to

31.12.2012

Annual financial report of entrepreneur - GFI-POD

Registration number (MB)	03166619		
Identification number of subject (MBS)	040008080		
Personal identification number (OIB)	15573308024		
Issueer company:	LIBURNIA RIVIERA HOTELI d.d. OPATL	(A	
Postal code and place	51410	OPATUA	
Street and number	MARŠALA TITA 198		
E-mail address:	remisens@remisens		
Internet adress:	www.remisens.com		
Code and name of comune/town	302		
Code and county name	8 PRIMORSKO GORANSKA		mber of employees 658
Consolidated statement	NO		(at quarter end) NKD/NWC code: 5510
Subsidiaries subject to consolidation (a	according to IFRS):		Registration number:
Book keeping service:			
Contact person;	Kamenar Biserka		
Phone number:	(authorised person for representation) 051 710-395	Fascin	nile: 051:710-404
E-mail address:	biserka.kamenar@remisens.com		
Surname and name	Šehanović Igor, Ferlan Robert		
	(authorised person for representation)		
	rd on position of the Company ns for preparation of financial statements authority (the proposal) about the developn	nent of the annual financial statements	
	LIBURNIA RIVIERA	HOTELI "	
	DIONIČKO DRUS	(signed by author	rised person for representation)
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BALANCE SHEET as at 31.12.2012.

Obligator: LIBURNIA RIVIERA HOTELI d.d	OPATIIA			
Congaco Elockria Rivera Acieer Co	OPATUA			
item		AOP ::	Last year (net)	Current year (net)
			alasanina katawa Managara	
ASSETS				
A) RECEIVABLES FOR SUBSCRIBED BUT NO	PAID-IN CAPITAL	001		
B) LONG-TERM ASSETS (003+010+020+029+03	3)	002	933.954.193	920 965 50
I. INTANGIBLE ASSETS (004 to 009)	The second secon	003	1.855.474	2.386.08
Assets development Concessions, notanto licenses for the development		004	714.650	1.041.32
Concessions, patents, licences fees, trade and Goodwill	service marks, software and		979.987	1.272.01
Prepayments for purchase of intangible assets		006		
5. Intangible assets in preparation	PANALA decide de companyone de la capación de destado de companyon de	007	160.837	72.75
Other intangible assets		009	100,037	12.13
II. TANGIBLE ASSETS (011 to 019)	The second control of	010	929.524.733	915,747,91
1. Land		011	113.140.696	111.583.18
2. Buildings		012	756,496,389	740.390.84
Plant and equipment	Philadelphia and a second a second and a second and a second and a second and a second a second and a second	013	21.659.791	19.529.44
Tools, facility inventory and transport assets	NAME OF THE PARTY	014	34.748.625	38.323.78
5. Biological assets		015		
6. Prepayments for tangible assets		016	351.552	21.87
7. Tangible assets in progress 8. Other tangible assets		017	1.215,992	2.417.15
9. Investments in buildings		018	1.911.688	3,481,63
III. LONG-TERM FINANCIAL ASSETS (021 to 028)		019	178 800	
Investments (shares) with related parties		020 021	470.800	737.920
Loans given to related parties	A solven deadless and a second	021		
Participating interest (shares)		023		CANADAMAN STANDAMAN NA TINAMA MATTERIAL SECTION
Loans to entrepreneurs in whom the entity ho	ds participating interests	024		
5. Investments in securities		025	470.800	737.920
Loans, deposits and similar assets	70 7 00 0 day	026		Maritim Pantara katanaska arasa arasa arasa arasa -
7. Other long - term financial assets		027	At Balling a school and control and control and control	
8. Investments accounted by equity method	10 de la companya de	028		
IV. RECEIVABLES (030 to 032)		029	385,100	385 100
1.Receivables from related parties	and the second s	030		
Receivables from based on trade loans Other receivables		031		***************************************
V. DEFERRED TAX ASSETS		032	385.100	385.100
C) SHORT TERM ASSETS (035+043+050+058)	The second secon	033	1.718.086	1.708.478
I. INVENTORIES (036 to 042)		034 035	66.770.285	77 183 234
Raw-material and supplies		036	1,256,910 1,185,885	5,902,438 1,149,427
2. Work in progress	THE STREET STREET STREET AND AN AN ANALYSIS COMMISSION OF THE STREET STREET, AND AN ANALYSIS COMMISSION OF THE STREET, AND ANALYSIS COM	037	1,103,003	1.145.427
3. Finished goods	1927 Chalataran managan and a salaharan	038	Contraction to the contract of	***************************************
4. Merchandise		039	71.025	112,392
5. Prepayments for inventories	Control wheels are consistent and the control of th	040		
Long - term assets held for sales	And the second s	041		4.640.619
7. Biological assets		042		
I. RECEIVABLES (044 to 049)		043	8.229.020	8,659,464
Receivables from related parties		044		
2. Accounts receivable		045	6.628.699	7.549.836
Receivables from participating parties		046		
4. Receivables from employees and members of		047	110.754	173.416
Receivables from government and other institution Other receivables	ions	048	1,489,567	936.212
II. SHORT TERM FINANCIAL ASSETS (051 to 057	\	049	0	177507555046600000000 <u>0</u>
Shares (stocks) in related parties	1	050 051	159.944	C
Loans given to related parties		052		
Participating interests (shares)	AAT No Da Andreadon also demons a consensa consensa y / 1 (2 de 2000) de 10 de	052		
Loans to entrepreneurs in whom the entity hol	ds participating interests	054	Control of the Contro	
5. Investments in securities	, , , , , , , , , , , , , , , , , , ,	055		And the device of a side of the Parallel of Sandania Company Company (Sandania)
6. Loans, deposits, etc.		056		
7. Other financial assets	t talen to an early and a submitted construction and a set of \$1,500, helpful destruction for the committee of a second	057	159.944	
V. CASH AT BANK AND IN CASHIER		058	57.124.411	62.621.332
D) PREPAID EXPENSES AND ACCRUED REVEN	VE	059	732.011	785.861
E) TOTAL ASSETS (001+002+034+059)		060	1 001 456 489	998 934 597
OFF-BALANCE RECORDS		061	4.452.613	4.452.613

Obligator: LIBURNIA RIVIERA HOTELI d.d. OPATIJA			
	402		Current year
tem.	e gode	Lest yest (not)	(net)
			6 15 4 15 5
LIABILITIES AND CAPITAL			
A) CAPITAL AND RESERVES (063+064+065+071+072+075+078)	062	885.889.363	902.542.931
I. SUBSCRIBED CAPITAL	063	968.451.200	968,451,200
II. CAPITAL RESERVES	064	295.201	562.320
III.RESERVES FROM PROFIT (066+067-068+069+070)	065	293.201	302.320
Reserves prescribed by low	066		
2. Reserves for treasury shares	067		
Treasury stocks and shares (deduction)	068		
4. Statutory reserves	069		
5. Other reserves	070		
IV. REVALUATION RESERVES	071		
V. RETAINED EARNINGS OR ACCUMULATED LOSS (073-074)	072	-87 004 426	-62.865.646
1. Retained earnings	073	-	······································
2. Accumulated loss	074	87.004.426	82.866.646
VI. PROFIT/LOSS FOR THE CURRENT YEAR (076-077)	075	4 147 388	16.396.057
Profit for the current year	076	4.147.388	16,396,057
2. Loss for the current year	077	4.147.000	10,000,007
IX. MINORITY INTERESTS	078		
B) PROVISIONS (080 to 082)	079	19.874.498	19.626.669
Provisions for pensions, severance pay, and similar liabilities	080	6.665.268	6.789.875
2. Reserves for tax liabilities	081		
3. Other reserves	082	13.209.230	12,836,794
C) LONG - TERM LIABILITIES (084 to 092)	083	54,172,675	40.530.647
Liabilities to related parties	084		
2. Liabilities for loans, deposits etc.	085		
3. Liabilities to banks and other financial institutions	086	54.172.675	40.530.647
Liabilities for received prepayments	087		
5. Accounts payable	088		
6. Liabilities arising from debt securities	089	-	
7. Liabilities to entrepreneurs in whom the entity holds participating interest			
8. Other long-term liabilities	091		
9. Deferred tax liability	092		
D) SHORT - TERM LIABILITIES (094 to 105)	093	37,770,895	34,675,369
Liabilities to related parties	094	10000000000000000000000000000000000	roderske programme stock sock between the
2. Liabilities for loans, deposits etc.	095	No. 2 Annual March 2 of Principles Science Service Ser	
Liabilities to banks and other financial institutions	096	18,484,416	14.324.542
Liabilities for received prepayments	097	1.822.912	2,100,851
5. Accounts payable	098	7.705.677	8,357,640
6. Liabilities arising from debt securities	099		
7. Liabilities to entrepreneurs in whom the entity holds participating interest.	ests 100		
8. Liabilities to employees	101	4,349,895	4.942.519
9. Liabilities for taxes, contributions and similar fees	102	3,143,108	2.441.096
10. Liabilities to share - holders	103		
11. Liabilities for long-term assets held for sale	104		MARIANINE MARIANINA DI AMERIKAN MARIANINA MARI
12. Other short - term liabilities	105	2.264.887	2,508.721
E) DEFFERED SETTLEMENTS OF CHARGES AND INCOME DEFERRED	TO 106	3,749.058	1.558.981
F) TOTAL - CAPITAL AND LIABILITIES (062+079+083+093+106)	107	1 001 456 489	998 934 597
G) OFF-BALANCE RECORDS	108	4.452.613	4.452.613
APPENDIX to balance sheet(to be filled in by entrepreneur that prepare	es consolidated	annual financial r	port)
CAPITAL AND RESERVES			
Attributed to equity holders of parent company	109		
Attributed to minority interest	110	L	

PROFIT AND LOSS ACCOUNT for the period 01.01.2012. to 31.12.2012.

Obligator: LIBURNIA RIVIERA HOTELI d.d. OPATIJA			
Jiem .	AOP :	Lastyear	Current year
	17.21		4 *
I. OPERATING REVENUE (112+113)	111	213,197,624	216.742.607
1. Sales revenue	112	201,578,754	210,295.803
2. Other operating revenues	113	11.618.870	6.446.804
II. OPERATING EXPENSES (115+116+120+124+125+126+129+130)	114	207,630,020	200 125 894
Changes in value of work in progress and finished products	115		
2. Material costs (117 to 119)	116	62.034.285	64.808.955
a) Raw material and material costs	117	23.177.964	23.071.415
b) Costs of goods sold	118	237.107	248.804
c) Other external costs	119	38.619.214	41.488.736
3. Staff costs (121 to 123)	120	81,783,119	Line in the contract of the co
a) Net salaries and wages b) Cost for taxes and contributions from salaries	121	55,409,679	46.050.788
c) Contributions on gross salaries	122	14.294.842	18.802.669
4. Depreciation	123	12.078.598	9.928.723
5. Other costs	124	33.195.658	34.211.703
6. Impairment (127+128)	125	26.656.125 2,525.724	25.448.839 241.106
a) Impairment of long-term assets (financial assets excluded)	127	617.504	172 352
b) Impairment of short - term assets (financial assets excluded)	128	1,908.220	68,754
7. Provisions	129	1,435,109	633.11
8. Other operating costs	130	1.433.109	033.111
III. FINANCIAL INCOME (132 to 136)	131	3,423,715	2 943 411
Interest income, foreign exchange gains, dividends and similar income from related	132		
2. Interest income, foreign exchange gains, dividends and similar income from non -	133	3.423.715	2.943.411
3. Share in income from affiliated entrepreneurs and participating interests	134		
4. Unrealized gains (income) from financial assets	135		
5. Other financial income	136		-yy
IV. FINANCIAL EXPENSES (138 do 141)	137	4.843.931	3 164 067
1. Interest expenses, foreign exchange losses, dividends and similar expenses from related	138		
2. Interest expenses, foreign exchange losses, dividends and similar expenses from non -	139	4.843.931	3.164.067
3. Unrealized losses (expenses) on financial assets	140		
4. Other financial expenses	141		
V. INCOME FROM INVESTMENT - SHARE IN PROFIT OF ASSOCIATED ENTREPRENEURS	142		
VI. LOSS FROM INVESTMENT - SHARE IN LOSS OF ASSOCIATED ENTREPRENEURS	143		
VII. EXTRAORDINARY - OTHER INCOME	144		
VIII. EXTRAORDINARY - OTHER EXPENSES	145		0.0000000000000000000000000000000000000
IX. TOTAL INCOME (111+131+142 + 144)	146	216,621,339	219.886.018
X. TOTAL EXPENSES (114+137+143 + 145) XI. PROFIT OR LOSS BEFORE TAXATION (146-147)	147	212.473.951	203.289.961
	148	4,147,388	
1. Profit before taxation (146-147) 2. Loss before taxation (147-146)	149	4.147.388	
XII. PROFIT TAX	150	0	
XIII. PROFIT OR LOSS FOR THE PERIOD (148-151)		4.147.388	16.396.057
1. Profit for the period (149-151)	152	4.147.388	
2. Loss for the period (151-148)	154	4.147.358	10.390.037
APPENDIX to P&L account (to be filled in by entrepreneur that prepares consolidated financia			
XIV. PROFIT OR LOSS FOR THE PERIOD	ALC: THE		rancose nativitativa (1507)
1. Attributed to equity holders of parent company	155		
2. Attributed to minority interest	156		
STATEMENT OF OTHER COMPREHENSIVE INCOME (IERS)			l ·
I. PROFIT OR LOSS FOR THE PERIOD (= 152)	157	4.147.388	16,396.057
II. OTHER COMPREHENSIVE INCOME / LOSS BEFORE TAX (159 do 165)	158	-147.180	response and response to the first of the first of the
Exchange differences on translation of foreign operations	159		*****************
2. Movements in revaluation reserves of long - term tangible and intangible assets	160		
3. Profit or loss from reevaluation of financial assets available for sale	161	-147.180	267.120
4. Gains or losses on efficient cash flow hedging	162		
5. Gains or losses on efficient hedge of a net investment in foreign countries	163		
6. Share in other comprehensive income / loss of associated companies	164		
7. Actuarial gains / losses on defined benefit plans	165		
III. TAX ON OTHER COMPREHENSIVE INCOME FOR THE PERIOD	166	225.919	9,60
IV. NET OTHER COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (158-166)	167	-373.099	257 513
	168	3,774.289	
V. COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (157+167)			
V. COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (157+167) APPENDIX to Statement of other comprendensive income (to be filled in by entrepreneur that		s consolidated	manciai ,
V. COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (157+167) APPENDIX to Statement of other comprenhensive income (to be filled in by entrepreneur that VI. COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD	prepare	s consolidated	manciai
V. COMPREHENSIVE INCOME OR LOSS FOR THE PERIOD (157+167) APPENDIX to Statement of other comprenhensive income (to be filled in by entrepreneur that		sconsolidated	mancia)

STATEMENT OF CASH FLOWS - INDIRECT METHOD

for the period 01.01.2012. to 31.12.2012.

OU	50000000000000000		
Obligator: LIBURNIA RIVIERA HOTELI d.d. OPATIJA			ACCUMATICA MATERIAL MATERIAL
ltem 100 per identification in the second se	AOP	Lastyear	Current year
	code		
OVCILE POWEROUS CONTRACTOR	2		SECTION AND SECTION
CASH FLOW FROM OPERATING ACTIVITIES			1.0
Profit before tax	001	4.147.388	16.396.057
2. Depreciation	002	33.195.658	34.211.702
3. Increase in short term liabilities	003		871.169
4. Decrease in short term receivables	004	917.317	
5. Decrease in inventories	005		
6. Other increase in cash flow	006		
I. Total increase in cash flow from operating activities (001 to 006)	007	38.260.363	51.478.928
Decrease in short term liabilities	800	1.698.798	1.884.486
2. Increase in short term receivables	009		
3. Increase in inventories	010	297.847	
4. Other decrease in cash flow	011	5.943.286	2.579.362
III. Total decrease in cash flow from operating activities (008 to 011)	012	7.939.931	4.463.848
A1) NET INCREASE IN CASH FLOW FROM OPERATING ACTIVITIES (007-	013	30.320.432	47.015.080
A2) NET DECREASE IN IN CASH FLOW FROM OPERATING ACTIVITIES	014	0	U.
CASH FLOW FROM INVESTING ACTIVITIES		T	40.000
Cash inflows from sales of long-term tangible and intangible assets Cash inflows from sales of activity and debt instruments.	015	181.000	48.339
Cash inflows from sales of equity and debt instruments	016		
3. Interests receipts	017	2.010.547	2.043.387
4. Dividend receipts	018		
5. Other cash inflows from investing activities	019		
III. Total cash inflows from investing activities (015 to 019)	020	2.191.547	2 091.726
Cash outflow for purchase of long-term tangible and intangible assets	021	6.275.536	25.923.185
Cash outflow for acquisition of equity and debt financial instruments Other cash outflow for investigation and instruments.	022		and a state of the
3. Other cash outflow for investing activities	023		
IV. Total cash outflow for investing activities (021 do 023)	024	6.275.536	25.923.185
B1) NET INCREASE IN CASH FLOW FROM INVESTING ACTIVITIES (020-	025	0	
B2) NET DECREASE IN CASH FLOW FROM INVESTING ACTIVITIES (024- CASH FLOW FROM FINANCIAL ACTIVITIES	026	4.083.989	23.831.459
and the control of th		l i	
1. Cash inflow from issuing property and debt financial instruments	027		
other loans	028	an and and and and and and an extended with the analysis of the extension	
3. Other proceeds from financial activities	029		<u>.</u>
V. Total cash inflows from financial activities (027 to 029)	030	0	0
Cash outflow for repayment of credit principal and bonds	031	16.819.592	17.686.700
2. Cash outflow for dividends paid	032		
3. Cash outflow for financial lease	033		
4. Cash outflow for purchase of treasury shares	034		
5. Other cash outflow for financial activities	035		
VI. Total cash outflow for financial activities (031 to 035)	036	16.819.592	17.686.700
C1) NET INCREASE IN CASH FLOW FROM FINANCIAL ACTIVITIES (030-	037	0	0
C2) NET DECREASE IN CASH FLOW FROM FINANCIAL ACTIVITIES (036-	038	16.819.592	17.686.700
Total increase in cash flow (013 – 014 + 025 – 026 + 037 – 038)	039	9.416.851	5,496,921
Total decrease in cash flow (014 – 013 + 026 – 025 + 038 – 037)	040	47,707,500	0
Cash and cash equivalents at the beginning of the period	041	47.707.560	57.124.411
Increase of cash and cash equivalents	042	9.416.851	5.496.921
Decrease of cash and cash equivalents	043	F-4-01-44-	U Golgovinos
Cash and cash equivalents at the end of the period	044	57.124.411	62 621 332

STATEMENT OF CHANGES IN EQUITY for the period 1.1.2012 do 31.12.2012

item	, AOP code	Last year	«Current year
4			
1. Subscribed capital	<u>2</u>	3" 3"	4
2. Capital reserves	001	968.451.200	968.451.200
3. Reserves from profit	002	295.201	562.320
Retained earnings or accumulated loss	003	**************************************	
Profit or loss for the current year	004	-87.004.426	-82.866.646
	005	4.147.388	16.396.057
6. Revaluation of long - term tangible assets	006		
7. Revaluation of intangible assets	007	**************************************	
8. Revaluation of financial assets available for sale	008	and the second s	***************************************
9. Other revaluation	009	- A	
10. Total capital and reserves (AOP 001 do 009)	010	885,889,363	902.542.931
11. Currency gains and losses arising from net investement in foreign operations	011		
12. Current and deferred taxes (part)	012	MINIMATERIAL MATERIAL AND	
13. Cash flow hedging	012		
14. Changes in accounting policy	014		
15. Correction of significant errors in prior period	014	**************************************	
16. Other changes of capital		VIANO MARINE MAR	
17. Total increase or decrease in capital (AOP 011 do 016)	016		
and the second of the second o	017	0	0
17 a. Attributed to equity holders of parent company	018		
17 b. Attributed to minority interest	019		

Management Board Report on the state of the Company

After the completion of the privatisation process and the arrival of new management in the period from 2010-2012, the Company achieved its primary objectives with regard to restructuring and creating the preconditions for development. Comprehensive changes were made with regard to organisation and personnel; the Company invested in a modern direct sales and marketing system; rebranding took place and was partially implemented (the introduction of the new Remisens brand); rational cost management and a new standard operational procedures system were introduced; and satisfactory steps were taken with regard to solving town planning requirements as formal prerequisites for future development (in the destinations of Lovran and Opatija). As a result, the Company continuously improved its financial result (measured as net profit + amortisation), which can be seen from the trend in the period from 2010-2012. The financial result in the year 2010 was c. 14 million kn if we exclude the effects of balance sheet clean-up' (otherwise it is a total of c. -14.1 million kn), in 2011 c. 37.3 million kn, and in 2012 c. 50.6 million kn. In addition, total indebtedness was continuously reduced from c. 139.5 million kn as at 01/01/2010 to c. 108.1 million kn as at 01/01/2011, c. 91.9 million kn as at 01/01/2012 and c. 75.2 million kn as at 01/01/2013. In the period from 2010-2013, the Company invested c. 90 million kn of its own money in various investments and continuously improved guests' satisfaction with the services provided (as can be seen from the trend of independent guest ratings on websites).

We expect that in 2013 we will achieve higher average prices of c. 3% compared to 2012 and increase the number of overnight stays by c. 7%. On the cost side, we expect that with our activities in the field of acquisitions we will control increases in prices and continue further rationalisation of personnel costs through active workload management.

In 2013, we plan to continue the process of restructuring and at the same time rapidly implement the development process. In line with this, we are at the moment finishing investment studies and project documentation and hope that in the middle of the next year we will make investment decisions for the year 2014 to the amount of c. 150 million kn. In the autumn of 2013, we will start investments that will be functional in 2014. The Company expects that in 2013 it will obtain the results of the changed town planning requirements for the area of Icići, where we plan to build a new property for family tourism that should, according to our proposal, have c. 280 rooms and be operational by 2015. In January 2013, the Company sold the Villa Magnolia. This resulted in a net extraordinary income of c. 30.4 million kn (entered on the balance sheet in January 2013).

On the basis of the analyses that we carried out and the conditions that we created, we expect that in the period 2014-2016 we could, in addition to the 90 million kn invested so far, also implement an investment programme to the amount of c. 450-500 million kn. The investment projects that are currently being carried out and that will be realised must meet various criteria, including the requirement that the internal rate of return (IRR) is greater than the weighted average cost of capital (WACC) so that the aforementioned investment programme, if it is realised, can have a significant impact on the future growth of the Company's financial result. By achieving a significant growth in the financial result together with the rational use of financial leverage, we are planning to create a basis for maximising the value of the equity capital of the Company,/which is the comprehensive and permanent objective of this management.

Chairman of the Management Board

Dr. Sc. Igor Šehanović

LIBURAHA RIVIERA HOTELI DIONIČKO DRUŠTVO O PATIJA 13 Statement of persons responsible for the preparation of the reports

Pursuant to Article 407 Paragraph 2 of the Capital Market Act (Official Gazette Nos. 88/08 and 146/08), I declare that to the best of our knowledge the financial reports of the company LIBURNIA RIVIERA HOTELI d.d. Opatija have been prepared in accordance with International Financial Reporting Standards and the Croatian Accounting Act and that they provide a true and fair view of the assets and liabilities, profit and loss and financial operations of the Company for the period from 1 January to 31 December 2012.

Chairman of the Management Bord

Dr.Sc.lgor Šehanović

LIBURNIA RIVIERA HOTELI DIONIČKO DRUŠTVO

OPATIJA

13