

# Stanovi Jadran

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## MANAGEMENT REPORT

STANOVI JADRAN d.d. SPLIT

**01.01.2021. to 30.09.2021.**

Split, October 26<sup>th</sup>, 2021.

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## Introduction to business results

Throughout third quarter Stanovi Jadran d.d., (*hereinafter: the Company*) took all right and liabilities it got by merging the company Global Rent d.o.o. what affect assets and revenues positively. Some properties that were under construction during first two quarters, such as Hotel Armerun Šibenik started to stream revenues while account receivables were managed well and reduced over third quarter.

Some smaller properties in portfolio that does not fit the Company strategy were sold during third.

Long term liabilities such as bank loans with high interest rate together with short term loans used for re-constructure of Jug Mall in Čakovec have been refinanced under superb terms.

The Management Board of the Company is actively engaged in the sale of properties that does not fit the Company strategy. During third quarter Management noticed higher than usual interest for those properties and believes some of those properties will be sold over next 6 months.

STANOVI JADRAN plc.

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## GENERAL INFORMATION

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

Members of the Management Board:

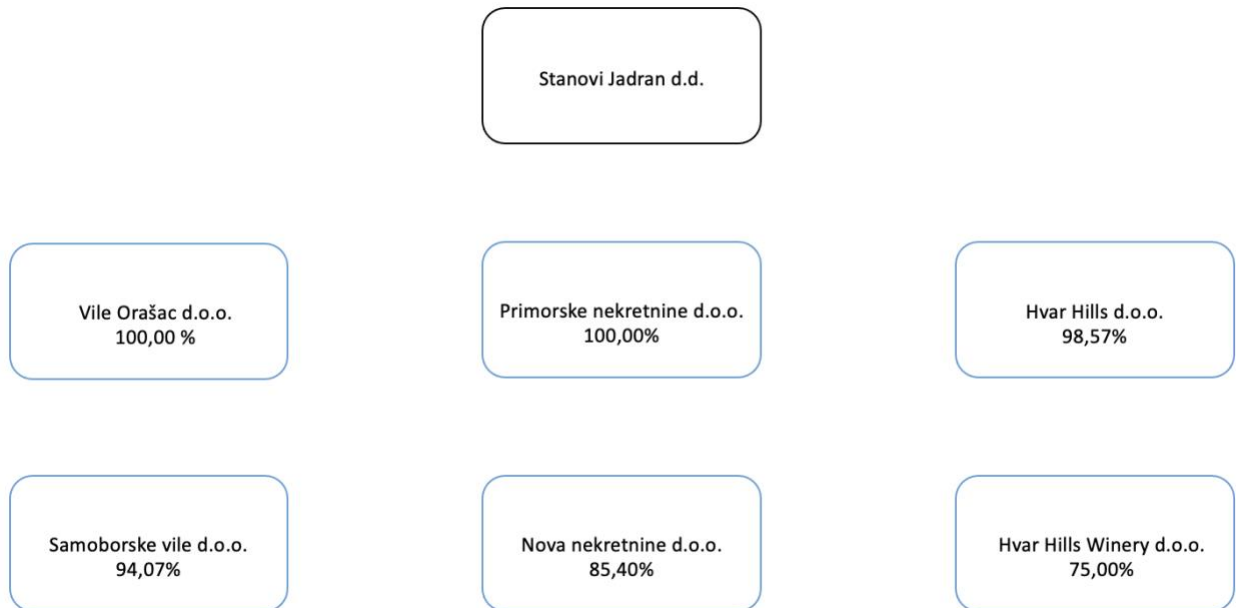
- Toni Jeličić - Purko, President of the Management Board
- Maja Bradić, Member of the Management Board

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

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Stanovi Jadran d.d. (*hereinafter: the Company*) started to have effects of merged company Global Rent d.o.o. during the third quarter. Some long-term and short-term liabilities have been refinanced on extremely favourable terms. In the same quarter, two properties were sold, one in Virovitica and other one in Koprivnica. The Management Board also talks to potential buyers for other properties that are not an integral part of the Company's development strategy.

In this quarter, the Management Board also met with representatives of the Administrative Department for the construction permit issuance Dubrovnik where topic was issuing permits for the project developed by the subsidiary Nova Nekretnine d.o.o. It is to be believed that these permits will be obtained over the next two quarters.

Subsidiary Hvar Hills d.o.o. achieved very good results despite the pandemic, while Hvar Hills Winery d.o.o. actively purchases smaller vineyards and plots necessary for the construction of a winery on the island of Hvar.

Revenues from the lease of the Hotel Armerun were also realized in this quarter, as well as cash have increased due to reduced account receivables who were severely affected by the COVID-19 pandemic.

Since the recapitalization until today, a large part of liabilities to suppliers has been reduced, a part of banks loans has been returned, and some cash has been deposited at high interest rate.

Management is actively working on the development of the project of reconstruction and conversion of the facility in Rijeka, where the opening of a new Hotel Armerun is expected within a few years. In addition, the design of several villas in Samobor intended for sale, and the collection of documentation for the reconstruction of business premises in Ilica has begun.

## EXPECTED BUSINESS DEVELOPEMENT

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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 have been adopted by the General Assembly.

## MANAGEMENT BOARD STATEMENT

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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. – 30.09.2021. 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. – 31.09.2021. 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, October 26<sup>th</sup>, 2021.

**Annex 1****ISSUER'S GENERAL DATA**

Reporting period:  to

Year:

Quarter:

**Quarterly financial statements**

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

Entity's registration number (MBS):

Personal identification number (OIB):  LEI:

Institution code:

Name of the issuer:

Postcode and town:

Street and house number:

E-mail address:

Web address:

Number of employees (end of the reporting period):

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

Audited:  (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** | **01476114**

**SAMOBORSKE VILE d.o.o.** | **Kralja Zvonimira 14/IX, 21000 Split** | **02096676**

**HVAR HILLS d.o.o.** | **Vrbanj 191, 21462 Vrbanj** | **03769623**



HVAR HILLS WINERY d.o.o.

Vrbanj 191, 21462 Vrbanj | 05404754

Bookkeeping firm:  (Yes/No)

(name of the bookkeeping firm)

Contact person:

(only name and surname of the contact person)

Telephone:

E-mail address:

Audit firm:

(name of the audit firm)

Certified auditor:

(name and surname)

**BALANCE SHEET**  
balance as at 30.09.2021

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
<b>A) RECEIVABLES FOR SUBSCRIBED CAPITAL UNPAID</b>	<b>001</b>	0	0
<b>B) FIXED ASSETS (ADP 003+010+020+031+036)</b>	<b>002</b>	73.773.585	189.546.290
I INTANGIBLE ASSETS (ADP 004 to 009)	<b>003</b>	21.250	2.169.521
1 Research and development	<b>004</b>	0	0
2 Concessions, patents, licences, trademarks, software and other rights	<b>005</b>	21.250	1.129.156
3 Goodwill	<b>006</b>	0	1.040.365
4 Advances for the purchase of intangible assets	<b>007</b>	0	0
5 Intangible assets in preparation	<b>008</b>	0	0
6 Other intangible assets	<b>009</b>	0	0
II TANGIBLE ASSETS (ADP 011 to 019)	<b>010</b>	64.824.027	175.529.476
1 Land	<b>011</b>	0	217.548
2 Buildings	<b>012</b>	0	0
3 Plant and equipment	<b>013</b>	4.378.297	9.842.049
4 Tools, working inventory and transportation assets	<b>014</b>	0	876.425
5 Biological assets	<b>015</b>	0	10.104.851
6 Advances for the purchase of tangible assets	<b>016</b>	1.504.020	760.706
7 Tangible assets in preparation	<b>017</b>	0	12.960
8 Other tangible assets	<b>018</b>	0	0
9 Investment property	<b>019</b>	58.941.710	153.714.937
III FIXED FINANCIAL ASSETS (ADP 021 to 030)	<b>020</b>	8.928.308	11.847.293
1 Investments in holdings (shares) of undertakings within the group	<b>021</b>	0	0
2 Investments in other securities of undertakings within the group	<b>022</b>	0	0
3 Loans, deposits, etc. to undertakings within the group	<b>023</b>	0	0
4. Investments in holdings (shares) of companies linked by virtue of participating interests	<b>024</b>	0	0
5 Investment in other securities of companies linked by virtue of participating interests	<b>025</b>	0	0
6 Loans, deposits etc. to companies linked by virtue of participating interests	<b>026</b>	0	0
7 Investments in securities	<b>027</b>	0	0
8 Loans, deposits, etc. given	<b>028</b>	1.945.529	153.028
9 Other investments accounted for using the equity method	<b>029</b>	11.000	0
10 Other fixed financial assets	<b>030</b>	6.971.779	11.694.265
IV RECEIVABLES (ADP 032 to 035)	<b>031</b>	0	0
1 Receivables from undertakings within the group	<b>032</b>	0	0
2 Receivables from companies linked by virtue of participating interests	<b>033</b>	0	0
3 Customer receivables	<b>034</b>	0	0
4 Other receivables	<b>035</b>	0	0
V DEFERRED TAX ASSETS	<b>036</b>	0	0
<b>C) CURRENT ASSETS (ADP 038+046+053+063)</b>	<b>037</b>	34.464.105	32.402.865
I INVENTORIES (ADP 039 to 045)	<b>038</b>	0	3.432.399
1 Raw materials and consumables	<b>039</b>	0	140.863
2 Work in progress	<b>040</b>	0	3.136.914
3 Finished goods	<b>041</b>	0	45.414
4 Merchandise	<b>042</b>	0	109.208
5 Advances for inventories	<b>043</b>	0	0
6 Fixed assets held for sale	<b>044</b>	0	0
7 Biological assets	<b>045</b>	0	0

<b>II RECEIVABLES (ADP 047 to 052)</b>	<b>046</b>	<b>7.454.432</b>	<b>11.484.878</b>
1 Receivables from undertakings within the group	<b>047</b>	0	0
2 Receivables from companies linked by virtue of participating interests	<b>048</b>	0	0
3 Customer receivables	<b>049</b>	7.205.410	9.899.530
4 Receivables from employees and members of the undertaking	<b>050</b>	0	21.877
5 Receivables from government and other institutions	<b>051</b>	229.023	748.264
6 Other receivables	<b>052</b>	19.999	815.207
<b>III CURRENT FINANCIAL ASSETS (ADP 054 to 062)</b>	<b>053</b>	<b>26.946.172</b>	<b>12.196.830</b>
1 Investments in holdings (shares) of undertakings within the group	<b>054</b>	0	0
2 Investments in other securities of undertakings within the group	<b>055</b>	0	0
3 Loans, deposits, etc. to undertakings within the group	<b>056</b>	0	0
4 Investments in holdings (shares) of companies linked by virtue of participating interests	<b>057</b>	0	0
5 Investment in other securities of companies linked by virtue of participating interests	<b>058</b>	0	0
6 Loans, deposits etc. to companies linked by virtue of participating interests	<b>059</b>	0	0
7 Investments in securities	<b>060</b>	0	0
8 Loans, deposits, etc. given	<b>061</b>	26.946.172	12.196.830
9 Other financial assets	<b>062</b>	0	0
<b>IV CASH AT BANK AND IN HAND</b>	<b>063</b>	<b>63.501</b>	<b>5.288.758</b>
<b>D ) PREPAID EXPENSES AND ACCRUED INCOME</b>	<b>064</b>	<b>159.540</b>	<b>188.177</b>
<b>E) TOTAL ASSETS (ADP 001+002+037+064)</b>	<b>065</b>	<b>108.397.230</b>	<b>222.137.332</b>
<b>OFF-BALANCE SHEET ITEMS</b>	<b>066</b>	<b>0</b>	<b>242.038</b>
<b>LIABILITIES</b>			
<b>A) CAPITAL AND RESERVES (ADP 068 to</b>	<b>067</b>	<b>82.143.323</b>	<b>174.811.295</b>
<b>I INITIAL (SUBSCRIBED) CAPITAL</b>	<b>068</b>	<b>76.248.000</b>	<b>147.301.800</b>
<b>II CAPITAL RESERVES</b>	<b>069</b>	<b>3.357.629</b>	<b>26.236.953</b>
<b>III RESERVES FROM PROFIT (ADP 071+072-073+074+075)</b>	<b>070</b>	<b>0</b>	<b>454.771</b>
1 Legal reserves	<b>071</b>	0	454.771
2 Reserves for treasury shares	<b>072</b>	0	0
3 Treasury shares and holdings (deductible item)	<b>073</b>	0	0
4 Statutory reserves	<b>074</b>	0	0
5 Other reserves	<b>075</b>	0	0
<b>IV REVALUATION RESERVES</b>	<b>076</b>	<b>0</b>	<b>0</b>
<b>V FAIR VALUE RESERVES AND OTHER (ADP 078 to 082)</b>	<b>077</b>	<b>0</b>	<b>0</b>
1 Financial assets at fair value through other comprehensive income (i.e. available for sale)	<b>078</b>	0	0
2 Cash flow hedge - effective portion	<b>079</b>	0	0
3 Hedge of a net investment in a foreign operation - effective portion	<b>080</b>	0	0
4 Other fair value reserves	<b>081</b>	0	0
5 Exchange differences arising from the translation of foreign operations (consolidation)	<b>082</b>	0	0
<b>VI RETAINED PROFIT OR LOSS BROUGHT FORWARD (ADP 084-085)</b>	<b>083</b>	<b>-9.016.231</b>	<b>32.009</b>
1 Retained profit	<b>084</b>	0	32.009
2 Loss brought forward	<b>085</b>	9.016.231	0
<b>VII PROFIT OR LOSS FOR THE BUSINESS YEAR (ADP 087-088)</b>	<b>086</b>	<b>10.750.073</b>	<b>-658.375</b>
1 Profit for the business year	<b>087</b>	10.750.073	0
2 Loss for the business year	<b>088</b>	0	658.375
<b>VIII MINORITY (NON-CONTROLLING) INTEREST</b>	<b>089</b>	<b>803.852</b>	<b>1.444.137</b>
<b>B) PROVISIONS (ADP 091 to 096)</b>	<b>090</b>	<b>0</b>	<b>0</b>
1 Provisions for pensions, termination benefits and similar obligations	<b>091</b>	0	0
2 Provisions for tax liabilities	<b>092</b>	0	0
3 Provisions for ongoing legal cases	<b>093</b>	0	0
4 Provisions for renewal of natural resources	<b>094</b>	0	0

5 Provisions for warranty obligations	095	0	0
6 Other provisions	096	0	0
<b>C) LONG-TERM LIABILITIES (ADP 098 to 108)</b>	<b>097</b>	<b>15.236.046</b>	<b>35.591.171</b>
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	35.591.171
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
<b>D) SHORT-TERM LIABILITIES (ADP 110 to 123)</b>	<b>109</b>	<b>11.003.841</b>	<b>10.960.419</b>
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	348.831
6 Liabilities to banks and other financial institutions	115	122.956	3.193.291
7 Liabilities for advance payments	116	0	465.967
8 Liabilities to suppliers	117	1.334.274	2.571.659
9 Liabilities for securities	118	0	0
10 Liabilities to employees	119	67.117	204.119
11 Taxes, contributions and similar liabilities	120	742.417	736.476
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	3.440.076
<b>E) ACCRUALS AND DEFERRED INCOME</b>	<b>124</b>	<b>14.020</b>	<b>774.447</b>
<b>F) TOTAL – LIABILITIES (ADP 067+090+097+109+124)</b>	<b>125</b>	<b>108.397.230</b>	<b>222.137.332</b>
<b>G) OFF-BALANCE SHEET ITEMS</b>	<b>126</b>	<b>0</b>	<b>242.038</b>

**STATEMENT OF PROFIT OR LOSS**  
for the period 01.03.2021. to 30.09.2021.

in HRK

Submitter: Stanovi Jadran d.d.

Item	ADP code	Same period of the previous year		Current period	
		Cumulative	Quarter	Cumulative	Quarter
1	2	3	4	5	6
<b>I OPERATING INCOME (ADP 002 to 006)</b>	<b>001</b>	<b>1.738.734</b>	<b>274.109</b>	<b>7.483.110</b>	<b>6.199.986</b>
1 Income from sales with undertakings within the group	002	0	0	0	0
2 Income from sales (outside group)	003	899.936	245.382	3.548.848	2.733.172
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	838.798	28.727	3.934.262	3.466.814
<b>II OPERATING EXPENSES (ADP 08+009+013+017+018+019+022+029)</b>	<b>007</b>	<b>2.871.124</b>	<b>909.806</b>	<b>8.112.031</b>	<b>2.923.739</b>
1 Changes in inventories of work in progress and finished goods	008	0	0	108.396	108.396
2 Material costs (ADP 010 to 012)	009	770.085	256.820	1.738.375	864.897
a) Costs of raw materials and consumables	010	288.986	87.937	632.650	329.874
b) Costs of goods sold	011	0	0	54.904	54.904
c) Other external costs	012	481.099	168.883	1.050.821	480.119
3 Staff costs (ADP 014 to 016)	013	555.264	191.476	771.303	327.378
a) Net salaries and wages	014	347.488	119.388	480.333	208.698
b) Tax and contributions from salary costs	015	99.627	33.863	144.708	62.101
c) Contributions on salaries	016	108.149	38.225	146.262	56.579
4 Depreciation	017	618.685	313.271	1.940.471	1.225.333
5 Other costs	018	801.028	148.239	873.003	378.919
6 Value adjustments (ADP 020+021)	019	0	0	0	0
a) fixed assets other than financial assets	020	0	0	0	0
b) current assets other than financial assets	021	0	0	0	0
7 Provisions (ADP 023 to 028)	022	0	0	0	0
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	0	0	0	0
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	126.062	0	2.680.483	18.816
<b>III FINANCIAL INCOME (ADP 031 to 040)</b>	<b>030</b>	<b>8.800.340</b>	<b>377.571</b>	<b>992.829</b>	<b>323.129</b>
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	25	20	634.742	181.786
8 Exchange rate differences and other financial income	038	331.276	331.276	273.795	57.051
9 Unrealised gains (income) from financial assets	039	0	0	0	0
10 Other financial income	040	8.469.039	46.275	84.292	84.292
<b>IV FINANCIAL EXPENSES (ADP 042 to 048)</b>	<b>041</b>	<b>4.346.965</b>	<b>474.795</b>	<b>1.019.539</b>	<b>521.929</b>
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	408.400	186.596	819.547	473.481
4 Exchange rate differences and other expenses	045	197.304	191.040	161.792	10.248
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	3.741.261	97.159	38.200	38.200
<b>V SHARE IN PROFIT FROM UNDERTAKINGS LINKED BY VIRTUE OF PARTICIPATING INTERESTS</b>	<b>049</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>VI SHARE IN PROFIT FROM JOINT VENTURES</b>	<b>050</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>VII SHARE IN LOSS OF COMPANIES LINKED BY VIRTUE OF PARTICIPATING INTEREST</b>	<b>051</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>VIII SHARE IN LOSS OF JOINT VENTURES</b>	<b>052</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>IX TOTAL INCOME (ADP 001+030+049 +050)</b>	<b>053</b>	<b>10.539.074</b>	<b>651.680</b>	<b>8.475.939</b>	<b>6.523.115</b>
<b>X TOTAL EXPENDITURE (ADP 007+041+051 + 052)</b>	<b>054</b>	<b>7.218.089</b>	<b>1.384.601</b>	<b>9.131.570</b>	<b>3.445.668</b>

<b>XI PRE-TAX PROFIT OR LOSS (ADP 053-054)</b>	<b>055</b>	3.320.985	-732.921	-655.631	3.077.447
1 Pre-tax profit (ADP 053-054)	<b>056</b>	3.320.985	0	0	3.077.447
2 Pre-tax loss (ADP 054-053)	<b>057</b>	0	-732.921	-655.631	0
<b>XII INCOME TAX</b>	<b>058</b>	0	0	0	0
<b>XIII PROFIT OR LOSS FOR THE PERIOD (ADP 055-059)</b>	<b>059</b>	3.320.985	-732.921	-655.631	3.077.447
1 Profit for the period (ADP 055-059)	<b>060</b>	3.320.985	0	0	3.077.447
2 Loss for the period (ADP 059-055)	<b>061</b>	0	-732.921	-655.631	0
<b>DISCONTINUED OPERATIONS (to be filled in by undertakings subject to IFRS only with discontinued operations)</b>					
<b>XIV PRE-TAX PROFIT OR LOSS OF DISCONTINUED OPERATIONS (ADP 063-064)</b>	<b>062</b>	0	0	0	0
1 Pre-tax profit from discontinued operations	<b>063</b>	0	0	0	0
2 Pre-tax loss on discontinued operations	<b>064</b>	0	0	0	0
<b>XV INCOME TAX OF DISCONTINUED OPERATIONS</b>	<b>065</b>	0	0	0	0
1 Discontinued operations profit for the period (ADP 062-065)	<b>066</b>	0	0	0	0
2 Discontinued operations loss for the period (ADP 065-062)	<b>067</b>	0	0	0	0
<b>TOTAL OPERATIONS (to be filled in only by undertakings subject to IFRS with discontinued operations)</b>					
<b>XVI PRE-TAX PROFIT OR LOSS (ADP 055-+062)</b>	<b>068</b>	0	0	0	0
1 Pre-tax profit (ADP 068)	<b>069</b>	0	0	0	0
2 Pre-tax loss (ADP 068)	<b>070</b>	0	0	0	0
<b>XVII INCOME TAX (ADP 058+065)</b>	<b>071</b>	0	0	0	0
<b>XVIII PROFIT OR LOSS FOR THE PERIOD (ADP 068-071)</b>	<b>072</b>	0	0	0	0
1 Profit for the period (ADP 068-071)	<b>073</b>	0	0	0	0
2 Loss for the period (ADP 071-068)	<b>074</b>	0	0	0	0
<b>APPENDIX to the P&amp;L (to be filled in by undertakings that draw up consolidated annual financial statements)</b>					
<b>XIX PROFIT OR LOSS FOR THE PERIOD (ADP 076+077)</b>	<b>075</b>	3.320.985	-732.921	-655.631	276.430
1 Attributable to owners of the parent	<b>076</b>	3.322.962	-732.921	-658.375	270.866
2 Attributable to minority (non-controlling) interest	<b>077</b>	-1.977	0	2.744	5.564
<b>STATEMENT OF OTHER COMPREHENSIVE INCOME (to be filled in by undertakings subject to IFRS)</b>					
<b>I PROFIT OR LOSS FOR THE PERIOD</b>	<b>078</b>	3.320.985	-732.921	-655.631	276.430
<b>II OTHER COMPREHENSIVE INCOME/LOSS BEFORE TAX (ADP 80+ 87)</b>	<b>079</b>	-1.091.821	0	0	0
<b>III Items that will not be reclassified to profit or loss (ADP 081 to 085)</b>	<b>080</b>	-1.091.821	0	0	0
1 Changes in revaluation reserves of fixed tangible and intangible assets	<b>081</b>	0	0	0	0
2 Gains or losses from subsequent measurement of equity instruments at fair value through other comprehensive income	<b>082</b>	-1.091.821	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	<b>083</b>	0	0	0	0
4 Actuarial gains/losses on the defined benefit obligation	<b>084</b>	0	0	0	0
5 Other items that will not be reclassified	<b>085</b>	0	0	0	0
6 Income tax relating to items that will not be reclassified	<b>086</b>	0	0	0	0
<b>IV Items that may be reclassified to profit or loss (ADP 088 to 095)</b>	<b>087</b>	0	0	0	0
1 Exchange rate differences from translation of foreign operations	<b>088</b>	0	0	0	0
2 Gains or losses from subsequent measurement of debt securities at fair value through other comprehensive income	<b>089</b>	0	0	0	0
3 Profit or loss arising from effective cash flow hedging	<b>090</b>	0	0	0	0
4 Profit or loss arising from effective hedge of a net investment in a foreign operation	<b>091</b>	0	0	0	0
5 Share in other comprehensive income/loss of companies linked by virtue of participating interests	<b>092</b>	0	0	0	0
6 Changes in fair value of the time value of option	<b>093</b>	0	0	0	0
7 Changes in fair value of forward elements of forward contracts	<b>094</b>	0	0	0	0
8 Other items that may be reclassified to profit or loss	<b>095</b>	0	0	0	0
9 Income tax relating to items that may be reclassified to profit or loss	<b>096</b>	0	0	0	0
<b>V NET OTHER COMPREHENSIVE INCOME OR LOSS (ADP 080+087-086 - 096)</b>	<b>097</b>	-1.091.821	0	0	0
<b>VI COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (ADP 078+097)</b>	<b>098</b>	2.229.164	-732.921	-655.631	276.430
<b>APPENDIX to the Statement on comprehensive income (to be filled in by undertakings that draw up consolidated statements)</b>					
<b>VI COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (ADP 100+101)</b>	<b>099</b>	2.229.164	-732.921	-655.631	276.430
1 Attributable to owners of the parent	<b>100</b>	2.231.141	-731.901	-658.375	270.866
2 Attributable to minority (non-controlling) interest	<b>101</b>	-1.977	-1.020	2.744	5.564

**STATEMENT OF CASH FLOWS - indirect method**  
for the period 01.01.2021. to 30.09.2021.

in HRK

Submitter: Stanovi Jadran d.d.			
Item	ADP code	Same period of the previous year	Current period
1	2	3	4
<b>Cash flow from operating activities</b>			
1 Pre-tax profit	001	3.322.962	-655.631
2 Adjustments (ADP 003 to 010):	002	-4.347.837	-3.090.210
a) Depreciation	003	618.686	1.940.471
b) Gains and losses from sale and value adjustment of fixed tangible and intangible assets	004	79.126	-39.508
c) Gains and losses from sale and unrealised gains and losses and value adjustment of financial assets	005	-5.273.897	-3.031.882
d) Interest and dividend income	006	-46.180	-719.034
e) Interest expenses	007	408.400	819.547
f) Provisions	008	0	0
g) Exchange rate differences (unrealised)	009	-133.972	-46.135
h) Other adjustments for non-cash transactions and unrealised gains and losses	010	0	-2.013.669
<b>I Cash flow increase or decrease before changes in working capital (ADP 001+002)</b>	<b>011</b>	<b>-1.024.875</b>	<b>-3.745.841</b>
3 Changes in the working capital (ADP 013 to 016)	012	-3.169.689	-7.817.890
a) Increase or decrease in short-term liabilities	013	-1.507.087	-9.366.168
b) Increase or decrease in short-term receivables	014	-568.808	1.402.770
c) Increase or decrease in inventories	015	0	145.508
d) Other increase or decrease in working capital	016	-1.093.794	0
<b>II Cash from operations (ADP 011+012)</b>	<b>017</b>	<b>-4.194.564</b>	<b>-11.563.731</b>
4 Interest paid	018	-499.369	-727.526
5 Income tax paid	019	-1.213.203	0
<b>A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 017 to 019)</b>	<b>020</b>	<b>-5.907.136</b>	<b>-12.291.257</b>
<b>Cash flow from investment activities</b>			
1 Cash receipts from sales of fixed tangible and intangible assets	021	627.935	1.287.298
2 Cash receipts from sales of financial instruments	022	51.787.199	3.851.481
3 Interest received	023	0	16.805
4 Dividends received	024	46.180	84.292
5 Cash receipts from repayment of loans and deposits	025	335.500	11.848.444
6 Other cash receipts from investment activities	026	6.783	777.501
<b>III Total cash receipts from investment activities (ADP 021 to 026)</b>	<b>027</b>	<b>52.803.597</b>	<b>17.865.821</b>
1 Cash payments for the purchase of fixed tangible and intangible assets	028	-5.294.799	-4.498.251
2 Cash payments for the acquisition of financial instruments	029	-26.115.420	-5.531.085
3 Cash payments for loans and deposits for the period	030	-22.244.753	-18.925.722
4 Acquisition of a subsidiary, net of cash acquired	031	0	0
5 Other cash payments from investment activities	032	0	-5.400.000
<b>IV Total cash payments from investment activities (ADP 028 to 032)</b>	<b>033</b>	<b>-53.654.972</b>	<b>-34.355.058</b>
<b>B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 027 +033)</b>	<b>034</b>	<b>-851.375</b>	<b>-16.489.237</b>
<b>Cash flow from financing activities</b>			
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	11.611.462	8.065.695
4 Other cash receipts from financing activities	038	0	3.600.000
<b>V Total cash receipts from financing activities (ADP 035 to 038)</b>	<b>039</b>	<b>11.611.462</b>	<b>48.150.780</b>
1 Cash payments for the repayment of credit principals, loans and other borrowings and debt financial instruments	040	-4.789.335	-8.542.963
2 Cash payments for dividends	041	0	-1.252.065

3 Cash payments for finance lease	042	0	0
4 Cash payments for the redemption of treasury shares and decrease in initial (subscribed) capital	043	0	0
5 Other cash payments from financing activities	044	0	-4.350.000
<b>VI Total cash payments from financing activities (ADP 040 to 044)</b>	<b>045</b>	<b>-4.789.335</b>	<b>-14.145.028</b>
<b>C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 039 +045)</b>	<b>046</b>	<b>6.822.127</b>	<b>34.005.752</b>
1 Unrealised exchange rate differences in respect of cash and cash equivalents	047	0	0
<b>D) NET INCREASE OR DECREASE IN CASH FLOWS (ADP 020+034+046+047)</b>	<b>048</b>	<b>63.616</b>	<b>5.225.258</b>
<b>E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>049</b>	<b>9.164</b>	<b>63.501</b>
<b>F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD(ADP 048+049)</b>	<b>050</b>	<b>72.780</b>	<b>5.288.759</b>



**STATEMENT OF CHANGES IN EQUITY**  
for the period from ##### to #####

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	18 (3 to 6 - 7 + 8 to 17)	19		
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 (19+19)		
<b>Previous period</b>																					
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	-456.000	-12.672.684	4.473.210	70.950.155	3.464.436	74.414.593		
2 Changes in accounting policies	02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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		
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	-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	-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	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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
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		
19 Payments from members/shareholders	19	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		
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		
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		
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	4.473.210	-4.473.210	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	-8.016.231	10.750.073	81.339.471	803.852	82.143.323		
<b>APPENDIX TO THE STATEMENT OF CHANGES IN EQUITY (to be filled in by undertakings that draw up financial statements in accordance with the IFRS)</b>																					
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	4.473.210	-4.473.210	0	0	0		
<b>Current period</b>																					
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	-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		
3 Correction of errors	30	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) (ADP 28 to 30)	31	76.248.000	3.357.629	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	0	0	-658.375	-2.744	-661.119		
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	454.771	0	0	0	0	0	0	0	0	0	-449.768	0	57.453.042	643.029	58.096.071			
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	27.596.400	8.886.685	0	0	0	0	0	0	0	0	0	0	0	0	0	36.485.085	0	36.485.085		
20 Payment of share in profit/dividend	47	0	0	0	0	0	0	0	0	0	0	0	0	-1.252.065	0	-1.252.065	0	-1.252.065			
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	10.750.073	-10.750.073	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	454.771	0	0	0	0	0	0	0	0	0	0	32.009	-658.375	173.367.158	1.444.137	174.811.295		
<b>APPENDIX TO THE STATEMENT OF CHANGES IN EQUITY (to be filled in by undertakings that draw up financial statements in accordance with the IFRS)</b>																					
I OTHER COMPREHENSIVE INCOME FOR THE CURRENT PERIOD, NET OF TAX (ADP 33 to 41)	52	43.455.400	13.992.639	454.771	0	0	0	0	0	0	0	0	0	-449.768	0	57.453.042	643.029	58.096.071			
II COMPREHENSIVE INCOME OR LOSS FOR THE CURRENT PERIOD (ADP 32 do 52)	53	43.455.400	13.992.639	454.771	0	0	0	0	0	0	0	0	0	-449.768	-658.375	56.794.607	640.285	57.434.852			
III TRANSACTIONS WITH OWNERS IN THE CURRENT PERIOD RECOGNISED DIRECTLY IN EQUITY (ADP 42 to 50)	54	27.596.400	8.886.685	0	0	0	0	0	0	0	0	0	0	9.498.008	-10.750.073	35.233.020	0	35.233.020			

**Name:** STANOVI JADRAN d.d.  
**PIN:** 88680117715  
**Reporting period:** 1.1.2021 - 30.09.2021

**Basis for the preparation:** The International Financial Reporting Standards  
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.

**Accounting policies:**

**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.  
Çomapny 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 transfered to Stanovi jadran d.d. as at 24. June 2021  
Company Stanovi Jadran d.d. sold the business space in Virovitica and 3 plots of land in Lovinac during the period.

**Other:**

Other important details are presented in the Management Report.