armerun Šibenik hotel was opened in this quarter whose stable incomes are expected after the third year of operation, a usual for this type of business. In June, the company Primorske nekretnine d.o.o., an owner of a facility in the centre of Rijeka where the opening of the hotel Armerun Rijeka is planned in the coming period, was acquired.

Stanovi Jadran d.d. Group includes the companies Vile Orašac d.o.o., Nova Nekretnine d.o.o., Hvar Hills d.o.o., Samoborske vile d.o.o., Hvar Hills Winery and Primorske nekretnine d.o.o. Most of these companies are developing real estate projects and the merger of several of these companies to the Company is expected to be soon.

EXPECTED BUSINESS DEVELOPEMENT

Through the merger and recapitalization, the Company positions itself as a significant real estate company on the Zagreb Stock Exchange with the intention of generating returns on assets for the purpose of paying dividends to shareholders.

The goal of the Company is to diversify the portfolio, ie real estate groups, so that the Company has a stable income in case of problems in one of the industries. In the coming years, the Management Board's plan is to put 100% of the portfolio into operation to increase revenues, reduce indebtedness and pay dividends to shareholders.

The Company does not own any treasury shares, and the existing ownership structure is subject to frequent changes. The treasury share repurchase program does not exist yet, and the approval to the Management Board for the purchase of treasury shares has been listed to vote by the General Assembly.


MANAGEMENT BOARD STATEMENT

Toni Jeličić Purko as a president of Management Board and Maja Bradić as a member of Management Board of STANOVI JADRAN d.d., Split, Kralja Zvonimira 14/IX, OIB 88680117715, as responsible persons for composition of financial reports for period 01.01.2021. – 30.06.2021. are giving the

STATEMENT

According to our knowledge, financial report of STANOVI JADRAN d.d., Split, Kralja Zvonimira 14/IX, OIB 88680117715, for period 01.01.2021. – 31.06.2021. is in line with Accounting Law, Accounting Standards of Financial Reporting and EU Directives.

The interim management report consists of true information and business results for a company and its subsidiary companies together with risk exposure statements.



Toni Jeličić Purko
Management Board President

STANOVI JADRAN
d.d. SPLIT



Maja Bradić
Management Board Member

Split, July 26th, 2021.

Annex 1

ISSUER'S GENERAL DATA

Reporting period: 01.01.21 to 30.06.21

Year: 2021

Semmi-annual period: 1

Semmi-annual financial statements

Registration number (MB): 02182190 Issuer's home Member State code: HR

Entity's registration number (MBS): 060227551

Personal identification number (OIB): 88680117715 LEI: 747800E0R03R0059Q263

Institution code: 94048

Name of the issuer: STANOVI JADRAN d.d.

Postcode and town: 21000

SPLIT

Street and house number: Kralja Zvonimira 14/IX

E-mail address: info@stanovijadran.com

Web address: www.stanovijadran.com

Number of employees (end of the reporting period): 8

Consolidated report: KD (KN-not consolidated/KD-consolidated)

Audited: RN (RN-not audited/RD-audited)

Names of subsidiaries (according to IFRS):

Registered office:

MB:

NOVA NEKRETNINE d.o.o. Kralja Zvonimira 14/IX, 21000 Split 90019408

VILE ORAŠAC d.o.o. Za Gospom 6, 20233 Trsteno 80607279

PRIMORSKE NEKRETNINE d.o.o. Scarpina 7, 51000 Rijeka 6,659E+10

SAMOBORSKE VILE d.o.o. Kralja Zvonimira 14/IX, 21000 Split 3,478E+10

HVAR HILLS d.o.o. Vrbanj 191, 21462 Vrbanj 5,193E+09

HVAR HILLS WINERY d.o.o. Vrbanj 191, 21462 Vrbanj 5,878E+10

Bookkeeping firm: Ne (Yes/No)

(name of the bookkeeping firm)

Contact person: Mario Jurić
(only name and surname of the contact person)

Telephone: 021/482-367

E-mail address: mario@stanovijadran.com

Audit firm:
(name of the audit firm)Certified auditor:
(name and surname)

BALANCE SHEET
balance as at 30.06.2021

in HRK

Submitter: Stanovi Jadran d.d.			
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	73.773.585	190.571.630
I INTANGIBLE ASSETS (ADP 004 to 009)	003	21.250	2.184.170
1 Research and development	004	0	0
2 Concessions, patents, licences, trademarks, software and other rights	005	21.250	1.143.805
3 Goodwill	006	0	1.040.365
4 Advances for the purchase of intangible assets	007	0	0
5 Intangible assets in preparation	008	0	0
6 Other intangible assets	009	0	0
II TANGIBLE ASSETS (ADP 011 to 019)	010	64.824.027	176.543.234
1 Land	011	0	217.548
2 Buildings	012	0	0
3 Plant and equipment	013	4.378.297	7.685.959
4 Tools, working inventory and transportation assets	014	0	952.358
5 Biological assets	015	0	10.104.851
6 Advances for the purchase of tangible assets	016	1.504.020	705.008
7 Tangible assets in preparation	017	0	12.960
8 Other tangible assets	018	0	0
9 Investment property	019	58.941.710	156.864.550
III FIXED FINANCIAL ASSETS (ADP 021 to 030)	020	8.928.308	11.844.226
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	0
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	1.945.529	180.000
9 Other investments accounted for using the equity method	029	11.000	0
10 Other fixed financial assets	030	6.971.779	11.664.226
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	0	0

C) CURRENT ASSETS (ADP 038+046+053+063)	037	34.464.105	34.254.945
I INVENTORIES (ADP 039 to 045)	038	0	3.577.907
1 Raw materials and consumables	039	0	91.576
2 Production in progress	040	0	2.962.688
3 Finished goods	041	0	417.738
4 Merchandise	042	0	105.905
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	7.454.432	6.670.990
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	7.205.410	4.465.874
4 Receivables from employees and members of the undertaking	050	0	21.877
5 Receivables from government and other institutions	051	229.023	1.076.128
6 Other receivables	052	19.999	1.107.111
III CURRENT FINANCIAL ASSETS (ADP 054 to 062)	053	26.946.172	9.997.534
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	0	0
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	26.946.172	9.997.534
9 Other financial assets	062	0	0
IV CASH AT BANK AND IN HAND	063	63.501	14.008.514
D) PREPAID EXPENSES AND ACCRUED INCOME	064	159.540	178.471
E) TOTAL ASSETS (ADP 001+002+037+064)	065	108.397.230	225.005.046
OFF-BALANCE SHEET ITEMS	066	0	242.038
LIABILITIES			
A) CAPITAL AND RESERVES (ADP 068 to 070+076+077+083+086+089)	067	82.143.323	172.985.910
I INITIAL (SUBSCRIBED) CAPITAL	068	76.248.000	147.301.800
II CAPITAL RESERVES	069	3.357.629	26.236.953
III RESERVES FROM PROFIT (ADP 071+072-073+074+075)	070	0	0
1 Legal reserves	071	0	0
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	-9.016.231	1.733.842
1 Retained profit	084	0	1.733.842
2 Loss brought forward	085	9.016.231	0
VII PROFIT OR LOSS FOR THE BUSINESS YEAR (ADP 087-088)	086	10.750.073	-3.729.202
1 Profit for the business year	087	10.750.073	0
2 Loss for the business year	088	0	3.729.202
VIII MINORITY (NON-CONTROLLING) INTEREST	089	803.852	1.442.517
B) PROVISIONS (ADP 091 to 096)	090	0	0
1 Provisions for pensions, termination benefits and similar obligations	091	0	0
2 Provisions for tax liabilities	092	0	0
3 Provisions for ongoing legal cases	093	0	0
4 Provisions for renewal of natural resources	094	0	0
5 Provisions for warranty obligations	095	0	0
6 Other provisions	096	0	0
C) LONG-TERM LIABILITIES (ADP 098 to 108)	097	15.236.046	32.892.945
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	15.236.046	32.892.945
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	0	0
11 Deferred tax liability	108	0	0
D) SHORT-TERM LIABILITIES (ADP 110 to 123)	109	11.003.841	18.301.569
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	5.229.310	5.989.677
6 Liabilities to banks and other financial institutions	115	122.956	860.649
7 Liabilities for advance payments	116	0	8.243
8 Liabilities to suppliers	117	1.334.274	6.045.691
9 Liabilities for securities	118	0	0
10 Liabilities to employees	119	67.117	229.540
11 Taxes, contributions and similar liabilities	120	742.417	846.120
12 Liabilities arising from the share in the result	121	0	0
13 Liabilities arising from fixed assets held for sale	122	0	0
14 Other short-term liabilities	123	3.507.767	4.321.649
E) ACCRUALS AND DEFERRED INCOME	124	14.020	824.622
F) TOTAL – LIABILITIES (ADP 067+090+097+109+124)	125	108.397.230	225.005.046
G) OFF-BALANCE SHEET ITEMS	126	0	242.038

STATEMENT OF PROFIT OR LOSS
for the period 01.01.2021 to 30.06.2021

in HRK

Submitter: Stanovi Jadran d.d.			
Item	ADP code	Same period of the previous year	Current period
1	2	3	4
I OPERATING INCOME (ADP 002 to 006)	001	3.413.906	1.283.124
1 Income from sales with undertakings within the group	002	0	0
2 Income from sales (outside group)	003	3.332.187	815.676
3 Income from the use of own products, goods and services	004	0	0
4 Other operating income with undertakings within the group	005	0	0
5 Other operating income (outside the group)	006	81.719	467.448
II OPERATING EXPENSES (ADP 08+009+013+017+018+019+022+029)	007	1.949.319	5.188.292
1 Changes in inventories of work in progress and finished goods	008	0	0
2 Material costs (ADP 010 to 012)	009	505.968	873.478
a) Costs of raw materials and consumables	010	87.973	302.776
b) Costs of goods sold	011	0	0
c) Other external costs	012	417.995	570.702
3 Staff costs (ADP 014 to 016)	013	363.788	443.925
a) Net salaries and wages	014	228.100	271.635
b) Tax and contributions from salary costs	015	84.749	82.607
c) Contributions on salaries	016	50.939	89.683
4 Depreciation	017	305.414	715.138
5 Other costs	018	629.503	494.084
6 Value adjustments (ADP 020+021)	019	0	0
a) fixed assets other than financial assets	020	0	0
b) current assets other than financial assets	021	0	0
7 Provisions (ADP 023 to 028)	022	0	0
a) Provisions for pensions, termination benefits and similar obligations	023	0	0
b) Provisions for tax liabilities	024	0	0
c) Provisions for ongoing legal cases	025	0	0
d) Provisions for renewal of natural resources	026	0	0
e) Provisions for warranty obligations	027	0	0
f) Other provisions	028	0	0
8 Other operating expenses	029	144.646	2.661.667
III FINANCIAL INCOME (ADP 031 to 040)	030	12.538.455	669.700
1 Income from investments in holdings (shares) of undertakings within the group	031	0	0
2 Income from investments in holdings (shares) of companies linked by virtue of participating interests	032	0	0
3 Income from other long-term financial investment and loans granted to undertakings within the group	033	0	0
4 Other interest income from operations with undertakings within the group	034	0	0
5 Exchange rate differences and other financial income from operations with undertakings within the group	035	0	0
6 Income from other long-term financial investments and loans	036	0	0

7 Other interest income	037	5	452.956
8 Exchange rate differences and other financial income	038	0	216.744
9 Unrealised gains (income) from financial assets	039	0	0
10 Other financial income	040	12.538.450	0
IV FINANCIAL EXPENSES (ADP 042 to 048)	041	6.611.976	497.610
1 Interest expenses and similar expenses with undertakings within the group	042	0	0
2 Exchange rate differences and other expenses from operations with undertakings within the group	043	0	0
3 Interest expenses and similar expenses	044	165.878	346.066
4 Exchange rate differences and other expenses	045	55.926	151.544
5 Unrealised losses (expenses) from financial assets	046	407.828	0
6 Value adjustments of financial assets (net)	047	0	0
7 Other financial expenses	048	5.982.344	0
V SHARE IN PROFIT FROM UNDERTAKINGS LINKED BY VIRTUE OF PARTICIPATING INTERESTS	049	0	0
VI SHARE IN PROFIT FROM JOINT VENTURES	050	0	0
VII SHARE IN LOSS OF COMPANIES LINKED BY VIRTUE OF PARTICIPATING INTEREST	051	0	0
VIII SHARE IN LOSS OF JOINT VENTURES	052	0	0
IX TOTAL INCOME (ADP 001+030+049 +050)	053	15.952.361	1.952.824
X TOTAL EXPENDITURE (ADP 007+041+051 + 052)	054	8.561.295	5.685.902
XI PRE-TAX PROFIT OR LOSS (ADP 053-054)	055	7.391.066	-3.733.078
1 Pre-tax profit (ADP 053-054)	056	7.391.066	0
2 Pre-tax loss (ADP 054-053)	057	0	-3.733.078
XII INCOME TAX	058	0	0
XIII PROFIT OR LOSS FOR THE PERIOD (ADP 055-059)	059	7.391.066	-3.733.078
1 Profit for the period (ADP 055-059)	060	7.391.066	0
2 Loss for the period (ADP 059-055)	061	0	-3.733.078
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
1 Pre-tax profit from discontinued operations	063	0	0
2 Pre-tax loss on discontinued operations	064	0	0
XV INCOME TAX OF DISCONTINUED OPERATIONS	065	0	0
1 Discontinued operations profit for the period (ADP 062-065)	066	0	0
2 Discontinued operations loss for the period (ADP 065-062)	067	0	0
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	0	0
1 Pre-tax profit (ADP 068)	069	0	0
2 Pre-tax loss (ADP 068)	070	0	0
XVII INCOME TAX (ADP 058+065)	071	0	0
XVIII PROFIT OR LOSS FOR THE PERIOD (ADP 068-071)	072	0	0
1 Profit for the period (ADP 068-071)	073	0	0
2 Loss for the period (ADP 071-068)	074	0	0
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	7.391.066	-3.733.078
1 Attributable to owners of the parent	076	7.392.841	-3.729.202
2 Attributable to minority (non-controlling) interest	077	-1.775	-3.876
STATEMENT OF OTHER COMPREHENSIVE INCOME (to be filled in by undertakings subject to IFRS)			

I PROFIT OR LOSS FOR THE PERIOD	078	7.391.066	-3.733.078
II OTHER COMPREHENSIVE INCOME/LOSS BEFORE TAX (ADP 80+ 87)	079	0	0
III Items that will not be reclassified to profit or loss (ADP 081 to 085)	080	0	0
1 Changes in revaluation reserves of fixed tangible and intangible assets	081	0	0
2 Gains or losses from subsequent measurement of equity instruments at fair value through other comprehensive income	082	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
4 Actuarial gains/losses on the defined benefit obligation	084	0	0
5 Other items that will not be reclassified	085	0	0
6 Income tax relating to items that will not be reclassified	086	0	0
IV Items that may be reclassified to profit or loss (ADP 088 to 095)	087	0	0
1 Exchange rate differences from translation of foreign operations	088	0	0
2 Gains or losses from subsequent measurement of debt securities at fair value through other comprehensive income	089	0	0
3 Profit or loss arising from effective cash flow hedging	090	0	0
4 Profit or loss arising from effective hedge of a net investment in a foreign operation	091	0	0
5 Share in other comprehensive income/loss of companies linked by virtue of participating interests	092	0	0
6 Changes in fair value of the time value of option	093	0	0
7 Changes in fair value of forward elements of forward contracts	094	0	0
8 Other items that may be reclassified to profit or loss	095	0	0
9 Income tax relating to items that may be reclassified to profit or loss	096	0	0
V NET OTHER COMPREHENSIVE INCOME OR LOSS (ADP 080+087-086 - 096)	097	0	0
VI COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (ADP 078+097)	098	7.391.066	-3.733.078
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	7.391.066	-3.733.078
1 Attributable to owners of the parent	100	7.392.841	-3.729.202
2 Attributable to minority (non-controlling) interest	101	-1.775	-3.876

STATEMENT OF CASH FLOWS - indirect method
for the period 01.01.2021. to 30.06.2021

in HRK

Submitter: Stanovi Jadran d.d.			
Item	ADP code	Same period of the previous year	Current period
1	2	3	4
Cash flow from operating activities			
1 Pre-tax profit	001	7.392.841	-3.733.078
2 Adjustments (ADP 003 to 010):	002	-4.137.917	-1.393.218
a) Depreciation	003	305.414	715.138
b) Gains and losses from sale and value adjustment of fixed tangible and intangible assets	004	0	-62.422
c) Gains and losses from sale and unrealised gains and losses and value adjustment of financial assets	005	0	53.024
d) Interest and dividend income	006	0	-452.956
e) Interest expenses	007	0	346.066
f) Provisions	008	0	0
g) Exchange rate differences (unrealised)	009	0	21.601
h) Other adjustments for non-cash transactions and unrealised gains and losses	010	-4.443.331	-2.013.669
I Cash flow increase or decrease before changes in working capital (ADP 001+002)	011	3.254.924	-5.126.296
3 Changes in the working capital (ADP 013 to 016)	012	-7.360.291	1.909.137
a) Increase or decrease in short-term liabilities	013	-6.517.692	265.126
b) Increase or decrease in short-term receivables	014	-842.599	1.644.011
c) Increase or decrease in inventories	015	0	0
d) Other increase or decrease in working capital	016	0	0
II Cash from operations (ADP 011+012)	017	-4.105.367	-3.217.159
4 Interest paid	018	0	-302.284
5 Income tax paid	019	0	0
A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 017 to 019)	020	-4.105.367	-3.519.443
Cash flow from investment activities			
1 Cash receipts from sales of fixed tangible and intangible assets	021	0	108.215
2 Cash receipts from sales of financial instruments	022	0	3.851.481
3 Interest received	023	0	16.805
4 Dividends received	024	0	0
5 Cash receipts from repayment of loans and deposits	025	10.649.376	2.643.444
6 Other cash receipts from investment activities	026	0	529
III Total cash receipts from investment activities (ADP 021 to 026)	027	10.649.376	6.620.474
1 Cash payments for the purchase of fixed tangible and intangible assets	028	-158.031	-3.099.328
2 Cash payments for the acquisition of financial instruments	029	-3.971.353	-8.585.952
3 Cash payments for loans and deposits for the period	030	0	-7.770.863
4 Acquisition of a subsidiary, net of cash acquired	031	0	0
5 Other cash payments from investment activities	032	0	0
IV Total cash payments from investment activities (ADP 028 to 032)	033	-4.129.384	#####
B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 027 +033)	034	6.519.992	#####
Cash flow from financing activities			
1 Cash receipts from the increase in initial (subscribed) capital	035	0	0

2 Cash receipts from the issue of equity financial instruments and debt financial instruments	036	0	36.485.085
3 Cash receipts from credit principals, loans and other borrowings	037	2.337.905	2.650.000
4 Other cash receipts from financing activities	038	0	3.600.000
V Total cash receipts from financing activities (ADP 035 to 038)	039	2.337.905	42.735.085
1 Cash payments for the repayment of credit principals, loans and other borrowings and debt financial instruments	040	0	-8.084.960
2 Cash payments for dividends	041	0	0
3 Cash payments for finance lease	042	0	0
4 Cash payments for the redemption of own shares and decrease in initial (subscribed) capital	043	0	0
5 Other cash payments from financing activities	044	0	-4.350.000
VI Total cash payments from financing activities (ADP 040 to 044)	045	0	#####
C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 039 +045)	046	2.337.905	30.300.125
1 Unrealised exchange rate differences in respect of cash and cash equivalents	047	0	0
D) NET INCREASE OR DECREASE IN CASH FLOWS (ADP 020+034+046+047)	048	4.752.530	13.945.013
E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	049	8.685	63.501
F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD(ADP 048+049)	050	4.761.215	14.008.514

STATEMENT OF CASH FLOWS - direct method
for the period 01.01.2021 to 30.06.2021

in HRK

Submitter: Stanovi Jadran 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	0	0
2 Cash receipts from royalties, fees, commissions and other revenue	002	0	0
3 Cash receipts from insurance premiums	003	0	0
4 Cash receipts from tax refund	004	0	0
5 Other cash receipts from operating activities	005	0	0
I Total cash receipts from operating activities (ADP 001 to 005)	006	0	0
1 Cash payments to suppliers	007	0	0
2 Cash payments to employees	008	0	0
3 Cash payments for insurance premiums	009	0	0
4 Interest paid	010	0	0
5 Income tax paid	011	0	0
6 Other cash payments from operating activities	012	0	0
II Total cash payments from operating activities (ADP 007 to 012)	013	0	0
A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 006 + 013)	014	0	0
Cash flow from investment activities			
1 Cash receipts from sales of fixed tangible and intangible assets	015	0	0
2 Cash receipts from sales of financial instruments	016	0	0
3 Interest received	017	0	0
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	0	0
III Total cash receipts from investment activities (ADP 015 to 020)	021	0	0
1 Cash payments for the purchase of fixed tangible and intangible assets	022	0	0
2 Cash payments for the acquisition of financial instruments	023	0	0
3 Cash payments for loans and deposits	024	0	0
4 Acquisition of a subsidiary, net of cash acquired	025	0	0
5 Other cash payments from investment activities	026	0	0
IV Total cash payments from investment activities (ADP 022 to 026)	027	0	0
B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 021 + 027)	028	0	0
Cash flow from financing activities			
1 Cash receipts from the increase in initial (subscribed) capital	029	0	0
2 Cash receipts the from 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	0
2 Cash payments for dividends	035	0	0

3 Cash payments for finance lease	036	0	0
4 Cash payments for the redemption of own shares and decrease in initial	037	0	0
5 Other cash payments from financing activities	038	0	0
VI Total cash payments from financing activities (ADP 034 to 038)	039	0	0
C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 033 +039)	040	0	0
1 Unrealised exchange rate differences in respect of cash and cash equivalents	041	0	0
D) NET INCREASE OR DECREASE IN CASH FLOWS (ADP 014 + 028 + 040 + 041)	042	0	0
E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	043	0	0
F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (ADP 042+043)	044	0	0

STATEMENT OF CHANGES IN EQUITY

for the period from **01.01.21** to **30.06.21**

in HRK

Item	ADP code	Attributable to owners of the parent																		Minority (non-controlling) interest	Total capital and reserves
		Initial (subscribed) capital	Capital reserves	Legal reserves	Reserves for treasury shares	Treasury shares and holdings (deductible item)	Statutory reserves	Other reserves	Revaluation reserves	Fair value of financial assets through other comprehensive income (available for sale)	Cash flow hedge - effective portion	Hedge of a net investment in a foreign operation - effective portion	Other fair value reserves	Exchange rate differences from translation of foreign operations	Retained profit / loss brought forward	Profit/loss for the business year	Total attributable to owners of the parent				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18 (3 to 6 - 7 + 8 to 17)	19	20 (18+19)		
Previous period																					
1 Balance on the first day of the previous business year	01	76.248.000	3.357.629	0	0	0	0	0	0	0	0	0	0	0	-456.000	-12.672.684	4.473.210	70.950.155	3.464.438	74.414.593	
2 Changes in accounting policies	02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-816.757	0	-816.757	65.742	-751.015	
3 Correction of errors	03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4 Balance on the first day of the previous business year (restated) (ADP 01 to 03)	04	76.248.000	3.357.629	0	0	0	0	0	0	0	0	0	0	0	-456.000	-13.489.441	4.473.210	70.133.398	3.530.180	73.663.578	
5 Profit/loss of the period	05	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.750.073	10.750.073	-2.726.328	8.023.745	
6 Exchange rate differences from translation of foreign operations	06	0	0	0	0	0	0	0	0	0	0	0	0	456.000	0	0	0	456.000	0	456.000	
7 Changes in revaluation reserves of fixed tangible and intangible assets	07	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8 Gains or losses from subsequent measurement of financial assets at fair value through other comprehensive income (available for sale)	08	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9 Profit or loss arising from effective cash flow hedge	09	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10 Profit or loss arising from effective hedge of a net investment in a foreign operation	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11 Share in other comprehensive income/loss of companies linked by virtue of participating interests	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12 Actuarial gains/losses on the defined benefit obligation	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13 Other changes in equity unrelated to owners	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14 Tax on transactions recognised directly in equity	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15 Decrease in initial (subscribed) capital (other than arising from the pre-bankruptcy settlement procedure or from the reinvestment of profit)	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16 Decrease in initial (subscribed) capital arising from the pre-bankruptcy settlement procedure	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17 Decrease in initial (subscribed) capital arising from the reinvestment of profit	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18 Redemption of treasury shares/holdings	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19 Payments from members/shareholders	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20 Payment of share in profit/dividend	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21 Other distributions and payments to members/shareholders	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22 Transfer to reserves according to the annual schedule	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
23 Increase in reserves arising from the pre-bankruptcy settlement procedure	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24 Balance on the last day of the previous business year reporting period (ADP 04 to 23)	24	76.248.000	3.357.629	0	0	0	0	0	0	0	0	0	0	0	-13.489.441	15.223.283	81.339.471	803.852	82.143.323		
APPENDIX TO THE STATEMENT OF CHANGES IN EQUITY (to be filled in by undertakings that draw up financial statements in accordance with the IFRS)																					
I OTHER COMPREHENSIVE INCOME OF THE PREVIOUS PERIOD, NET OF TAX (ADP 06 to 14)	25	0	0	0	0	0	0	0	0	0	0	0	0	456.000	0	0	456.000	0	456.000		
II COMPREHENSIVE INCOME OR LOSS FOR THE PREVIOUS PERIOD (ADP 05+25)	26	0	0	0	0	0	0	0	0	0	0	0	0	456.000	0	10.750.073	11.206.073	-2.726.328	8.479.745		
III TRANSACTIONS WITH OWNERS IN THE PREVIOUS PERIOD RECOGNISED DIRECTLY IN EQUITY (ADP 15 to 23)	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Current period																					
1 Balance on the first day of the current business year	28	76.248.000	3.357.629	0	0	0	0	0	0	0	0	0	0	0	-9.016.231	10.750.073	81.339.471	803.852	82.143.323		
2 Changes in accounting policies	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3 Correction of errors	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4 Balance on the first day of the current business year (restated) (AOP 28 to 30)	31	76.248.000	3.357.629	0	0	0	0	0	0	0	0	0	0	0	-9.016.231	10.750.073	81.339.471	803.852	82.143.323		
5 Profit/loss of the period	32	0	0	0	0	0	0	0	0	0	0	0	0	0	-3.729.202	-3.729.202	-3.729.202	-3.876	-3.733.078		

6 Exchange rate differences from translation of foreign operations	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Changes in revaluation reserves of fixed tangible and intangible assets	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 Gains or losses from subsequent measurement of financial assets at fair value through other comprehensive income (available for sale)	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9 Profit or loss arising from effective cash flow hedge	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 Profit or loss arising from effective hedge of a net investment in a foreign operation	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 Share in other comprehensive income/loss of companies linked by virtue of participating interests	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12 Actuarial gains/losses on the defined benefit obligation	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13 Other changes in equity unrelated to owners	40	43.455.400	13.992.639	0	0	0	0	0	0	0	0	0	0	0	0	57.448.039	642.541	58.090.580	0
14 Tax on transactions recognised directly in equity	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15 Decrease in initial (subscribed) capital (other than arising from the pre-bankruptcy settlement procedure or from the reinvestment of profit)	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16 Decrease in initial (subscribed) capital arising from the pre-bankruptcy settlement procedure	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17 Decrease in initial (subscribed) capital arising from the reinvestment of profit	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18 Redemption of treasury shares/holdings	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19 Payments from members/shareholders	46	27.598.400	8.886.685	0	0	0	0	0	0	0	0	0	0	0	0	36.485.085	0	36.485.085	0
20 Payment of share in profit/dividend	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 Other distributions and payments to members/shareholders	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22 Carryforward per annual plan	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23 Increase in reserves arising from the pre-bankruptcy settlement procedure	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24 Balance on the last day of the current business year reporting period (ADP 31 to 50)	51	147.301.800	26.236.953	0	0	0	0	0	0	0	0	0	0	0	-9.016.231	7.020.871	171.543.393	1.442.517	172.985.910
APPENDIX TO THE STATEMENT OF CHANGES IN EQUITY (to be filled in by undertakings that draw up financial statements in accordance with the IFRS)																			
I OTHER COMPREHENSIVE INCOME FOR THE CURRENT PERIOD, NET OF TAX (ADP 33 to 41)	52	43.455.400	13.992.639	0	0	0	0	0	0	0	0	0	0	0	0	0	57.448.039	642.541	58.090.580
II COMPREHENSIVE INCOME OR LOSS FOR THE CURRENT PERIOD (ADP 32 do 52)	53	43.455.400	13.992.639	0	0	0	0	0	0	0	0	0	0	0	-3.729.202	53.718.837	638.665	54.357.502	0
III TRANSACTIONS WITH OWNERS IN THE CURRENT PERIOD RECOGNISED DIRECTLY IN EQUITY (ADP 42 to 50)	54	27.598.400	8.886.685	0	0	0	0	0	0	0	0	0	0	0	0	36.485.085	0	36.485.085	0

Name: STANOVI JADRAN d.d.
PIN: 88680117715
Reporting period: 1.1.2021 - 31.06.2021

Basis for the preparation: The International Financial Reporting Standards
Accounting policies: The same accounting policies are applied for the reporting period as in the most recent annual financial statements. The most recent financial statements for the year ended 31.12.2020 are published on the pages of Zagreb Stock Exchange.
Average number of employees: 8

Shares in subsidiaries:
Vile Orašac d.o.o. - 100%
Nova Nekretnine d.o.o. - 85,4%
Hvar Hills winery d.o.o. - 75%
Primorske nekretnine d.o.o. - 100%
Samoborske vile d.o.o. - 94,07%
Hvar hills d.o.o. - 98,57%

Collateral: As collateral for the repayment of the lending liabilities of the Company and the Group, real estate worth HRK 41,105 thousand
Longterm liabilities to banks are paid monthly and last installment is due as at 30.09.2035. and 31.08.2028.

Other information:
Hotel armerun was opened as at 10 June 2021
Uncertainty continued in 2021, over the prevention measures taken to halt the spread and control of the COVID-19 pandemic. It is not possible to estimate the future duration of the pandemic, but the Group and the Company are actively monitoring the situation and will take all necessary measures to minimize potential negative impacts in the event of a worsening situation.
Comapny Global rent d.o.o. was merged to Stanovi Jadran d.d. as at 24 June 2021.
Company Stanovi Jadran d.d. purchased 100% of shares of comapny Primorske nekretnine d.o.o. as at 7 June 2021
Company Global rent d.o.o. owned shares of Samoborske vile d.o.o. and Hvar hills d.o.o. and all right has been transferred to Stanovi jadran d.d. as at 24. June 2021

Other: Other important details are presented in the Management Report.