

STRATEGIC OBJECTIVES

- ✓ Increasing the efficiency of the asset management aiming to increase the value and quality of the assets under management;
- ✓ Increasing the performance of the listed portfolio
- ✓ Increasing the private equity investments

TYPE OF THE INVESTMENT COMPANY

EVERGENT Investments is a Retail Investors Alternative Investment Fund (R.I.A.I.F.) authorized by the Financial Supervisory Authority with the Authorization no. 101 of June 25, 2021.

MANAGEMENT

The company is self-managed in a unitary system, by a Board of Directors.

Executive management:

Claudiu Doros – President and CEO

Catalin Iancu – Vicepresident and Deputy CEO

(FSA authorization no. 59 of April 5, 2021)

IDENTIFICATION DATA

FSA Register no.: PJR09FIAIR/040003

Bucharest Stock Exchange:EVER; ISIN: ROSIFBACNOR0

Bloomberg FIGI: BBG000BMN556

Reuters RIC: ROEVER.BX

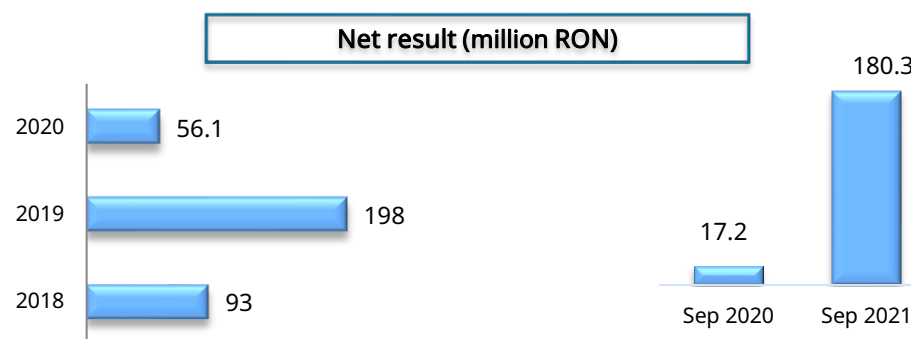
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CONTACT

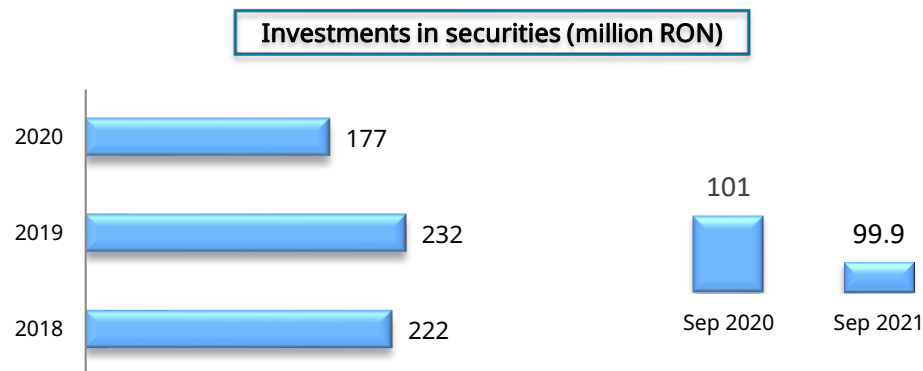
phone: 004 0234 576740; fax: 004 0234 570062

e-mail: office@evergent.ro; website: www.evergent.ro

| SHAREHOLDERS | Residents weight in share capital % | Non-residents weight in share capital % | Total shareholders |
|--------------|---|---|-----------------------|
| Individuals | 37.3 | 0.3 | 5,746,607 |
| Corporate | 45.5 | 16.9 | 170 |
| TOTAL | 82.8 | 17.2 | 5,746,777 |



The net result consists of the net profit and the net gain from the sale of assets reflected in the retained earnings - accounting treatment in accordance with IFRS 9.



Assets under management

VALUES / STRUCTURE

| | | |
|------------------|---------------|-------------|
| Number of shares | 989.479.176 | |
| | RON | EUR* |
| Fair value | 0.1 | 0.02 |
| Share Capital | 98,121,305 | 19,834,106 |
| Market cap | 1,417,852,859 | 286,602,830 |
| Total Assets | 2,599,954,366 | 525,551,205 |
| Net Assets Value | 2,410,748,412 | 487,305,373 |

*EUR/RON = 4.9471 (www.bnr.ro)

| RON/share | Jul 2021 | Aug 2021 | Sep 2021 |
|-------------|----------|----------|----------|
| NAV/share** | 2.3066 | 2.3893 | 2.4674 |
| Price EVER | 1.3250 | 1.3500 | 1.4450 |
| Discount % | 43 | 43 | 41 |

** The number of shares used in the calculation of the NAV/share [977,023,003] has resulted by decreasing from the total number of shares the shares acquired under the ongoing buyback program / public share buyback offer (according to the applicable regulations).

| ASSETS STRUCTURE | % of total assets |
|---------------------------------------|-------------------|
| Shares, of which | 75.2 |
| • listed | 67.2 |
| • unlisted | 8.0 |
| Non – UCITS Securities (fund units) | 12.9 |
| Monetary instruments (deposits, cash) | 8.7 |
| Other assets | 3.2 |

| SECTOR EXPOSURE (share portfolio) | % of total assets |
|-----------------------------------|-------------------|
| Financial | 44.3 |
| Energy | 11.4 |
| Manufacturing | 8.5 |
| Real estate | 5.8 |
| Other | 5.2 |

| TOP COMPANIES | Weight > 1% of total assets |
|---------------------------|-----------------------------|
| BANCA TRANSILVANIA | 38.2 |
| ROMGAZ | 10.1 |
| AEROSTAR | 7.2 |
| BRD | 4.1 |
| PROFESSIONAL IMO PARTNERS | 2.2 |
| AGROINTENS | 1.8 |
| EVERLAND | 1.7 |
| TESATORIILE REUNITE | 1.7 |
| STRAULESTI LAC ALFA | 1.6 |
| SIF TRANSILVANIA | 1.5 |
| NUCLEARELECTRICA | 1.3 |
| TOTAL | 71.4 |

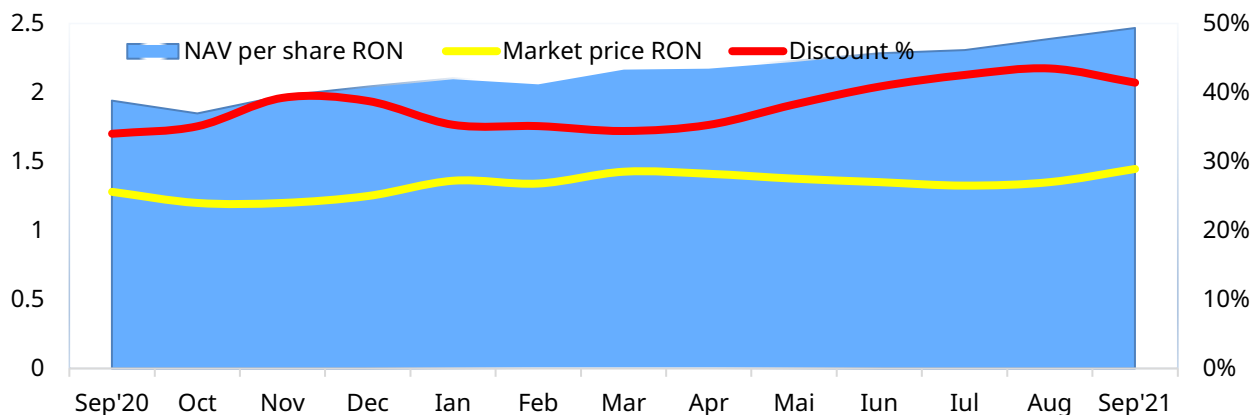
PERFORMANCE / RISK INDICATORS

Returns: EVER NAV/share. EVER share. BET FI

| Returns on September 2021 (%) | EVER Share | BET-FI | EVER NAV/share |
|-------------------------------|------------|--------|----------------|
| 1 M | 7.04 | 3.43 | 3.27 |
| 3 M | 7.04 | 1.07 | 8.08 |
| 6 M | 1.40 | 9.59 | 13.55 |
| 12 M | 12.89 | 26.70 | 27.18 |

Risk Analysis (1Y. daily series): EVER share / BET-FI

| Indicator | EVER share | BET-FI |
|---------------------------|------------|--------|
| Annualized volatility (%) | 21.00 | 12.02 |
| Beta | 0.87 | 1.00 |



✓ The 20-day VaR (historical method) on total assets exposed to market risk is 10.49%, within the internal limit approved for the market risk profile assumed – medium risk (25%).

Private Equity Investments

EVERGENT Investments Group



“BABA NOVAC RESIDENCE”

developed by Tesatoriiile Reunite SA - ownership 100%

- ✓ Location: Bucharest, 61 Eufrosina Popescu street, sector 3
- ✓ 6 blocks with 363 apartments. 3 development phases
- ✓ Project completed
- ✓ Preparing a new real estate project by purchasing a land plot in the North of the Capital



“ATRIA URBAN RESORT”

developed by Straulesti Lac Alfa SA – ownership 50%

- ✓ Location: Bucharest, 242 Soseaua Chitilei, sector 1
- ✓ 1381 apartments. land of 9 ha. 4 development phases
- ✓ Phase 1 (160 apartments): completed in December 2019
 - 97% of the apartments are sold
- ✓ Phase 2 (398 apartments): execution works in progress
 - about 66% of the apartments are pre-contracted
- ✓ Phase 3: design in progress



“VERANDA MALL”

developed by Professional IMO Partners SA - indirect ownership 37%

- ✓ Location: Bucharest, 23 Ziduri Mosi street, sector 2
- ✓ Occupancy rate – 98% (contracts)
- ✓ Business affected by the new SARS-CoV-2 coronavirus



“BLUEBERRIES FARM EXTENSION” -

developed by Agroiintens SA - ownership 100%

- ✓ Location: Vistea and Mandra villages in Brasov county; Popesti village in Arges county
- ✓ The design of the “Cold Warehouse” Vistea farm is in progress



“MECANICA CEHLAU” Piatra Neamt - ownership: 73%

- ✓ Manufactures and sells agricultural machines for working the soil. seeding. crop maintenance
- ✓ Distributes: STEYR tractors. PROJECT herbicide equipment; STOLL loaders



“IASI REAL ESTATE PROJECT”

developed by Agroland Capital - ownership 100%

- ✓ Location: Iasi. 2 Primaverii street
- ✓ Activities related to obtaining the Zonal Urbanism Plan

