

Stanovi Jadran

MANAGEMENT REPORT

STANOVI JADRAN d.d. SPLIT

01.01.2021. to 31.12.2021.

Split, February 24th, 2022.

Introduction to business results

During 2021, Stanovi Jadran d.d., (*hereinafter: the Company*) positioned itself as a company which develops its own projects and manages its own real estate whose assets have grown significantly through the merger of Global Rent d.o.o. and recapitalization.

In the challenging year 2021, the Company (i) completed the construction of the Armerun Hotel, which have been generating revenues since June 2021, (ii) took over properties from Global Rent d.o.o. from which revenues are generated since June 2021, (iii) disinvested smaller business premises that are not an integral part of the company's development strategy and (iv) bought real estate in Rijeka where it plans to develop the Armerun brand.

The company also refinanced liabilities to banks inherited by merging Global Rent d.o.o. on extremely favorable terms and settled its obligations to suppliers.

The Management Board of the Company is actively involved in the development of projects in Dubrovnik and in February 2022 a building permit was obtained for the access road to villas in Donje Obuljeno, which is a prerequisite for obtaining building permits for villas. Also, the Management Board is actively involved in the sale of real estate that does not fit into the development strategy of the Company and during 2021 and first two months of 2022 sold a large part of real estate in Ilica 213 and Trg Petra Svačića 16 in Zagreb, business space in Koprivnica, business space in Virovitica and land plots in Lovinac.

In February 2022, a prospectus of the Company was approved by regulators regarding the listing of 355,269 ordinary shares on the regulated market.

Kind Regards,

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:

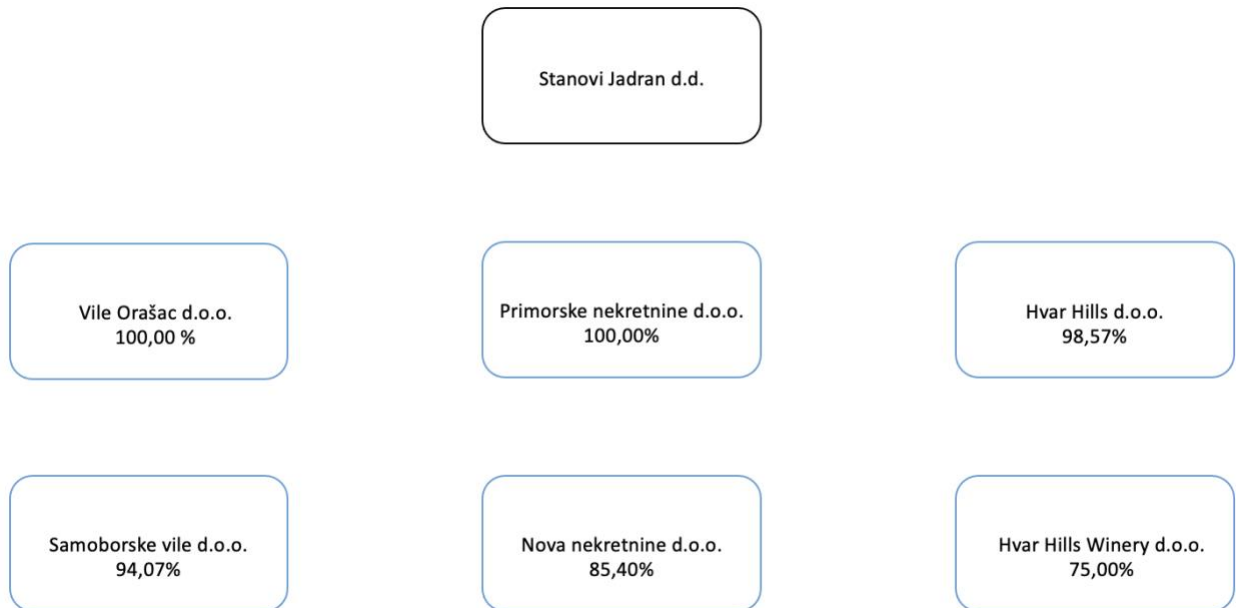
- Toni Jeličić - Purko, President of the Management Board
- Maja Bradić, Member of the Management Board

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

During 2021, the Company (i) completed the construction of the Armerun Hotel, which have been generating revenues since June 2021, (ii) took over properties from Global Rent d.o.o. from which revenues are generated since June 2021, (iii) disinvested smaller business premises that are not an integral part of the company's development strategy and (iv) bought real estate in Rijeka where it plans to develop the Armerun brand. During the last quarter, a preliminary agreement was signed on the sale of office space, 2 garage spaces and storage at the address Ilica 213 while the sale of business space in Koprivnica was realized. In the same period, talks were initiated with the city of Rijeka regarding the development of the Armerun Hotel in Rijeka. At the beginning of 2022, a building permit was obtained for the access road to villas in Donje Obuljeno, which is a prerequisite for obtaining building permits for villas whose development is expected at the end of the year.

At the group level, company Hvar Hills d.o.o. achieved very good results despite the pandemics, while Hvar Hills Winery d.o.o. actively purchases vineyards and land plots necessary for the construction of a winery on the island of Hvar.

During 2021, revenues were generated from (i) the lease of the Armerun Hotel and restaurant Bronzin in Šibenik, (ii) the lease of the Centre Ploka and Kralja Zvonimira business premises in Split, (iii) the lease of business premises at the Chromos Tower in Zagreb and (iv) the lease of business premises at Jug Mall Čakovec.

Since the recapitalization until today, a large part of liabilities to suppliers has been reduced, a part of liabilities to banks has been returned, and a part of money has been placed with an interest rate higher than indebtedness.

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 have been adopted by the General Assembly.

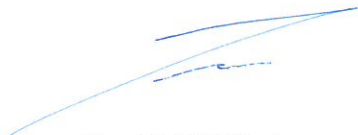
MANAGEMENT BOARD STATEMENT

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. – 31.12.2021. 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. – 31.12.2021. 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



Maja Bradić
Management Board Member

STANOVI JADRAN
d.d. SPLIT

Split, February 24th, 2022.

Annex 1**ISSUER'S GENERAL DATA**

Reporting period:	01/01/2021	to	31/12/2021
Year:	2021		
Quarter:	4.		

Quarterly 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
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Street and house number:	Kralja Zvonimira 14/IX
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E-mail address:	info@stanovijadran.com
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Web address:	www.stanovijadran.com
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Number of employees (end of the reporting)	10
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Consolidated report:	KN	(KN-not consolidated/KD-consolidated)
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Audited:	RN	(RN-not audited/RD-audited)
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Names of subsidiaries (according to IFRS):	Registered office:	MB:
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Bookkeeping firm:	Yes	(Yes/No)
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Collaboro d.o.o.
(name of the bookkeeping firm)

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

Telephone: **098/164-2479**

E-mail address: **mariojuric@collaboro.hr**

Audit firm: **BDO Croatia d.o.o.**
(name of the audit firm)

Certified auditor:
(name and surname)

BALANCE SHEET
balance as at 31.12.2021

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	72.344.372	172.268.091
I INTANGIBLE ASSETS (ADP 004 to 009)	003	21.250	17.690
1 Research and development	004	0	0
2 Concessions, patents, licences, trademarks, software and other rights	005	21.250	17.690
3 Goodwill	006	0	0
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	50.790.891	133.001.844
1 Land	011	0	0
2 Buildings	012	0	0
3 Plant and equipment	013	4.378.297	9.964.215
4 Tools, working inventory and transportation assets	014	0	0
5 Biological assets	015	0	0
6 Advances for the purchase of tangible assets	016	1.504.020	856.741
7 Tangible assets in preparation	017	0	0
8 Other tangible assets	018	0	0
9 Investment property	019	44.908.574	122.180.888
III FIXED FINANCIAL ASSETS (ADP 021 to 030)	020	21.532.231	39.248.557
1 Investments in holdings (shares) of undertakings within the group	021	12.603.923	28.994.594
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	209.169
9 Other investments accounted for using the equity method	029	11.000	0
10 Other fixed financial assets	030	6.971.779	10.044.794
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	34.855.456	43.496.674
I INVENTORIES (ADP 039 to 045)	038	0	0
1 Raw materials and consumables	039	0	0
2 Work in progress	040	0	0
3 Finished goods	041	0	0
4 Merchandise	042	0	0
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	7.596.218	9.534.710
1 Receivables from undertakings within the group	047	286.500	379.931

2 Receivables from companies linked by virtue of participating interests	048	0	0
3 Customer receivables	049	7.205.410	3.581.572
4 Receivables from employees and members of the undertaking	050	0	0
5 Receivables from government and other institutions	051	84.309	108.840
6 Other receivables	052	19.999	5.464.367
III CURRENT FINANCIAL ASSETS (ADP 054 to 062)	053	27.197.152	16.686.729
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	250.980	15.152.769
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	1.533.960
9 Other financial assets	062	0	0
IV CASH AT BANK AND IN HAND	063	62.086	17.275.235
D) PREPAID EXPENSES AND ACCRUED INCOME	064	159.540	170.852
E) TOTAL ASSETS (ADP 001+002+037+064)	065	107.359.368	215.935.617
OFF-BALANCE SHEET ITEMS	066	0	186.684
LIABILITIES			
A) CAPITAL AND RESERVES (ADP 068 to	067	81.339.473	173.772.556
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	454.771
1 Legal reserves	071	0	454.771
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	-10.090.520	546.285
1 Retained profit	084	0	546.285
2 Loss brought forward	085	10.090.520	0
VII PROFIT OR LOSS FOR THE BUSINESS YEAR (ADP 087-088)	086	11.824.364	-767.253
1 Profit for the business year	087	11.824.364	0
2 Loss for the business year	088	0	767.253
VIII MINORITY (NON-CONTROLLING) INTEREST	089	0	0
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	34.707.249
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	34.707.249
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	10.769.831	7.006.684
1 Liabilities to undertakings within the group	110	0	54.842
2 Liabilities for loans, deposits, etc. of undertakings within the group	111	0	70.336
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	492.043	0
6 Liabilities to banks and other financial institutions	115	4.860.222	3.399.042
7 Liabilities for advance payments	116	0	275.145
8 Liabilities to suppliers	117	1.217.166	252.717
9 Liabilities for securities	118	0	0
10 Liabilities to employees	119	67.117	77.190
11 Taxes, contributions and similar liabilities	120	625.516	15.178
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	2.862.234
E) ACCRUALS AND DEFERRED INCOME	124	14.018	449.128
F) TOTAL – LIABILITIES (ADP 067+090+097+109+124)	125	107.359.368	215.935.617
G) OFF-BALANCE SHEET ITEMS	126	0	186.684

STATEMENT OF PROFIT OR LOSS
for the period 01.01.2021. to 31.12.2021

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
I OPERATING INCOME (ADP 002 to 006)	001	19.921.484	6.727.599	4.985.090	-1.541.754
1 Income from sales with undertakings within the group	002	16.800	4.200	21.300	2.627
2 Income from sales (outside group)	003	5.300.210	1.712.270	4.513.681	1.551.267
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	14.604.474	5.011.129	450.109	-3.095.648
II OPERATING EXPENSES (ADP 08+009+013+017+018+019+022+029)	007	7.269.935	1.265.173	7.093.654	1.799.706
1 Changes in inventories of work in progress and finished goods	008	0	0	0	0
2 Material costs (ADP 010 to 012)	009	1.096.385	349.521	2.045.958	687.578
a) Costs of raw materials and consumables	010	345.038	56.052	971.427	457.178
b) Costs of goods sold	011	0	0	0	0
c) Other external costs	012	751.347	293.469	1.074.531	230.400
3 Staff costs (ADP 014 to 016)	013	736.232	180.968	932.395	241.595
a) Net salaries and wages	014	451.915	104.427	585.308	159.477
b) Tax and contributions from salary costs	015	136.707	37.080	170.329	42.756
c) Contributions on salaries	016	147.610	39.461	176.758	39.362
4 Depreciation	017	1.367.200	622.453	2.817.325	1.067.272
5 Other costs	018	911.063	112.231	1.177.221	355.976
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	3.159.055	0	120.755	-552.715
III FINANCIAL INCOME (ADP 031 to 040)	030	1.170.633	1.126.970	2.627.437	1.634.081
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	156.422	118.064
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	611.282	611.257	797.878	163.138
8 Exchange rate differences and other financial income	038	349.248	17.972	190.945	-45.021
9 Unrealised gains (income) from financial assets	039	0	0	1.397.900	1.397.900
10 Other financial income	040	210.103	497.741	84.292	0
IV FINANCIAL EXPENSES (ADP 042 to 048)	041	839.580	180.930	1.286.126	324.666
1 Interest expenses and similar expenses with undertakings within the group	042	0	0	1.785	870
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	562.711	154.311	1.016.555	247.930
4 Exchange rate differences and other expenses	045	276.370	26.619	175.810	22.090
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	499	0	91.976	53.776
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	21.092.117	7.854.569	7.612.527	92.327
X TOTAL EXPENDITURE (ADP 007+041+051 + 052)	054	8.109.515	1.446.103	8.379.780	2.124.372
XI PRE-TAX PROFIT OR LOSS (ADP 053-054)	055	12.982.602	6.408.466	-767.253	-2.032.045
1 Pre-tax profit (ADP 053-054)	056	12.982.602	6.408.466	0	0
2 Pre-tax loss (ADP 054-053)	057	0	0	-767.253	-2.032.045
XII INCOME TAX	058	1.159.646	1.159.646	0	0

XIII PROFIT OR LOSS FOR THE PERIOD (ADP 055-059)	059	11.822.956	5.248.820	-767.253	-2.032.045
1 Profit for the period (ADP 055-059)	060	11.822.956	5.248.820	0	0
2 Loss for the period (ADP 059-055)	061	0	0	-767.253	-2.032.045
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	0	0	0	0
2 Discontinued operations loss for the period (ADP 065-062)	067	0	0	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	0	0
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	0	0	0	0
XVIII PROFIT OR LOSS FOR THE PERIOD (ADP 068-071)	072	0	0	0	0
1 Profit for the period (ADP 068-071)	073	0	0	0	0
2 Loss for the period (ADP 071-068)	074	0	0	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	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	11.822.956	5.248.820	-767.253	-2.032.045
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	11.822.956	5.248.820	-767.253	-2.032.045
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