

# Stanovi Jadran

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## MANAGEMENT REPORT

STANOVI JADRAN d.d. SPLIT

**01.01.2021. to 30.06.2021.**

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

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## 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

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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:

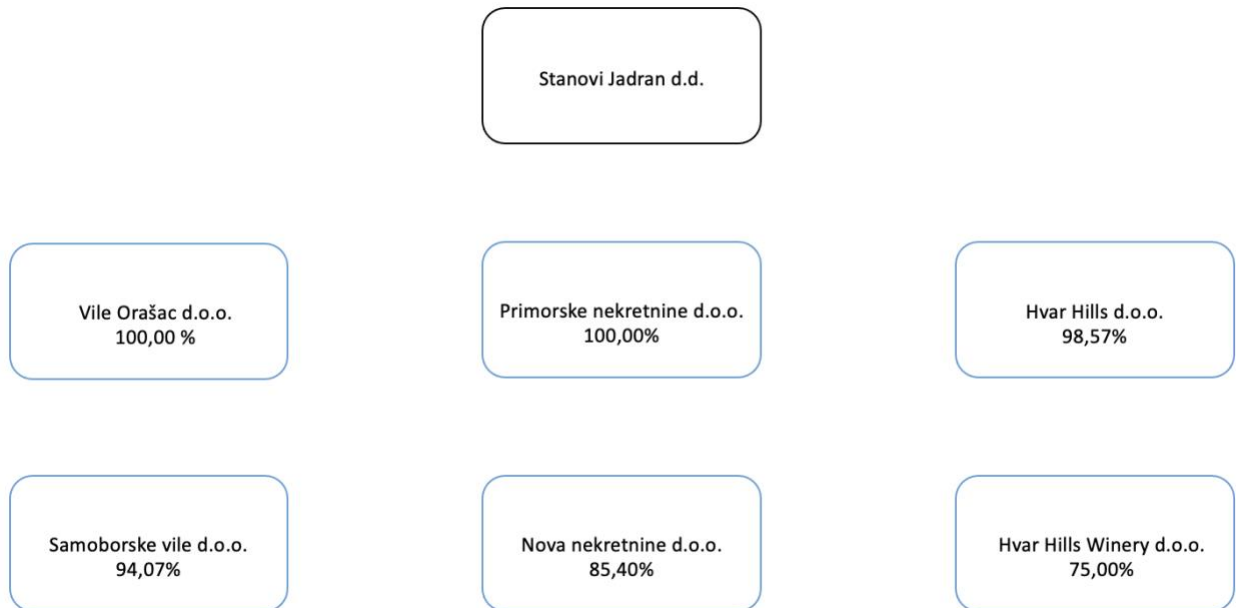
- Toni Jeličić - Purko, President of the Management Board
- Maja Bradić, Member of the Management Board

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*) 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

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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 has been listed to vote 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. – 30.06.2021. 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 26<sup>th</sup>, 2021.

**Annex 1****ISSUER'S GENERAL DATA**Reporting period:  to Year: Semmi-annual period: **Semmi-annual 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:

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 \_\_\_\_.

in HRK

Submitter: _____			
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>	72.344.372	177.617.422
<b>I INTANGIBLE ASSETS (ADP 004 to 009)</b>	<b>003</b>	21.250	1.059.835
1 Research and development	<b>004</b>	0	0
2 Concessions, patents, licences, trademarks, software and other rights	<b>005</b>	21.250	19.470
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
<b>II TANGIBLE ASSETS (ADP 011 to 019)</b>	<b>010</b>	50.790.891	136.400.093
1 Land	<b>011</b>	0	0
2 Buildings	<b>012</b>	0	0
3 Plant and equipment	<b>013</b>	4.378.297	7.685.959
4 Tools, working inventory and transportation assets	<b>014</b>	0	0
5 Biological assets	<b>015</b>	0	0
6 Advances for the purchase of tangible assets	<b>016</b>	1.504.020	705.008
7 Tangible assets in preparation	<b>017</b>	0	0
8 Other tangible assets	<b>018</b>	0	0
9 Investment property	<b>019</b>	44.908.574	128.009.126
<b>III FIXED FINANCIAL ASSETS (ADP 021 to 030)</b>	<b>020</b>	21.532.231	40.157.494
1 Investments in holdings (shares) of undertakings within the group	<b>021</b>	12.603.923	28.213.268
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	100.000
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	180.000
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	11.664.226
<b>IV RECEIVABLES (ADP 032 to 035)</b>	<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
<b>V DEFERRED TAX ASSETS</b>	<b>036</b>	0	0



<b>C) CURRENT ASSETS (ADP 038+046+053+063)</b>	<b>037</b>	<b>34.855.456</b>	<b>43.977.975</b>
<b>I INVENTORIES (ADP 039 to 045)</b>	<b>038</b>	<b>0</b>	<b>0</b>
1 Raw materials and consumables	<b>039</b>	0	0
2 Production in progress	<b>040</b>	0	0
3 Finished goods	<b>041</b>	0	0
4 Merchandise	<b>042</b>	0	0
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>7.596.218</b>	<b>6.099.826</b>
1 Receivables from undertakings within the group	<b>047</b>	286.500	324.110
2 Receivables from companies linked by virtue of participating interests	<b>048</b>	0	0
3 Customer receivables	<b>049</b>	7.205.410	3.953.534
4 Receivables from employees and members of the undertaking	<b>050</b>	0	0
5 Receivables from government and other institutions	<b>051</b>	84.309	898.091
6 Other receivables	<b>052</b>	19.999	924.091
<b>III CURRENT FINANCIAL ASSETS (ADP 054 to 062)</b>	<b>053</b>	<b>27.197.152</b>	<b>23.945.432</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>	250.980	7.861.819
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	16.083.613
9 Other financial assets	<b>062</b>	0	0
<b>IV CASH AT BANK AND IN HAND</b>	<b>063</b>	<b>62.086</b>	<b>13.932.717</b>
<b>D) PREPAID EXPENSES AND ACCRUED INCOME</b>	<b>064</b>	<b>159.540</b>	<b>164.859</b>
<b>E) TOTAL ASSETS (ADP 001+002+037+064)</b>	<b>065</b>	<b>107.359.368</b>	<b>221.760.256</b>
<b>OFF-BALANCE SHEET ITEMS</b>	<b>066</b>	<b>0</b>	<b>186.684</b>
<b>LIABILITIES</b>			
<b>A) CAPITAL AND RESERVES (ADP 068 to 070+076+077+083+086+089)</b>	<b>067</b>	<b>81.339.473</b>	<b>173.331.428</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>0</b>
1 Legal reserves	<b>071</b>	0	0
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	081	0	0
5 Exchange differences arising from the translation of foreign operations (consolidation)	082	0	0
<b>VI RETAINED PROFIT OR LOSS BROUGHT FORWARD (ADP 084-085)</b>	<b>083</b>	<b>-10.090.520</b>	<b>1.733.844</b>
1 Retained profit	084	0	1.733.844
2 Loss brought forward	085	10.090.520	0
<b>VII PROFIT OR LOSS FOR THE BUSINESS YEAR (ADP 087-088)</b>	<b>086</b>	<b>11.824.364</b>	<b>-1.941.169</b>
1 Profit for the business year	087	11.824.364	0
2 Loss for the business year	088	0	1.941.169
<b>VIII MINORITY (NON-CONTROLLING) INTEREST</b>	<b>089</b>	<b>0</b>	<b>0</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	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
<b>C) LONG-TERM LIABILITIES (ADP 098 to 108)</b>	<b>097</b>	<b>15.236.046</b>	<b>32.892.945</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	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
<b>D) SHORT-TERM LIABILITIES (ADP 110 to 123)</b>	<b>109</b>	<b>10.769.832</b>	<b>15.096.587</b>
1 Liabilities to undertakings within the group	110	0	0
2 Liabilities for loans, deposits, etc. of undertakings within the group	111	0	94.124
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	5.534.171
6 Liabilities to banks and other financial institutions	115	122.956	859.819
7 Liabilities for advance payments	116	0	8.243
8 Liabilities to suppliers	117	1.217.166	4.734.675
9 Liabilities for securities	118	0	0
10 Liabilities to employees	119	67.117	74.984
11 Taxes, contributions and similar liabilities	120	625.516	48.073
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	3.742.498
<b>E) ACCRUALS AND DEFERRED INCOME</b>	<b>124</b>	<b>14.017</b>	<b>439.296</b>
<b>F) TOTAL – LIABILITIES (ADP 067+090+097+109+124)</b>	<b>125</b>	<b>107.359.368</b>	<b>221.760.256</b>
<b>G) OFF-BALANCE SHEET ITEMS</b>	<b>126</b>	<b>0</b>	<b>186.684</b>

## STATEMENT OF PROFIT OR LOSS

for the period \_\_\_\_ to \_\_\_\_

in HRK

Submitter: _____			
Item	ADP code	Same period of the previous year	Current period
1	2	3	4
<b>I OPERATING INCOME (ADP 002 to 006)</b>	<b>001</b>	3.422.306	1.291.523
1 Income from sales with undertakings within the group	002	8.400	8.400
2 Income from sales (outside group)	003	3.332.187	815.675
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
<b>II OPERATING EXPENSES (ADP 08+009+013+017+018+019+022+029)</b>	<b>007</b>	1.936.265	3.412.758
1 Changes in inventories of work in progress and finished goods	008	0	0
2 Material costs (ADP 010 to 012)	<b>009</b>	494.424	842.171
<i>a) Costs of raw materials and consumables</i>	010	87.973	302.349
<i>b) Costs of goods sold</i>	011	0	0
<i>c) Other external costs</i>	012	406.451	539.822
3 Staff costs (ADP 014 to 016)	<b>013</b>	363.788	443.925
<i>a) Net salaries and wages</i>	014	228.100	271.635
<i>b) Tax and contributions from salary costs</i>	015	84.749	82.607
<i>c) Contributions on salaries</i>	016	50.939	89.683
4 Depreciation	017	305.414	696.738
5 Other costs	018	627.993	492.283
6 Value adjustments (ADP 020+021)	<b>019</b>	0	0
<i>a) fixed assets other than financial assets</i>	020	0	0
<i>b) current assets other than financial assets</i>	021	0	0
7 Provisions (ADP 023 to 028)	<b>022</b>	0	0
<i>a) Provisions for pensions, termination benefits and similar obligations</i>	023	0	0
<i>b) Provisions for tax liabilities</i>	024	0	0
<i>c) Provisions for ongoing legal cases</i>	025	0	0
<i>d) Provisions for renewal of natural resources</i>	026	0	0
<i>e) Provisions for warranty obligations</i>	027	0	0
<i>f) Other provisions</i>	028	0	0
8 Other operating expenses	029	144.646	937.641
<b>III FINANCIAL INCOME (ADP 031 to 040)</b>	<b>030</b>	12.538.455	674.458
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	456.712
8 Exchange rate differences and other financial income	038	0	217.746
9 Unrealised gains (income) from financial assets	039	0	0
10 Other financial income	040	12.538.450	0
<b>IV FINANCIAL EXPENSES (ADP 042 to 048)</b>	<b>041</b>	<b>6.611.976</b>	<b>494.392</b>
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	221.804	342.850
4 Exchange rate differences and other expenses	045	55.926	151.542
5 Unrealised losses (expenses) from financial assets	046	407.828	0
6 Value adjustments of financial assets (net)	047	2.693.298	0
7 Other financial expenses	048	3.233.120	0
<b>V SHARE IN PROFIT FROM UNDERTAKINGS LINKED BY VIRTUE OF PARTICIPATING INTERESTS</b>	<b>049</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>VII SHARE IN LOSS OF COMPANIES LINKED BY VIRTUE OF PARTICIPATING INTEREST</b>	<b>051</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>IX TOTAL INCOME (ADP 001+030+049 +050)</b>	<b>053</b>	<b>15.960.761</b>	<b>1.965.981</b>
<b>X TOTAL EXPENDITURE (ADP 007+041+051 + 052)</b>	<b>054</b>	<b>8.548.241</b>	<b>3.907.150</b>
<b>XI PRE-TAX PROFIT OR LOSS (ADP 053-054)</b>	<b>055</b>	<b>7.412.520</b>	<b>-1.941.169</b>
1 Pre-tax profit (ADP 053-054)	056	7.412.520	0
2 Pre-tax loss (ADP 054-053)	057	0	-1.941.169
<b>XII INCOME TAX</b>	<b>058</b>	<b>0</b>	<b>0</b>
<b>XIII PROFIT OR LOSS FOR THE PERIOD (ADP 055-059)</b>	<b>059</b>	<b>7.412.520</b>	<b>-1.941.169</b>
1 Profit for the period (ADP 055-059)	060	7.412.520	0
2 Loss for the period (ADP 059-055)	061	0	-1.941.169
<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>	<b>0</b>	<b>0</b>
1 Pre-tax profit from discontinued operations	063	0	0
2 Pre-tax loss on discontinued operations	064	0	0
<b>XV INCOME TAX OF DISCONTINUED OPERATIONS</b>	<b>065</b>	<b>0</b>	<b>0</b>
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
<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>	<b>0</b>	<b>0</b>
1 Pre-tax profit (ADP 068)	069	0	0
2 Pre-tax loss (ADP 068)	070	0	0
<b>XVII INCOME TAX (ADP 058+065)</b>	<b>071</b>	<b>0</b>	<b>0</b>
<b>XVIII PROFIT OR LOSS FOR THE PERIOD (ADP 068-071)</b>	<b>072</b>	<b>0</b>	<b>0</b>
1 Profit for the period (ADP 068-071)	073	0	0
2 Loss for the period (ADP 071-068)	074	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>	<b>0</b>	<b>0</b>
1 Attributable to owners of the parent	076	0	0
2 Attributable to minority (non-controlling) interest	077	0	0
<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>	7.412.520	-1.941.169
<b>II OTHER COMPREHENSIVE INCOME/LOSS BEFORE TAX (ADP 80+ 87)</b>	<b>079</b>	0	0
<b>III Items that will not be reclassified to profit or loss (ADP 081 to 085)</b>	<b>080</b>	0	0
1 Changes in revaluation reserves of fixed tangible and intangible assets	<b>081</b>	0	0
2 Gains or losses from subsequent measurement of equity instruments at fair value through other comprehensive income	<b>082</b>	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
4 Actuarial gains/losses on the defined benefit obligation	<b>084</b>	0	0
5 Other items that will not be reclassified	<b>085</b>	0	0
6 Income tax relating to items that will not be reclassified	<b>086</b>	0	0
<b>IV Items that may be reclassified to profit or loss (ADP 088 to 095)</b>	<b>087</b>	0	0
1 Exchange rate differences from translation of foreign operations	<b>088</b>	0	0
2 Gains or losses from subsequent measurement of debt securities at fair value through other comprehensive income	<b>089</b>	0	0
3 Profit or loss arising from effective cash flow hedging	<b>090</b>	0	0
4 Profit or loss arising from effective hedge of a net investment in a foreign operation	<b>091</b>	0	0
5 Share in other comprehensive income/loss of companies linked by virtue of participating interests	<b>092</b>	0	0
6 Changes in fair value of the time value of option	<b>093</b>	0	0
7 Changes in fair value of forward elements of forward contracts	<b>094</b>	0	0
8 Other items that may be reclassified to profit or loss	<b>095</b>	0	0
9 Income tax relating to items that may be reclassified to profit or loss	<b>096</b>	0	0
<b>V NET OTHER COMPREHENSIVE INCOME OR LOSS (ADP 080+087-086 - 096)</b>	<b>097</b>	0	0
<b>VI COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (ADP 078+097)</b>	<b>098</b>	7.412.520	-1.941.169
<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>	0	0
<b>1 Attributable to owners of the parent</b>	<b>100</b>	0	0
<b>2 Attributable to minority (non-controlling) interest</b>	<b>101</b>	0	0

## STATEMENT OF CASH FLOWS - indirect method

for the period \_\_\_\_\_. to \_\_\_\_\_.

in HRK

Submitter: _____			
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	7.412.520	-1.941.169
2 Adjustments (ADP 003 to 010):	002	304.268	864.269
<i>a) Depreciation</i>	003	305.414	715.138
<i>b) Gains and losses from sale and value adjustment of fixed tangible and intangible assets</i>	004	0	-62.422
<i>c) Gains and losses from sale and unrealised gains and losses and value adjustment of financial assets</i>	005	0	300.058
<i>d) Interest and dividend income</i>	006	0	-452.956
<i>e) Interest expenses</i>	007	0	342.850
<i>f) Provisions</i>	008	0	0
<i>g) Exchange rate differences (unrealised)</i>	009	0	21.601
<i>h) Other adjustments for non-cash transactions and unrealised gains and losses</i>	010	-1.146	0
<b>I Cash flow increase or decrease before changes in working capital (ADP 001+002)</b>	011	7.716.788	-1.076.900
3 Changes in the working capital (ADP 013 to 016)	012	-5.276.442	1.142.851
<i>a) Increase or decrease in short-term liabilities</i>	013	-4.422.883	-452.947
<i>b) Increase or decrease in short-term receivables</i>	014	-853.559	1.595.798
<i>c) Increase or decrease in inventories</i>	015	0	0
<i>d) Other increase or decrease in working capital</i>	016	0	0
<b>II Cash from operations (ADP 011+012)</b>	017	2.440.346	65.951
4 Interest paid	018	0	-299.069
5 Income tax paid	019	0	0
<b>A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 017 to 019)</b>	020	2.440.346	-233.118
<b>Cash flow from investment activities</b>			
1 Cash receipts from sales of fixed tangible and intangible assets	021	0	108.215
2 Cash receipts from sales of financial instruments	022	23.061.037	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	0	2.643.444
6 Other cash receipts from investment activities	026	0	529
<b>III Total cash receipts from investment activities (ADP 021 to 026)</b>	027	23.061.037	6.620.474
1 Cash payments for the purchase of fixed tangible and intangible assets	028	-49.209	-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	#####	#####
4 Acquisition of a subsidiary, net of cash acquired	031	0	0
5 Other cash payments from investment activities	032	0	0
<b>IV Total cash payments from investment activities (ADP 028 to 032)</b>	033	#####	#####
<b>B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 027 +033)</b>	034	-46.287	#####
<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	2.337.905	2.650.000
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>2.337.905</b>	<b>42.735.085</b>
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
<b>VI Total cash payments from financing activities (ADP 040 to 044)</b>	<b>045</b>	<b>0</b>	<b>#####</b>
<b>C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 039 +045)</b>	<b>046</b>	<b>2.337.905</b>	<b>30.300.125</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>4.731.964</b>	<b>13.870.631</b>
<b>E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>049</b>	<b>7.685</b>	<b>62.086</b>
<b>F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD(ADP 048+049)</b>	<b>050</b>	<b>4.739.649</b>	<b>13.932.717</b>

## STATEMENT OF CASH FLOWS - direct method

for the period \_\_\_\_ to \_\_\_\_

in HRK

Submitter: _____			
Item	ADP code	Same period of the previous year	Current period
1	2	3	4
<b>Cash flow from operating activities</b>			
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
<b>I Total cash receipts from operating activities (ADP 001 to 005)</b>	<b>006</b>	<b>0</b>	<b>0</b>
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
<b>II Total cash payments from operating activities (ADP 007 to 012)</b>	<b>013</b>	<b>0</b>	<b>0</b>
<b>A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 006 + 013)</b>	<b>014</b>	<b>0</b>	<b>0</b>
<b>Cash flow from investment activities</b>			
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
<b>III Total cash receipts from investment activities (ADP 015 to 020)</b>	<b>021</b>	<b>0</b>	<b>0</b>
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
<b>IV Total cash payments from investment activities (ADP 022 to 026)</b>	<b>027</b>	<b>0</b>	<b>0</b>
<b>B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 021 + 027)</b>	<b>028</b>	<b>0</b>	<b>0</b>
<b>Cash flow from financing activities</b>			
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
<b>V Total cash receipts from financing activities (ADP 029 to 032)</b>	<b>033</b>	<b>0</b>	<b>0</b>
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	<b>036</b>	0	0
4 Cash payments for the redemption of own shares and decrease in initial	<b>037</b>	0	0
5 Other cash payments from financing activities	<b>038</b>	0	0
<b>VI Total cash payments from financing activities (ADP 034 to 038)</b>	<b>039</b>	0	0
<b>C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 033 +039)</b>	<b>040</b>	0	0
1 Unrealised exchange rate differences in respect of cash and cash equivalents	<b>041</b>	0	0
<b>D) NET INCREASE OR DECREASE IN CASH FLOWS (ADP 014 + 028 + 040 + 041)</b>	<b>042</b>	0	0
<b>E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>043</b>	0	0
<b>F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (ADP 042+043)</b>	<b>044</b>	0	0

**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			
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)	
<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	0	0	-14.621.392	4.530.872	69.515.109	0	69.515.109
2 Changes in accounting policies	02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	-14.621.392	4.530.872	69.515.109	0	69.515.109
5 Profit/loss of the period	05	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11.824.364	11.824.364	0	11.824.364
6 Exchange rate differences from translation of foreign operations	06	0	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	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	0	-14.621.392	16.355.236	81.339.473	0	81.339.473
<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	0	0	0	0	0	0	0
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	0	0	0	11.824.364	11.824.364	0	11.824.364
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
<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	0	0	-10.090.520	11.824.364	81.339.473	0	81.339.473
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	0	-10.090.520	11.824.364	81.339.473	0	81.339.473

5 Profit/loss of the period	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1.941.169	-1.941.169	0	-1.941.169
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	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	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	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	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	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	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	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	0	0	57.448.039	0	57.448.039	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	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	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	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	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	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	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	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	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	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	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	0	-10.090.520	9.883.195	173.331.428	0	173.331.428	0
<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>																					
<b>I OTHER COMPREHENSIVE INCOME FOR THE CURRENT PERIOD, NET OF TAX (ADP 33 to 41)</b>	52	43.455.400	13.992.639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57.448.039	0	57.448.039	0
<b>II COMPREHENSIVE INCOME OR LOSS FOR THE CURRENT PERIOD (ADP 32 do 52)</b>	53	43.455.400	13.992.639	0	0	0	0	0	0	0	0	0	0	0	0	0	-1.941.169	55.506.870	0	55.506.870	0
<b>III TRANSACTIONS WITH OWNERS IN THE CURRENT PERIOD RECOGNISED DIRECTLY IN EQUITY (ADP 42 to 50)</b>	54	27.598.400	8.886.685	0	0	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:** 8868017715  
**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.  
Company 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 company 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.