

Sunce hoteli d.d., Group

Financial Results

for the year ended 31 December 2021

consolidated (unaudited)

1.	General information	3
2.	Organizational and shareholder structure	4
3.	Unaudited business results for the year ended 31 December 2021	6
Ар	pendix 1: Financial Statements1	1

1. GENERAL INFORMATION

Name

The Company name is SUNCE HOTELI d.d. za turizam i ugostiteljstvo, turistička agencija company registration number (MBS): 080502040, personal identification number (OIB): 06916431329. The Company's short name is SUNCE HOTELI d.d.

Registered office and legal form

SUNCE HOTELI d.d is joint stock company with registered office in Zagreb, Radnička cesta 43, Republic of Croatia, telephone number: + 385 1 3844 044.

Share capital and company shares

The Company's share capital as of 31th of December 2021 amounts to HRK 714.480.200,00 and is divided into 7.144.802 ordinary registered shares, each in the nominal amount of HRK 100,00. The Company's shares are recorded in a book-entry form in the accounts of book-entry securities in the computer system of the Central Depositary and Clearing Company Inc. in accordance with special regulations under the ticker SUKC-R-A and ISIN HRSUKCRA0001.

Members of Management Board:

- Shaikh Mubarak Ali Abdulla Hamad Alkhalifa, President of the Management Board
- Hrvoje Veselko, member of the Management Board until January 20, 2022

Supervisory Board:

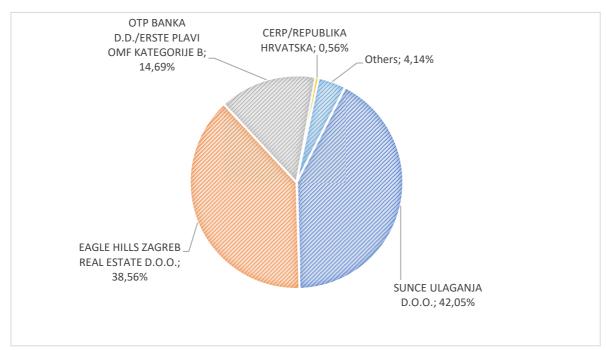
- Mohamed Ali Rashed Alabbar
- Ping Low
- Frederick William Howdon Durie
- Ratomir Ivičić

Audit Committee:

- Ivan Augustin, President of the Audit Committee
- Ali Al Frayhat, Member of the Audit Committee
- Mohamed Bitar, Member of the Audit Committee

2. ORGANIZATIONAL AND SHAREHOLDER STRUCTURE

Major Shareholders of the Company (31th of December 2021):



Source: Central Depository & Clearing Company Inc

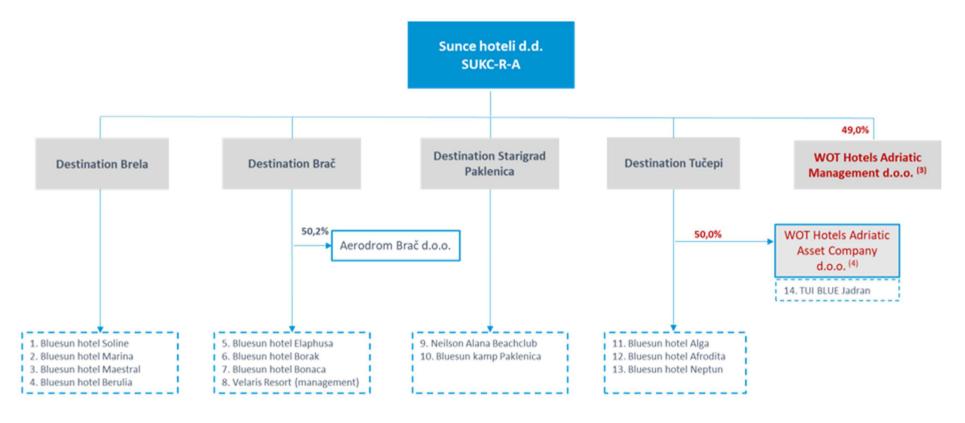
The Company has following subsidiaries and other holdings:

Subsidiaries:	HQ:	Business:	Ownership:
Aerodrom Brač d.o.o.	Supetar	Airport	50,18%
Sunce Vital d.o.o.	Zagreb	Healthcare	100,00%
Zlatni rat Poljoprivreda d.o.o.*	Bol	Agriculture	100,00%
Zlatni rat Servisi d.o.o.*	Bol	Maintenance	100,00%
Zlatni rat Tenis centar d.o.o.*	Bol	Tennis operator	100,00%
Plaža Zlatni Rat d.o.o.*	Bol	Beach operator	100,00%
Eko - promet d.o.o.*	Bol	Transport	51,11%
Brač 500 Plus d.o.o.	Bol	Cable management	69,44%
Drolo Jakimuša d o o	Drolo	Preparation of food and	
Brela Jakiruša d.o.o.	Brela	beverages	100,00%
Company:**	HQ:	Business:	Ownership:
WOT Hotels Adriatic Management d.o.o.	Tučepi	Holding company	49,00%
WOT Hotels Adriatic Asset d.o.o.	Tučepi	Hotels	50,00%
Praona d.o.o.	Makarska	Industrial Laundry	42,00%

^{*} Subscribed companies do not have recorded assets and liabilities (are not active in business), and applications have been submitted to the Tax Registry for deletion from the court register

^{**} Subject companies are not subject to consolidation but are accounted for according to accounting standards according to the equity method

Organisational structure of the Company⁽¹⁾:



- (1) Data on 31.12.2021; Sunce hoteli d.d. as a Group, has some additional members, but they are immaterial for Group's performance.
- (2) Management company established with TUI AG, where TUI AG holds a 51% share.
- (3) Joint venture company with TUI AG. Company name until September 2018. Punta Zlatarac Tučepi d.o.o.

3. UNAUDITED BUSINESS RESULTS FOR THE YEAR ENDED 31 DECEMBER 2021

Ključni financijski pokazate	elji - Sunce	Hoteli d.d.,	Grupa	
u tisućama HRK				
Financijski rezultat	2021.	2020.		2021/2020
Prihodi	352.657	173.728	178.929	103,0%
Materijalni troškovi	99.756	60.970	38.786	63,6%
Troškovi osoblja	123.664	88.537	35.127	39,7%
Ostali poslovni rashodi	52.804	22.829	29.975	131,3%
EBITDA ¹	76.433	1.392	75.041	5390,9%
EBITDA marža %	21,7%	0,8%		
Prilagođena EBITDA	76.433	1.392	75.041	5390,9%
Prilagođena EBITDA marža %	21,7%	0,8%		
EBIT	16.318	-63.114	79.432	-125,9%
Neto dobit / (gubitak)	-399	-50.233	49.834	-99,2%
Financijski položaj	2021.	2020.		2021/2020
Ukupna imovina	1.489.645	1.359.784	129.861	9,6%
Dugotrajna materijalna imovina	1.061.255	1.065.640	-4.385	-0,4%
Kapital	988.551	755.565	232.986	30,8%
Nominalni dug prema financijskim institucijama	424.270	513.508	-89.238	-17,4%
Neto dug ²	182.085	495.515	-313.430	-63,3%
Omjeri	2021.	2020.		2021/2020
Kapital / Ukupna imovina	66,4%	55,6%		19,4%
Dug / Kapital	42,9%	68,0%		-36,9%

^{1) &}lt;u>BITDA:</u> (eng. Earnings before interest, taxes, depreciation and amortization) je izračunata po formuli: poslovni prihodi - poslovni rashodi + amortizacija.

In 2021, the Group generated HRK 352,567 thousand (2020: HRK 173,728 thousand) of operating revenues, which is an increase of 103% compared to the same period last year. The Group achieved positive EBITDA in the amount of HRK 76,433 thousand (2020: HRK 1,392 thousand), which is a significant improvement compared to the same period last year. The main reason for the strong growth of EBITDA is the growth of operating revenues from the sale of accommodation services and off-board revenues.

The largest portion of operating expenses consists of personnel costs in the amount of HRK 123,664 thousand, which is HRK 35,127 thousand higher than in the same period last year, while material costs amount to HRK 99,756 thousand and are higher by 63.6% compared to the comparable period due to higher activities and business revenues generated from the sale of accommodation services.

Total financial expenses amount to HRK 21,589 thousand, which is an increase of HRK 3,598 thousand compared to the comparable period when total financial expenses amounted to HRK 17,991 thousand.

Nominal debt to financial institutions amounted to HRK 424 million as at 31 December 2021. which represents a decrease of HRK 89 million compared to 31 December 2020. (HRK 514 million). The decrease in nominal debt to financial institutions is a consequence of the payment of the loan installment on 30.04.2021. of the due debt of Podravska banka on 01.07.2021. in the amount of HRK 8.2 million, OTP long-term loan HRK 11.2 million and short-term HRK 3.8 million.

²⁾ Neto dug: dug. i kratk. obveze prema bankama i drugim financijskim institucijama + obveze za zajmove, depozite i slično - novac u banci i blagajni - dug. i kratk. ulaganja u vrijednosne papire - dani kratkoročni zajmovi, depoziti i sl.

Net loss in the observed period amounted to HRK 399 thousand, while in the same period last year the loss amounted to HRK 50,233 thousand.

Significant business events during and after the reporting period

The most significant business events:

1. Occurrence of the obligation to publish a takeover bid:

- a. Sunce hoteli d.d., Radnička cesta 43, Zagreb, OIB: 06916431329 ("Sunce" or "Company"), hereby announces that Mr. Hrvoje Veselko on January 19, 2022., resigned as a Member of the Management Board of the Company. The resignation shall take effect from January 20, 2022.
- b. Sunce hoteli d.d., Radnička cesta 43, Zagreb, OIB: 06916431329 ("Company" or "Issuer"), hereby informs that an increase in Share Capital (through the issuance of New Shares) and amendments to the provisions of the Articles of Association have been entered in the Court Register of the Commercial Court in Zagreb, all based on the decision by the General Assembly of the Company dated December 20, 2021. Thus, the Issuer's share capital was increased from HRK 595,458,500.00 by HRK 119,021,700.00 to HRK 714,480,200.00 by issuing a total of 1,190,217 new ordinary shares of the Company in the name, in dematerialized form, of an individual nominal amount of HRK 100.00.
- c. Sunce hoteli d.d., Radnička cesta 43, Zagreb, OIB: 06916431329 ("Sunce" or the "Company"), informs that the Supervisory Board of the Company has approved investments for further improvement of quality and services in its hotels for 2022, amounting to approximately EUR 44,2 million. These investments confirm the intention of the majority shareholders in terms of developing the future business of the Company, through strengthening the market position by implementing new and developing existing capacities and services, as well as continuing investments in raising the quality of accommodation for its employees. Out of a total of EUR 44 million of investments, approximately EUR 29 million is planned to be raised through Capital increase by issuing new shares for the purpose of which the Extraordinary General Meeting of the Company is convened on 20 December 2021. The Company plans to raise the remaining funds by borrowing from Commercial banks, using the possibility of withdrawing funds for this purpose as agreed when refinancing the Company's financial liabilities from November 2, 2021.
- d. Sunce hoteli d.d., Radnička cesta 43, Zagreb, OIB: 06916431329 ("Sunce" or the "Company"), informs that on November 2, 2021, signed an agreement on refinancing the financial debt of the Company with representatives of Erste& Steiermärkische Bank d.d. and OTP Banka d.d., The total value of the transaction is EUR 71,5 million, with the largest part (EUR 56,5 million) related to the refinancing of the entire existing financial debt, while the rest relates to the financing of the Company's investments in raising the quality of its hotels for the 2022 season. With this arrangement, the Company has further improved the existing financing conditions while extending the maturity of its liabilities.

- e. Eagle Hills Zagreb Real Estate d.o.o, with its registered office in Zagreb, Hektorovićeva ulica 2, OIB: 63572346734 (the "Offeror") entered into Share Purchase Agreement dated March 23, 2021 with Mr. Jako Andabak with residing in Zagreb, Gornje Prekrižje 28, Republic of Croatia and other related parties ("Share Purchase Agreement"). Pursuant to the said contract, the Offeror, partly directly and partly indirectly, in terms of article 8 par. 3 of the Croatian Takeover Act ("ZPDD") acquired a total of 4,151,092 ordinary series A share of SUNCE HOTELI d.d., designation SUKC-R-A, ISIN: HRSUKCRA0001, with a nominal amount of HRK 100.00 per share, and which represent 69.71% of the share capital of the Target Company.
- f. Thus, the Offeror, partly directly and partly indirectly, acquired shares of the Target Company with voting rights that exceed the threshold of 25% of all shares with voting rights, resulting in obligation to publish a takeover bid, under article 9 par. 1 of ZPDD. Therefore, on the same day (March 22, 2021), the Offeror submitted a notification on the occurrence of requirement for publication of the mandatory takeover offer for the takeover of Sunce hoteli d.d. as a target company in terms of ZPDD.
- g. The main activities of the Offeror and Eagle Hills Group are real estate investments and real estate development with a focus on emerging markets throughout Europe, the Middle East and Africa. The Eagle Hills Group designs and develops mixed-use facilities including residential, commercial and catering facilities, shopping malls, retail and healthcare facilities.
- h. On 26 April 2021, the transaction in question was completed, when, among other things, the entire receivables from related parties were collected in the total amount of HRK 91.9 million. In addition, the sellers at the same time undertook to release the Company from all guarantees under the loans of related parties within 60 days from the completion of the transaction. Until the date of publication of this report, repayment was made by the seller, on the basis of which the Company was released from all guarantees on loans to related parties.
- i. On May 3, 2021, an extraordinary General Assembly was held at which the company received the resignations of members of the Supervisory Board, namely the President of the Supervisory Board Jake Andabak, Deputy Chairman of the Supervisory Board Sanja Gagulić, and members of the Supervisory Board Ružica Andabak and Ana Volk. A new Supervisory Board was elected with the following composition: Mr. Mohamed Ali Rashed Alabbar, Mr. Ping Low, Mr. Frederick William Howdon Durie, Mr. Mark Gordon Kirby, Mr. Ratomir Ivičić.
- j. On 17 June 2021, the Croatian Financial Services Supervisory Agency issued a decision CLASS: UP / I 976-02 / 21-02 / 02, REGISTRATION NUMBER: 326-01-60-62-21-9 approving the Bidder's publication of the bid for taking over the company Sunce hoteli d.d. Accordingly, the takeover bid was published on June 18, 2021 and is available via the following link: COI-SUKC-eb82dc01df235e4b05c4378163b24f8a.pdf (zse.hr)
- k. On August 2, 2021, a takeover report was published showing that 523 shareholders had accepted the takeover bid. Following the offer, the majority owner holds 4,763,225 ordinary Series A shares in Sunce hoteli d.d. which represents 79.99% of the share capital. The report is available via the following link: COI-SUKC-7a0a20b0246291edbb8dbbd43af72015.pdf (zse.hr)

2. COVID - 19 - impact on the Company's operations:

- a. Employee safety During year 2021, as well as during the second half of 2020, employees returned to work from the office while ensuring safety conditions such as wearing protective masks in common areas, greater distance between employees in the same office, increased care for disinfection workspace, etc. The company has a flexible approach to the way of works, and measures have been taken to protect the safety of employees. In future periods, the Management Board of the company will monitor the epidemiological situation in the Republic of Croatia and, if necessary, make decisions on working from home for part or all employees of the company Sunce hoteli d.d.
- b. **Employee salaries** During 2020, the Management Board actively managed the salary policy in accordance with the expectations and development of the COVID-19 crisis, as well as by monitoring economic activity and the tourist summer 2020 season. In the period from April 1, 2020, the salary of all employees was initially reduced, including the Management Board, and from that period onwards the Management Board actively made new decisions on the amount of employee remuneration, taking into account primarily job preservation, taking into account short business activity during 2020 and a decline in revenue compared to 2019. Until 31 May 2021, the decision of the Management Board was in force, by which the Company's employees received a salary in the amount of 80% of the gross salary, and not less than HRK 4,000 net. As of June 1, 2021, all employees are working and have full salaries by the end of this year. In June 2021, the company made a decision and paid net bonuses of HRK 1,000 for all employees who worked for the company in July and August.
- c. **New liquidity** Considering the transaction and collection of receivables from related parties in the amount of HRK 91.9 million in April this year and the solid tourist season, the company's liquidity situation is positive. Management does not consider new liquidity borrowings. The company has enough money for regular repayment of existing loans according to the current repayment plan. General Assembly of the Company dated December 20, 2021. made a decision to increase the share capital of the Company. The Issuer's share capital was increased from HRK 595,458,500.00 by HRK 119,021,700.00 to HRK 714,480,200.00 by issuing a total of 1,190,217 new ordinary shares of the Company in the name, in dematerialized form, of an individual nominal amount of HRK 100.00.
- d. Aid for the preservation of jobs the Company used the measures of the Government of the Republic of Croatia related to aid for the preservation of jobs during 2020, and all aid was realized and collected. Furthermore, as a continuity of the use of aid from 2020, the Company received grants for the months of January, February, March, April, May, June 2021. The company additionally exercised its right during the 3rd quarter and collected full support for the month of July 2021.
- e. **Capital investments** In the current year, the company has invested around HRK 7 million in assets to prepare for the 2021 season. Management is preparing a future investment plan for the existing portfolio for the coming periods. During the third quarter, significant financial resources were allocated for project preparation. The Supervisory Board of the Company has approved investments

for further improvement of quality and services in its hotels for 2022, amounting to approximately EUR 44,2 million. These investments confirm the intention of the majority shareholders in terms of developing the future business of the Company, through strengthening the market position by implementing new and developing existing capacities and services, as well as continuing investments in raising the quality of accommodation for its employees. Out of a total of EUR 44 million of investments, approximately EUR 29 million is planned to be raised through Capital increase by issuing new shares for the purpose of which the Extraordinary General Meeting of the Company is convened on 20 December 2021. The Company plans to raise the remaining funds by borrowing from Commercial banks, using the possibility of withdrawing funds for this purpose as agreed when refinancing the Company's financial liabilities from November 2, 2021.

- 3. Changes in the Management Board of Sunce hoteli d.d. Mr. Hrvoje Veselko on January 19, 2022., resigned as a Member of the Management Board of the Company. Mr. Ivan Potkrajčić resigned on September 17, 2021 as a member of the Management Board. Additionally, at the meeting of the Supervisory Board on September 27, 2021, a decision was made to change the position of the President of the Management Board Mr. Hrvoje Veselko, residing at Šestinska cesta 52, Zagreb, by becoming a member of the Management Board, authorized to represent the Company together with the president of the board or another member of the board. The new President of the Management Board is Mr. Shaikh Mubarak Ali Abdulla Hamad Alkhalifa, residing in Villa 1791, Road 4648, Block 946, Awali, Bahrain, with the authority to represent the Association together with another member of the Management Board.
- 4. **Changes in the Supervisory Board of Sunce hoteli d.d.** Mr. Mark Gordon Kirby resigned on July 19, 2021 as a member of the Supervisory Board.

Annex 1					
	IS	SSUER'S GENERA	L DATA		
Reporting period:		1.1.2021	to	31.12.2021	
Year:		2021			
Quarter:		4.			
	Quarterly	financial state	ements		
jistration number (MB):	01869647		uer's home State code:	I HK I	
Entity's registration number (MBS):					
Personal identification number (OIB):	1 00910431329 1		LEI	7478000070X8LWJUBX45	
Institution code:	5158				
Name of the issuer:	Sunce Hoteli d.d.				
Postcode and town:	10000		Zagreb		
et and house number:	Radnička cesta 43				
E-mail address:	racunovodstvo@blu	esunhotels.com			
Web address:	www.bluesunhotels	.com			
Number of employees (end of the reporting					
Consolidated report:	KD (KN-r	not consolidated/KD-cor	nsolidated)		
Audited:	RN (R)	N-not audited/RD-audite	ed)		
Names of subsidiarie	es (according to IFRS):		Registere	d office:	MB:
	Sunce Vital d.o.o.			Zagreb, Braće Domany 6	
	Aerodrom Brač d.o.o.			Bol, Bračka cesta 31	
	Brač 500 Plus d.o.o.			Bol, Bračka cesta 31	
Bookkeeping firm:	No	(Yes/No)	(name of th	ne bookkeeping firm)	
Contact person:		o of the centest news			
Telephone:	(only name and surnam 01/6442-240	re of the contact persor	')		
E-mail address:	racunovodstvo@blu	esunhotels.com			
Audit firm:	Ernst & Young d.o.d	o., Zagreb			
فالمستعدد المستقلقة م	(name of the audit firm)				
Certified auditor:	Zvonimir Madunić (name and surname)				

BALANCE SHEET

balance as at 31.12.2021

in HRK Submitter: Sunce Hoteli d.d. At the reporting Last day of the date of the current preceding period code business year A) RECEIVABLES FOR SUBSCRIBED CAPITAL UNPAID 001 B) FIXED ASSETS (ADP 003+010+020+031+036) 002 1.293.765.813 1.212.464.243 I INTANGIBLE ASSETS (ADP 004 to 009) 003 20.976.080 18,435,596 1 Research and development 004 0 2 Concessions, patents, licences, trademarks, software and 005 584.202 805.250 other riahts 006 3 Goodwill 4 Advances for the purchase of intangible assets 007 0 0 5 Intangible assets in preparation 800 0 1.476.181 20 391 878 6 Other intangible assets 009 16 154 165 TANGIBLE ASSETS (ADP 011 to 019) 010 1 Land 011 116.322.745 116.345.745 2 Buildings 012 848.045.409 814.168.169 3 Plant and equipment 013 75.691.400 81.460.398 4 Tools, working inventory and transportation assets 014 2.519.775 1.432.560 5 Biological assets 015 6 Advances for the purchase of tangible assets 016 0 7 Tangible assets in preparation 017 22.715.305 47.653.732 8 Other tangible assets 018 345 072 194 659 9 Investment property 019 n Ω III FIXED FINANCIAL ASSETS (ADP 021 to 030) 020 76.003.5 1 Investments in holdings (shares) of undertakings within the 021 0 0 2 Investments in other securities of undertakings within the 022 0 0 3 Loans, deposits, etc. to undertakings within the group 023 0 4. Investments in holdings (shares) of companies linked by 75 893 533 024 82 061 483 virtue of participating interests 5 Investment in other securities of companies linked by virtue of 025 0 0 articipating interests 6 Loans, deposits etc. to companies linked by virtue of 0 026 O participating interests Ω Investments in securities 027 O 8 Loans, deposits, etc. given 028 76.141.735 110.000 9 Other investments accounted for using the equity method 029 9.800 10 Other fixed financial assets 030 0 V RECEIVABLES (ADP 032 to 035) 031 11.500.502 1 Receivables from undertakings within the group 032 11.308.524 0 2 Receivables from companies linked by virtue of participating 033 0 0 nterests 3 Customer receivables 034 035 191.978 20.699 4 Other receivables V DEFERRED TAX ASSETS 37.436.507 56,749,152 036 C) CURRENT ASSETS (ADP 038+046+053+063) 037 66.018.029 263.621.225 I INVENTORIES (ADP 039 to 045) 038 3.988.028 3.394.725 1 Raw materials and consumables 039 3.746.577 3.179.066 2 Work in progress 040 0 3 Finished goods 041 0 0 4 Merchandise 042 241.451 215.659 5 Advances for inventories 043 0 0 6 Fixed assets held for sale 044 0 0 7 Biological assets 045 0 0 I RECEIVABLES (ADP 047 to 052) 046 44 036 814 18.041.412 1 Receivables from undertakings within the group 047 2 293 861 2 Receivables from companies linked by virtue of participating 048 3.130.882 3.693.449 nterests 049 5.450.745 3.747.548 3 Customer receivables 4 Receivables from employees and members of the undertaking 050 38.320 17.925 4 724 266 9 655 345 5 Receivables from government and other institutions 051 28.398.740 927.145 6 Other receivables 052 III CURRENT FINANCIAL ASSETS (ADP 054 to 062) 053 1 Investments in holdings (shares) of undertakings within the 054 0 0 2 Investments in other securities of undertakings within the 055 0 0 group 056 0 3 Loans, deposits, etc. to undertakings within the group 0 4 Investments in holdings (shares) of companies linked by virtue 0 0 057 of participating interests 5 Investment in other securities of companies linked by virtue of 058 0 0 participating interests 6 Loans, deposits etc. to companies linked by virtue of 0 0 059 participating interests Investments in securities 060 0 8 Loans, deposits, etc. given 0 0 061 9 Other financial assets 062 0 C V CASH AT BANK AND IN HAND 17.993.187 063 242.185.088 D.) PREPAID EXPENSES AND ACCRUED INCOME 064 0 13.559.066 E) TOTAL ASSETS (ADP 001+002+037+064) 065 489.644.5 OFF-BALANCE SHEET ITEMS 066 0

INITIAL (SUBSCRIBED) CAPITAL 068 595.458.500 714.4 ICAPITAL RESERVES 069 112.157.388 212.5 III RESERVES FROM PROFIT (ADP 071+072-073+074+075) 070 106.983.140 106.983.140 1 Legal reserves 071 0 0 2 Reserves for treasury shares 072 0 3 Treasury shares and holdings (deductible item) 073 0 4 Statutory reserves 074 0 5 Other reserves 075 106.983.140 106.8 V REVALUATION RESERVES 076 183.280 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	551.415 80.200 35.616 883.140 22.671 0 0 860.469 83.280 0 0
ICAPITAL RESERVES 069	35.616 983.140 22.671 0 0 0 860.469 83.280
III RESERVES FROM PROFIT (ADP 071+072-073+074+075)	983.140 22.671 0 0 0 860.469 83.280
1 Legal reserves 071 0 2 Reserves for treasury shares 072 0 3 Treasury shares and holdings (deductible item) 073 0 4 Statutory reserves 074 0 5 Other reserves 075 106.983.140 106.8 IV REVALUATION RESERVES 076 183.280 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	0 0 0 860.469 83.280
2 Reserves for treasury shares 072 0 3 Treasury shares and holdings (deductible item) 073 0 4 Statutory reserves 074 0 5 Other reserves 075 106.983.140 106.8 IV REVALUATION RESERVES 076 183.280 0 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	0 0 0 860.469 83.280
3 Treasury shares and holdings (deductible item) 073 0 4 Statutory reserves 074 0 5 Other reserves 075 106.983.140 106.8 IV REVALUATION RESERVES 076 183.280 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	860.469 83.280
4 Statutory reserves 074 0 5 Other reserves 075 106.983.140 106.8 IV REVALUATION RESERVES 076 183.280 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	860.469 83.280
5 Other reserves 075 106.983.140 106.8 IV REVALUATION RESERVES 076 183.280 183.280 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	860.469 83.280
IV REVALUATION RESERVES 076 183.280 V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	83.280
V FAIR VALUE RESERVES (ADP 078 to 080) 077 0 1 Fair value of financial assets available for sale 078 0	0
1 Fair value of financial assets available for sale 078 0	0 0
	0
	<u> </u>
2 Cash flow hedge - effective portion 079 0	(1)
3 Hedge of a net investment in a foreign operation - effective 080 0	
VI RETAINED PROFIT OR LOSS BROUGHT FORWARD (ADP 082- 083) -986.685 -35.8	340.585
1 Retained profit 082 0	0
·	340.585
	399.466
1 Profit for the business year 085 0	0
·	399.466
	990.770
	365.142
1 Provisions for pensions, termination benefits and similar	
obligations 089 1.446.969 1.3	365.142
-	
2 Provisions for tax liabilities 090 0	0
3 Provisions for ongoing legal cases 091 0 4 Provisions for renewal of natural resources 092 0	0
	0
5 Provisions for warranty obligations 093 0 6 Other provisions 094 236.432	0
·	696.633
1 Liabilities to undertakings within the group 096 0	0.033
2 Liabilities for loans, deposits, etc. of undertakings within the	Ū
group 0	0
3 Liabilities to companies linked by virtue of participating 098 0	0
4 Liabilities for loans, deposits etc. of companies linked by virtue 099	
of participating interests	U
5 Liabilities for loans, deposits etc. 100 0	0
	320.058
7 Liabilities for advance payments 102 0	0
8 Liabilities to suppliers 103 0	0
9 Liabilities for securities 104 0	0
	29.463
·	247.112
D) SHORT-TERM LIABILITIES (ADP 108 to 121) 107 155.597.519 87.3 1 Liabilities to undertakings within the group 108 1.857.883	391.579
2 Liabilities for loans, deposits, etc. of undertakings within the	U
group 0	0
3 Liabilities to companies linked by virtue of participating 110 1.267.225	12.571
4 Liabilities for loans, deposits etc. of companies linked by virtue	
of participating interests	U
5 Liabilities for loans, deposits etc. 112 0	0
	949.794
' '	177.747
	308.261
9 Liabilities for securities 116 0	0
	154.684
	76.925
12 Liabilities arising from the share in the result 119 0	0
13 Liabilities arising from fixed assets held for sale 120 0	0
14 Other short-term liabilities 121 21.098.265	11.597
E) ACCRUALS AND DEFERRED INCOME 122 0 14.6	39.765
F) TOTAL – LIABILITIES (ADP 067+088+095+107+122) 123 1.359.783.842 1.489.6	644.534
G) OFF-BALANCE SHEET ITEMS 124 0	0

STATEMENT OF PROFIT OR LOSS

for the period 01.01.2021. to 31.12.2021.

Submitter: Sunce Hoteli d.d. Same period of the previous year Current period Item code Cumulative Cumulative 6 I OPERATING INCOME (ADP 126 to 130) 1 Income from sales with undertakings within the group 126 135 396 969 1 388 393 318.455.067 15.657.517 127 2 Income from sales (outside group) 3 Income from the use of own products, goods and services 128 4 Other operating income with undertakings within the group 129 38.331.406 11.197.742 5 Other operating income (outside the group)
OPERATING EXPENSES (ADP 130 34.201.540 3.180.042 131 73.324.60 32+133+137+141+142+143+146+153) 1 Changes in inventories of work in progress and finished goods 132 2 Material costs (ADP 134 to 136) 133 a) Costs of raw materials and consumables 28.938.339 1.744.436 53.220.648 5.831.571 b) Costs of goods sold 135 359 677 30 536 712 346 18 200 31.671.715 5.598.348 45.822.671 8.863.426 c) Other external costs 136 3 Staff costs (ADP 138 to 140) a) Net salaries and wage: 138 58 485 500 7 219 388 86 548 878 15 654 140 4.029.121 b) Tax and contributions from salary costs 18.679.763 24.124.669 6.058.923 139 140 11.372.199 2.169.527 12.990.206 3.262.497 c) Contributions on salaries 4 Depreciation 141 64.505.693 15.936.623 60.115.119 14.680.012 5 Other costs 142 6 Value adjustments (ADP 144+145) 143 144 a) fixed assets other than financial assets b) current assets other than financial assets 145 0 0 0 7 Provisions (ADP 147 to 152) 146 rovisions for pensions, termination benefits and similar b) Provisions for tax liabilities 148 0 149 c) Provisions for ongoing legal cases 0 150 d) Provisions for renewal of natural resources e) Provisions for warranty obligations 151 f) Other provisions 8 Other operating expenses 153 22.828.764 9.024.621 52.803.722 18.955.831 II FINANCIAL INCOME (ADP 155 to 164 154 1 Income from investments in holdings (shares) of undertakings 155 0 0 0 vithin the group 2 Income from investments in holdings (shares) of companies 0 0 156 O 0 nked by virtue of participating interests 3 Income from other long-term financial investment and loans 157 0 C n 0 granted to undertakings within the group 4 Other interest income from operations with undertakings within 158 3 500 571 880 331 0 0 he group xchange rate differences and other financial income from 0 O 159 0 perations with undertakings within the group 6 Income from other long-term financial investments and loans 160 0 1.134.405 7 Other interest income 161 Ω 218.344 2.379.875 644.960 8 Exchange rate differences and other financial income 162 9 Unrealised gains (income) from financial assets 10 Other financial income 164 Ω ٢ 866.783 IV FINANCIAL EXPENSES (ADP 166 to 172) 11.708.55 165 41 21.621.90 1 Interest expenses and similar expenses with undertakings within 166 0 0 0 the aroup 2 Exchange rate differences and other expenses from operations 167 n n n with undertakings within the group 4.759.641 11.215.105 11.528.055 168 2.268.031 3 Interest expenses and similar expenses 4 Exchange rate differences and other expenses 169 1.219.248 1.047.156 5 Unrealised losses (expenses) from financial assets 170 6 Value adjustments of financial assets (net) 171 1.023.005 8.874.602 8.393.366 SHARE IN PROFIT FROM UNDERTAKINGS LINKED BY VRITUE OF 173 0 0 0 0 PARTICIPATING INTERESTS

I SHARE IN PROFIT FROM JOINT VENTURE 174 523.028 /II SHARE IN LOSS OF COMPANIES LINKED BY VIRTUE OF 175 0 0 0 PARTICIPATING INTEREST /III SHARE IN LOSS OF JOINT VENTURES 176 4.896.515 X TOTAL INCOME (ADP 125+154+173 + 174) 177 77.228.94 TOTAL EXPENDITURE (ADP 131+165+175 + 176) 178 XI PRE-TAX PROFIT OR LOSS (ADP 177-178 179 431 1 Pre-tax profit (ADP 177-178) 180 2 Pre-tax loss (ADP 178-177) 181 -65.027.273 -32.267.566 XIII PROFIT OR LOSS FOR THE PERIOD (ADP 179-182) 183 1 Profit for the period (ADP 179-182) 184 2 Loss for the period (ADP 182-179) 185 65.027.273 DISCONTINUED OPERATIONS (to be filled in by undertakings subject XIV PRE-TAX PROFIT OR LOSS OF DISCONTINUED OPERATIONS with discontinue IFRS o 186 ADP 187-188) 1 Pre-tax profit from discontinued operations 187 0 2 Pre-tax loss on discontinued operations 188 C 0 XV INCOME TAX OF DISCONTINUED OPERATIONS 189 1 Discontinued operations profit for the period (ADP 186-189) 190 2 Discontinued operations loss for the period (ADP 189-186) 191 TOTAL OPERATIONS (to be filled in only by undertakings subject to li XVI PRE-TAX PROFIT OR LOSS (ADP 179+186) RS with d continued operat re-tax profit (ADP 19 2 Pre-tax loss (ADP 192) 194 -50 232 732 4 559 865 399 466 -65 027 273 VII INCOME TAX (ADP 182+189 195 (VIII PROFIT OR LOSS FOR THE PERIOD (A 1 Profit for the period (ADP 192-195) 197 2 Loss for the period (ADP 195-192) 198 PPENDIX to the P&L (to be filled in by undertakings that draw up c al financial st atements) XIX PROFIT OR LOSS FOR THE PERIOD (ADP 200+201) 49.112.137 1 Attributable to owners of the parent 200

in HR

STATEMENT OF CASH FLOWS - indirect method for the period 01.01.2021. to 31.12.2021.

for the period 01.01.2021. to	31.12.202	l	in HRK
Submitter: Sunce Hoteli d.d.			ШППК
ltem	ADP	Same period of	Current period
1	code 2	the previous year	4
Cash flow from operating activities	2	, ,	4
1 Pre-tax profit	001	-82.500.298	-399.466
2 Adjustments (ADP 003 to 010):	002	85.484.377	75.970.032
a) Depreciation b) Gains and losses from sale and value adjustment of fixed tangible	003	64.505.693	60.115.119
and intangible assets	004	0	0
c) Gains and losses from sale and unrealised gains and losses and	005	4.896.515	0
value adjustment of financial assets			
d) Interest and dividend income e) Interest expenses	006 007	-3.500.571 11.215.105	-1.134.072 11.523.793
f) Provisions	008	0	-20.827
g) Exchange rate differences (unrealised)	009	5.625.423	3.756.941
h) Other adjustments for non-cash transactions and unrealised gains	010	2.742.212	1.729.078
and losses	0.0	2.7 12.212	1.720.070
I Cash flow increase or decrease before changes in working	011	2.984.079	75.570.566
capital (ADP 001+002) 3 Changes in the working capital (ADP 013 to 016)	012	-28.820.430	3.573.901
a) Increase or decrease in short-term liabilities	012	-11.774.195	-7.734.656
b) Increase or decrease in short-term receivables	014	929.169	10.715.380
c) Increase or decrease in inventories	015	60.428	593.177
d) Other increase or decrease in working capital	016	-18.035.832	0
Il Cash from operations (ADP 011+012)	017	-25.836.351	79.144.467
4 Interest paid	018	0	-20.802.168
5 Income tax paid	019	-411.697	0
A) NET CASH FLOW FROM OPERATING ACTIVITIES (ADP 017 to 019)	020	-26.248.048	58.342.299
Cash flow from investment activities			
Cash now from investment activities		l l	
1 Cash receipts from sales of fixed tangible and intangible assets	021	0	2.435.717
2 Cash receipts from sales of financial instruments	022	0	0
3 Interest received	022	0	12.923.871
4 Dividends received	023	0	12.923.071
5 Cash receipts from repayment of loans and deposits	025	0	76.031.737
6 Other cash receipts from investment activities	026	0	0
III Total cash receipts from investment activities (ADP 021 to 026)	027	0	91.391.325
1 Cash payments for the purchase of fixed tangible and intangible	028	-11.123.570	-60.603.579
assets			
2 Cash payments for the acquisition of financial instruments 3 Cash payments for loans and deposits for the period	029 030	0	0
4 Acquisition of a subsidiary, net of cash acquired	030	0	0
5 Other cash payments from investment activities	031	0	0
IV Total cash payments from investment activities (ADP 028 to 032)	033	-11.123.570	-60.603.579
B) NET CASH FLOW FROM INVESTMENT ACTIVITIES (ADP 027 +033)	034	-11.123.570	30.787.746
Cash flow from financing activities 1 Cash receipts from the increase in initial (subscribed) capital	025	0	218.999.928
2 Cash receipts from the increase in initial (subscribed) capital	035		210.333.328
debt financial instruments	036	0	0
3 Cash receipts from credit principals, loans and other borrowings	037	45.887.067	388.764.583
4 Other cash receipts from financing activities	038	0	0
V Total cash receipts from financing activities (ADP 035 to 038)	039	45.887.067	607.764.511
Cash payments for the repayment of credit principals, loans and other borrowings and debt financial instruments	040	0	-465.618.024
2 Cash payments for dividends	041	0	0
3 Cash payments for finance lease	042	-58.896	-77.899
4 Cash payments for the redemption of treasury shares and	043	0	0
decrease in initial (subscribed) capital			
5 Other cash payments from financing activities	044	0	-7.006.732
VI Total cash payments from financing activities (ADP 040 to 044)	045	-58.896	-472.702.655
C) NET CASH FLOW FROM FINANCING ACTIVITIES (ADP 039 +045)	046	45.828.171	135.061.856
1 Unrealised exchange rate differences in respect of cash and cash equivalents	047	0	0
D) NET INCREASE OR DECREASE IN CASH FLOWS (ADP 020+034+046+047)	048	8.456.553	224.191.901
E) CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	049	9.536.633	17.993.187
F) CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD(ADP 048+049)	050	17.993.186	242.185.088
· · · · · · · · · · · · · · · · · · ·			

STATEMENT OF CH	IANGES II	N EQUITY															
for the period from 1.1.2020 to																in HRK	
			•					Attributable to own	ners of the parent								
ltem	ADP code	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 available for sale	Cash flow hedge effective portion	Hedge of a net investment in a foreign operation effective portion	Retained profit / loss brought forward	Profit/loss for the business year	Total attributable to owners of the parent	Minority (non- controlling) interest	Total capital and reserves
1	2	3	4	5	6	7	8	9		11	12	13	14	15	16 (3 to 6 - 7 + 8 to 15)	17	18 (16+17)
Previous period			•	•						•				•			•
1 Balance on the first day of the previous business year	01	539.385.000	67.836.894	655.925	C	0	0	6.591.581	3.631.033		0 (0	97.414.507	3.307.580	718.822.520	86.791.944	805.614.464
2 Changes in accounting policies	02	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
3 Correction of errors	03	0	0	0	C	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	539.385.000	67.836.894	655.925	C	0	0	6.591.581	3.631.033	1	0	0	97.414.507	3.307.580	718.822.520	86.791.944	805.614.464
5 Profit/loss of the period	05	0	0	0	C	0	0	0	0		0 (0	0	-49.112.137	-49.112.137	-1.120.594	-50.232.731
6 Exchange rate differences from translation of foreign operations	06	0	0	0	C	0	0	0	0	1	0	0	0	0	0	0	0
7 Changes in revaluation reserves of fixed tangible and intangible assets	07	0	0	0	C	0	0	0	0	,	0	0	0	0	0	0	0
8 Profit or loss arising from subsequent measurement of financial assets available for sale	08	0	0	0	C	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	C	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	C	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	C	0	0	0	0		0	0	0	0	0	0	0
12 Actuarial gains/losses on the defined benefit obligation	12	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
13 Other changes in equity unrelated to owners	13	0	0	-655.925	C	0	0	100.391.559	-3.447.752		0 0	0	-98.401.192	-3.307.580	-5.420.890	-94.789.823	-100.210.713
14 Tax on transactions recognised directly in equity	14	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
15 Increase/decrease in initial (subscribed) capital (other than from reinvesting profit and other than arising from the pre-bankruptcy settlement procedure)	15	56.073.500	44.320.494	0	C	0	0	0	0		0	0	0	0	100.393.994	0	100.393.994
16 Increase in initial (subscribed) capital arising from the reinvestment of profit	16	0	0	0	c	0	0	0	0	,	0	0	0	0	0	0	0
17 Increase in initial (subscribed) capital arising from the pre-bankruptcy settlement procedure	17	0	0	0	C	0	0	0	0		0	0	0	0	0	0	0
18 Redemption of treasury shares/holdings	18	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
19 Payment of share in profit/dividend	19	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
20 Other distribution to ow ners	20	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
21 Transfer to reserves according to the annual schedule	21	0	0	0	C	0	0	0	0		0	0	0	0	0	0	0
22 Increase in reserves arising from the pre-bankruptcy settlement procedure	22	0	0	0	C	0	0	0	0		0 (0	0	0	0	0	0
23 Balance on the last day of the previous business year reporting period (04 to 22)	23	595.458.500		0	C	0	0	106.983.140	183.281		0	0	-986.685	-49.112.137	764.683.487	-9.118.473	755.565.014
APPENDIX TO THE STATEMENT OF CHANGES IN EQUITY (to be filled in by u	ndertakings i	tnat draw up financ	ciai statements in a	ccordance with the	IFHS)	, ,					1	1	1	,	,		,
I OTHER COMPREHENSIVE INCOME OF THE PREVIOUS PERIOD, NET OF TAX (ADP 06 to 14)	24	0	0	-655.925	C	0	0	100.391.559	-3.447.752	!	0	0	-98.401.192	-3.307.580	-5.420.890	-94.789.823	-100.210.713
II COMPREHENSIVE INCOME OR LOSS FOR THE PREVIOUS PERIOD (ADP 05+24)	25	0	0	-655.925	C	0	0	100.391.559	-3.447.752		0	0	-98.401.192	-52.419.717	-54.533.027	-95.910.417	-150.443.444
III TRANSACTIONS WITH OWNERS IN THE PREVIOUS PERIOD RECOGNISED DIRECTLY IN EQUITY (ADP 15 to 22)	26	56.073.500	44.320.494	0	C	0	0	0	0		0	0	0	0	100.393.994	0	100.393.994

Current period																
1 Balance on the first day of the current business year	27	595.458.500	112.157.388	0	0	0	0 106.983.140	183.280			0	-986.685	-49.112.137	764.683.486	-9.118.473	755.565.013
2 Changes in accounting policies	28	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
3 Correction of errors	29	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 27 to 29)	30	595.458.500	112.157.388	0	0	0	0 106.983.140	183.280	0) (0	-986.685	-49.112.137	764.683.486	-9.118.473	755.565.013
5 Profit/loss of the period	31	0	0	0	0	0	0 0	0	C	0	0	0	-399.466	-399.466	0	-399.466
6 Exchange rate differences from translation of foreign operations	32	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
7 Changes in revaluation reserves of fixed tangible and intangible assets	33	0	0	0	0	0	0 0	0	C) (0	0	0	0	0	0
8 Profit or loss arising from subsequent measurement of financial assets available for sale	34	0	0	0	0	0	0 0	0	C) (0	0	0	0	0	0
9 Profit or loss arising from effective cash flow hedge	35	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0
10 Profit or loss arising from effective hedge of a net investment in a foreign operation	36	0	0	0	0	0	0	0	C) (0	0	0	0	0	0
11 Share in other comprehensive income/loss of companies linked by virtue of participating interests	37	0	0	0	0	0	0 0	0	C) (0	0	0	0	0	0
12 Actuarial gains/losses on the defined benefit obligation	38	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
13 Other changes in equity unrelated to owners	39	0	0	122.671	0	0	0 -122.671	0	C	0	0	-34.853.900	49.112.137	14.258.237	127.703	14.385.940
14 Tax on transactions recognised directly in equity	40	0	0	0	0	0	0 0	0	C	0	0	0	0	0	0	0
15 hcrease/decrease in initial (subscribed) capital (other than from reinvesting profit and other than arising from the pre-bankruptcy settlement procedure)	41	119.021.700	99.978.228	0	0	0	0 0	0	C	0	0	0	0	218.999.928	0	218.999.928
16 hcrease in initial (subscribed) capital arising from the reinvestment of profit	42	0	0	O	0	0	0 0	0	c)	0	0	0	0	0	0
17 hcrease in initial (subscribed) capital arising from the pre-bankruptcy settlement procedure	43	0	0	0	0	0	0 0	0	C) (0	0	0	0	0	0
18 Redemption of treasury shares/holdings	44	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
19 Payment of share in profit/dividend	45	0	0	0	0	0	0 0	0	C	0	0	0	0	0	0	0
20 Other distribution to ow ners	46	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
21 Transfer to reserves according to the annual schedule	47	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
22 Increase in reserves arising from the pre-bankruptcy settlement procedure	48	0	0	0	0	0	0 0	0	C		0	0	0	0	0	0
23 Balance on the last day of the current business year reporting period (ADP 30 to 48)	49	714.480.200	212.135.616	122.671	0	0	0 106.860.469	183.280	C)	0	-35.840.585	-399.466	997.542.185	-8.990.770	988.551.415
APPENDIX TO THE STATEMENT OF CHANGES IN EQUITY (to be filled in by u	indertakings	that draw up financ	ial statements in a	cordance with the	IFRS)	,										
I OTHER COMPREHENSIVE INCOME FOR THE CURRENT PERIOD, NET OF TAX	50	0	0	122.671	0	0	0 -122.671	0	C	0	0	-34.853.900	49.112.137	14.258.237	127.703	14.385.940
(ADP 32 to 40)																
II COMPREHENSIVE INCOME OR LOSS FOR THE CURRENT PERIOD (ADP 31+50)	51	0	0	122.671	0	0	0 -122.671	0	C) (0	-34.853.900	48.712.671	13.858.771	127.703	13.986.474
III TRANSACTIONS WITH OWNERS IN THE CURRENT PERIOD RECOGNISED DIRECTLY IN EQUITY (ADP 41 to 48)	52	119.021.700	99.978.228	0	0	0	0	0	C		0	0	0	218.999.928	0	218.999.928



Pursuant to the Capital Market Act (OG 88/08, 146/08, 74/09, 54/13, 159/13, 18/15, 110/15), we make the following statement to the best of our knowledge:

Statement by the persons responsible for the preparation of the report

A shortened set of quarterly and annual financial statements of the issuer, prepared using the applicable financial reporting standards, provide a complete and fair view of the assets and liabilities, losses and gains, financial position and operations of the issuer and the companies included in the consolidation as a whole.

The business report contains a true presentation of the development and results of the business and the position of the issuer and the company included in the consolidation, with a description of the most significant risks and uncertainties that the issuer and the company are exposed as a whole.

President of the Board

Shaikh Mubarak Ali Abdulla Hamad Alkhalifa