



Transilvania  
Investments

# Transilvania Investments

Quarterly Report for  
the quarter ended as  
at 31 March 2022



## QUARTERLY REPORT FOR THE QUARTER ENDED AS AT 31 MARCH 2022

Quarterly report prepared in accordance with Law no. 24/2017 on issuers of financial instruments and market operations, F.S.A. Regulation no. 5/2018 regarding issuers of financial instruments and market operations, B.S.E. (Bucharest Stock Exchange) Rulebook - regulated market operator, and F.S.A. Rule no. 39/2015 on the approval of the Accounting Regulations in compliance with I.F.R.S., applicable to entities authorized, regulated and supervised by the Financial Supervisory Authority from the Financial Instruments and Investments Sector.

### Report date: 31.03.2022

Company name	Transilvania Investments Alliance S.A.
Registered office	Braşov, Nicolae Iorga Street 2, Postal Code 500057 Bucureşti, Ana Tower, Poligrafiei Boulevard 1A, Floor 1, Zone B, Sector 1
Representative office	
Phone/ Fax	0268 416 171 / 0268 473 215
Website	<a href="http://www.transilvaniainvestments.ro">www.transilvaniainvestments.ro</a>
Sole Registration Code	3047687
Tax Registration Code	RO3047687
Trade Registration Number	J08/3306/1992
Registered with the Securities Registration Office within F.S.A.	Registration Certificate no. 401/05.02.2020
Registered with F.S.A. Register - Section 8 - Alternative Investment Fund Managers	Subsection Alternative Investment Fund Managers authorized by F.S.A. (A.I.F.M.A.A.) - under no. PJR07 <sup>1</sup> AFIAA/080005
Registered with F.S.A. Register - Section 9 - Alternative Investment Funds	Subsection Alternative Investment Funds dedicated to retail investors and established in Romania (F.I.A.I.R.) - under no. PJR09FIAIR/080006
Subscribed and paid-up share capital	RON 216,244,379.70
Main characteristics of the securities issued by the company	Common, registered, indivisible, of equal value and dematerialized, issued at the nominal value of RON 0.10/share
Regulated market on which the issued securities are traded	Bucharest Stock Exchange, Main Segment, Premium Category (market symbol: <b>TRANSI</b> )

The depository services for the portfolio of financial instruments are provided by BRD Groupe Société Générale. The Company's financial auditor is Mazars Romania S.R.L. and the internal auditor is KPMG Audit S.R.L. (as of January 1<sup>st</sup>, 2022).

The Company's Shareholders Register is kept, under contract and as provided by law, by the company Depozitarul Central S.A. Bucharest.

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## Summary of the activities and results recorded in Q1 2022

- The Extraordinary General Meeting of Shareholders of 28.01.2022 approved the change in the company name, from Societatea de Investiții Financiare Transilvania S.A. to **Transilvania Investments Alliance S.A.**
- The Financial Supervisory Authority authorized the amendments to the Company's Articles of Incorporation regarding the change in the company name (Authorization no. 34/18.02.2022).
- On 14.03.2022, the first trading session of the Company's shares under the new **TRANSI** symbol, as a result of the rebranding process of Transilvania Investments took place.

Greater openness to innovative sectors and greater agility in decision-making were among the commitments that Transilvania Investments has made to its investors and partners.

The event of ringing the stock market bell to mark the trading of the company's shares under the new stock symbol also represented the public launch of the new image of the company and of its new website [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro).

- During the first three months of 2022, Transilvania Investments carried out investments totalling RON 114.74 million and disinvestments amounting to RON 39.57 million.
- The sub-portfolio of shares managed by Transilvania Investments generated, in terms of value of assets managed, a net positive impact amounting to RON 28 million.
- The supersectors of the managed portfolio which recorded positive adjustments are the following: Banks (+ RON 18.5 million), Real estate (+ RON 6.5 million), Travel and Leisure (+ RON 4.7 million), Financial services (+ RON 2.6 million), Technology (+ RON 0.4 million);
- At the level of the operational portfolio, the investments' structure is characterized by concentration on sectors deemed strategic in the Company's 2020 - 2024 Investment Policy Statement and 2020 - 2024 Strategy, as revised based on the O.G.M.S. Resolution of 28.04.2022.
- Transilvania Investments recorded as at 31.03.2022 a **net profit** amounting to RON 41.60 million, compared to the profit of RON 20.41 million afferent to the end of the corresponding period in 2021, that is an increase of 103.82%.
- The **net operating income** at the end of the first quarter of 2022 amounts to RON 47.64 million, representing a 86.97% increase compared to the end of Q1 2021, when the net operating income recorded the value of RON 25.48 million.
- The **operating expenses** at the reporting date total RON 6.83 million, being RON 2.54 million higher than their value as at 31.03.2021.
- Transilvania Investments' **total assets** at 31.03.2022 are worth RON 1,562.22 million, being higher by RON 180.32 million, respectively by 13.05 % than their value at the end of the corresponding period in 2021.
- The **net asset value** at 31.03.2022, worth RON 1,403.07 million (RON 0.6520/share), is 12.78% higher than the net asset as at 31.03.2021 (RON 1,244.00 million, RON 0.5753/share) and 1.67% higher than the value recorded as at 31.12.2021.

## INTRODUCTION

Due to its specific scope of business, **Transilvania Investments** relates to both the national economic and legislative context of Romania and the regional/global macroeconomic context, a series of events which occurred during the first three months of 2022 having a direct or indirect impact on the Company's results and performance.

### **General macroeconomic context**

As most economies in European markets continue to recover from the negative effects of the COVID-19 pandemic, the Russian-Ukrainian military conflict, as well as the risks generated by the increased inflationary framework, influence the local economy.

The circumstances of geopolitical tensions in the region continue to evolve rapidly and in unpredictable ways, and the implications for European economies are highly uncertain. In the short term, however, the conflict is clear to fuel inflationary pressure even more.

Therefore, the Company's activity is carried out in a general framework characterized by high volatility and an increased degree of unpredictability; the main uncertainties remain in the area of estimates regarding the impact of the military conflict, disruptions to supply chains with a negative effect on the industrial production and inflationary environment.

### **The impact of the macroeconomic framework on the Company's activity**

#### **The economic impact of the COVID-19 pandemic**

The Omicron variant of COVID-19 spread rapidly, but its economic impact was less severe than the previous variants, the pressure on the health system being much lower. In these circumstances, the Company continued to implement a proactive strategy aimed at managing current and estimated market conditions. The Company will continue to closely monitor the evolution of the economic environment and the effects of economic measures applied at national and international level.

#### **The impact of the COVID-19 pandemic on the portfolio managed by the Company**

The management of Transilvania Investments closely monitors the development of the economic environment and the effects of the economic measures applied at national and international level. The investment activity of the Company has adapted to the national and international context, which is characterized by a high degree of unpredictability. Nevertheless, the Company's management considers that the monitoring process involves a number of specific difficulties given that it is expected that the economic environment will continue to be characterized by excessive volatility and a high degree of unpredictability.

Taking into account:

- the current economic context, as a result of the COVID-19 pandemic, but especially the triggering of the Russian-Ukrainian military conflict;
- the classification of Transilvania Investments as an investment entity;
- the fact that an investment entity measures and evaluates the performance of most of its investments on a fair-value basis (I.F.R.S. 10.27),

during the first three months of 2022, the Company has reflected the performance of the fair values afferent to each holding from its managed portfolio.

### **Economic growth prospects**

For the financial year 2022, in the absence of significant slippages associated especially with geopolitical developments, a gradual deceleration of the growth rate is forecast, while maintaining the annual rate of evolution in the positive territory. However, estimates carry significant risks, with the overall framework dominated by an increased degree of unpredictability.

Rising prices for raw materials as well as energy are expected to remain high.

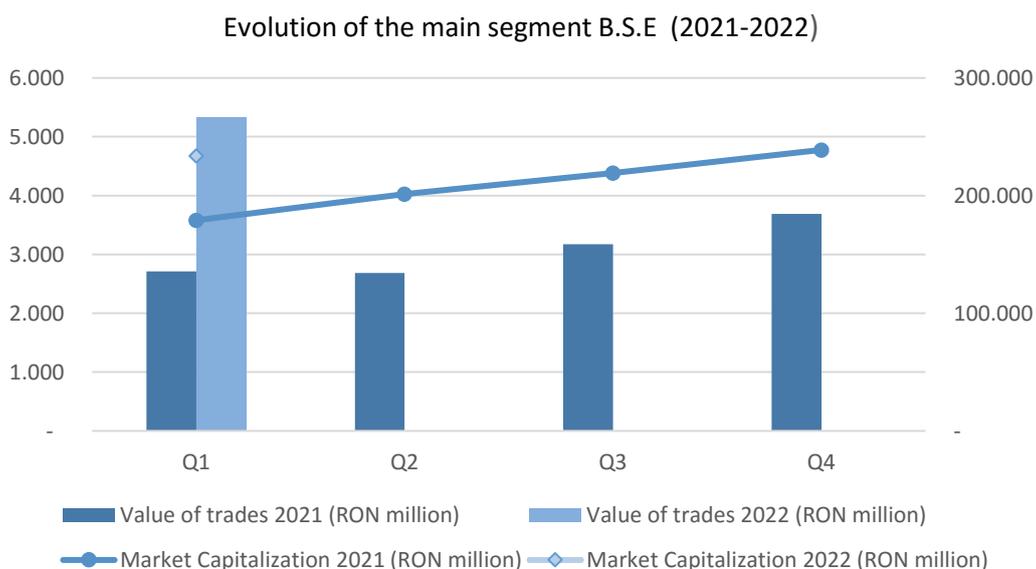
As for the evolution of consumer prices, at the end of the first quarter the inflation rate was 10.2% compared to 3.1% recorded in the same period of the previous year, with expectations that in the next quarter it will reach 11%, with prospects of falling below 10% by the end of the year.

Regarding the euro/leu exchange rate, its stability remains a priority for the National Bank of Romania, which orients its intervention mechanisms for maintaining the exchange rate around 5 RON/EUR.

### **Romanian capital market context**

During the first three months of 2022, the performance of the shares listed on the regulated market - the main segment of the Bucharest Stock Exchange - as compared to the performance recorded in the previous financial year, has revealed the following key aspects:

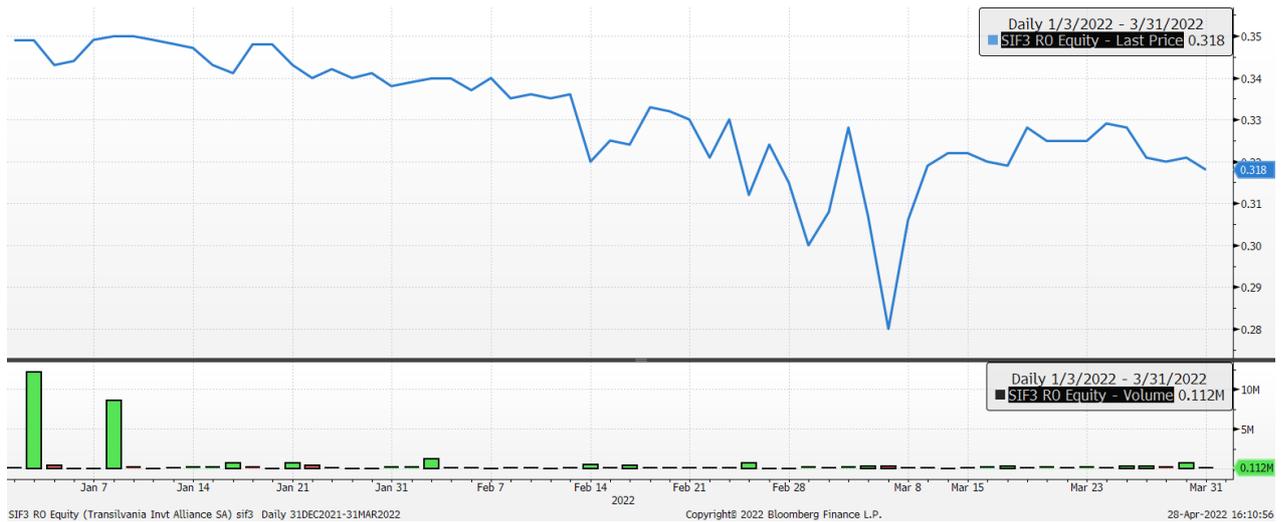
- ⇒ as compared to the similar period of the previous year, the value of the transactions carried out during the first three months of 2022 on B.S.E.'s regulated segment recorded a higher aggregate level;
- ⇒ at the end of the reviewed period, the regulated market's capitalization was higher than the one recorded in the first quarter of the previous year (YoY advance).



*Source : Bucharest Stock Exchange*

During the first three months of 2022, the performance of the main index of the regulated market - BET TOTAL RETURN (calculated in national currency) was positive, resulting at the end of the period in a yield superior to the one recorded by the reference index MSCI FM100, highlighting the opportunities and development of the local market.

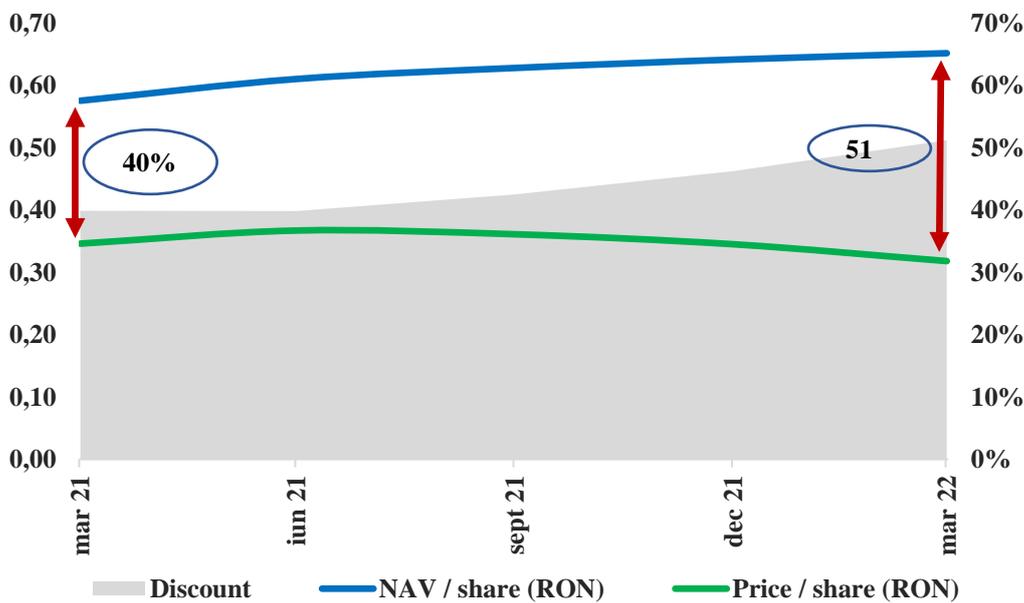




Source : Bloomberg

During the period under review, TRANSI shares recorded a negative trend, materialized at the end of the period in a closing price lower than the reference price of the period (i.e. the closing price of the trading session of 31.03.2022).

#### Performance of TRANSI shares' trading discount during the last 12 months



Source: Transilvania Investments

During the last 12 months, the trading discount of TRANSI shares recorded an upward path, which was mainly determined by the evolution of the net asset value calculated and reported on a regular basis by the Company.

In addition, in the context of the outbreak of the Russian-Ukrainian military conflict in February 2022, as well as in the context of the increase of interest rates by central banks, we have witnessed the exit of investors from pro-cyclical assets, especially financial ones, which have suffered considerable depreciation both on the local market and international markets.

### Analysis of TRANSI shares' trading discount as at 31.03.2022



Source: Transilvania Investments

By reference to the Net Asset Value communicated for the reference date 31.03.2022, TRANSI share price recorded a significant discount. The discount remains significant also by reference to another relevant term of reference, i.e. the most important 10 holdings from the share sub-portfolio, to which fund units and financial instruments providing immediate liquidity are added.

## ANALYSIS OF THE COMPANY'S ACTIVITY

### General framework

**Transilvania Investments** is a Romanian legal person organised in the form of joint stock company (S.A.). The Company is listed on the Bucharest Stock Exchange, on the Main segment, within the Premium category, under symbol **TRANSI** (starting with 14.03.2022), the trading of the shares issued by the Company being subject to the rules applicable to regulated market and closed-end alternative investment funds.

Transilvania Investments is authorized as an Alternative Investment Fund Manager (A.I.F.M.), according to the provisions of Law no. 74/2015 on alternative investment fund managers, under F.S.A. Authorization no. 40/15.02.2018. At the same time, the Company is authorized as a closed-end Retail Investor Alternative Investment Fund (R.I.A.I.F.), diversified, established as an investment company, self-managed, according to the provisions of Law no. 243/2019 on the regulation of alternative investment funds, under F.S.A. Authorization no. 150/09.07.2021.

Transilvania Investments manages an investment portfolio which has a predominant exposure on the Romanian capital market, mainly on listed shares of companies from *Banks, Tourism and leisure, Real-estate* and *Energy* supersectors (classification according to FTSE Russell methodology). Moreover, the Company invests in units of undertakings for collective investment in transferable securities, units/shares of alternative investment funds, in non-listed securities and money market instruments.

The structure of the aggregate portfolio managed by the Company complies with the investment limitations undertaken through its risk profile, respectively those derived from it being a Retail Investor Alternative Investment Fund, and it therefore remains focused on shares listed on the Romanian capital market selected based on consistent substantiation criteria.

The main investment objective of Transilvania Investments is the maximization of the aggregate returns achieved by the current and potential investors through the investments performed by the Company, in compliance with the law and the Company's own regulations in force. At the same time, Transilvania Investments pursues the increase of the net asset value through a performant management carried out by specialists, oriented towards value-added generation, in conditions of an active and prudent management of assets from the business lines (trading, tourism, real estate, industry and venture capital / private equity).

### **Investment entity**

Transilvania Investments applies the I.F.R.S. standards as the accounting base, in compliance with the requirements of the F.S.A. Rule no. 39/2015 *for the approval of the accounting regulations compliant with International Financial Reporting Standards, applicable to the entities authorized, regulated and supervised by the Financial Supervisory Authority from the financial instruments and investments sector.*

I.F.R.S. 10.4 sets out certain exceptions with respect to the preparation of consolidated financial statements, among which the exception applicable to parent companies which are classified as "investment entities". Within the process of reassessing the investment entity status, Transilvania Investments regularly reviews the extent to which the requirements concerning the classification as an investment entity are met.

Starting with 1 January 2015, as a result of the analyses carried out, Transilvania Investments' management has found that the Company met the requirements of the definition of an "investment entity" in compliance with I.F.R.S. 10, respectively:

- i. obtains funds from one or more investors for the purpose of providing those investor(s) with investment management services;
- ii. commits to its investors that its business purpose is to invest funds solely for returns from capital appreciation, investment income, or both;
- iii. measures and evaluates the performance of substantially all of its investments on a fair value basis.

Under these circumstances, starting with the financial year 2015, Transilvania Investments prepares a single set of financial statements, respectively separate financial statements in accordance with I.F.R.S.

As of 1 January 2015, the Company's financial investments have been measured at their fair value. In light of IFRS 9, since 1 January 2018, Transilvania Investments has classified its investments in subsidiaries and associated entities, the bonds and the fund units as financial instruments at fair value through profit or loss. The Company's investments in other equity instruments (other than subsidiaries and associated entities) are classified as financial assets at fair value through other comprehensive income and/or as financial assets at fair value through profit or loss.

Transilvania Investments directly provides services related to investment management for its investors, having as its main and exclusive business scope those activities specific to closed-end investment companies. Transilvania Investments does not provide investment related consultancy and administrative services, directly or indirectly through a subsidiary, to third parties and/or its investors.

The Company applies an exit strategy based on the permanent monitoring of the investments made, the analysis of the current market developments, the achievement of higher yields and the fulfilment of the objectives defined under the annual revenue and expenditure budgets.

Transilvania Investments presents its strategy to the current and potential investors based on specific documents approved by the General Meeting of Shareholders, namely the 2020-2024 Strategy and the 2020-2024 Investment Policy Statement (both revised based on the O.G.M.S. Resolution of 28.04.2022).

The Company is authorized by the Financial Supervisory Authority in the capacity of Retail Investor Alternative Investment Fund (R.I.A.I.F.). The operation of Transilvania Investments in the capacity of R.I.A.I.F. of closed-end type, diversified, established as an investment company, self-managed, is based on a series of rules regarding the risk profile, investment exposure limits, measurement of the financial assets from portfolio and their presentation in the net asset of the Company, the transparency and reporting obligations.

Transilvania Investments monitors the investment portfolio's structure and performance and:

- i. publishes, on a monthly basis the statement of assets and liabilities, namely reports regarding the net asset value and unitary net asset value calculated by the company and certified by the depository (Annex no. 10 according to F.S.A. Regulation no. 7/2020), together with the statement of assets for which valuation methods compliant with the international standards and fair value principle were considered (Annex according to Article 38, paragraph (4) of Law no. 243/2019);
- ii. calculates on a monthly basis and publishes on a quarterly, half-yearly and yearly basis, within the time-limits provided by the applicable legislation in this respect for publishing quarterly, half-yearly and yearly reports, the detailed statement of investments (Annex no. 11 to the F.S.A. Regulation no. 7/2020).

### **Financial assets at fair value**

According to IFRS 13, the fair value levels, depending on the input data used in the measurement process, are defined as follows:

- Level 1 input data are (unadjusted) quoted prices in active markets for identical assets and liabilities that the entity can access on the measurement date;
- Level 2 input data are input data other than quoted market prices included within Level 1 that are observable for the asset or liability, either directly or indirectly;
- Level 3 input data are unobservable input data for the asset or liability.

Establishing the materiality threshold of the input data within the process of fair value measurement requires the use of professional judgment, considering the specific factors, as a result of the complexity implied by the measurement of these investments and also of the reflection in the financial statements of the fair value changes. The process of fair value measurement of the financial instruments held by Transilvania Investments is carried out according to the assets measurement policy, internal procedure and the related methodology.

As at 31.03.2022, Transilvania Investments held in portfolio financial assets measured at fair value, classified as Level 1 and Level 3 in the fair value hierarchy, as follows:

RON	Level 1	Level 2	Level 3	Total
<b>Financial assets measured at fair value through other comprehensive income</b>	<b>737,848,338</b>	-	<b>26,902,291</b>	<b>764,750,629</b>
Shares*	737,848,338	-	26,902,291	764,750,629
Corporate bonds	-	-	-	-
Fund units	-	-	-	-
<b>Financial assets measured at fair value through profit or loss</b>	<b>291,896,792</b>	-	<b>423,814,476</b>	<b>715,711,268</b>
Shares	291,896,792	-	391,458,303	683,355,095
Corporate bonds	-	-	0	0
Fund units	-	-	32,356,173	32,356,173
<b>Total financial assets measured at fair value</b>	<b>1,029,745,130</b>	-	<b>450,716,767</b>	<b>1,480,461,897</b>

\* including equity interests and preference rights

The structure of the portfolio of financial assets owned by Transilvania Investments Transilvania is dominated by shares, their value as at 31.03.2022 accounting for 97.8% of the total portfolio value. As concerns the financial assets whose fair value is determined based on the Level 1 input data, their weight in the total value of Transilvania Investments portfolio as at 31.03.2022 is 69.6%.

#### **Key considerations on the evolution of the financial instrument portfolio during the first three months of 2022**

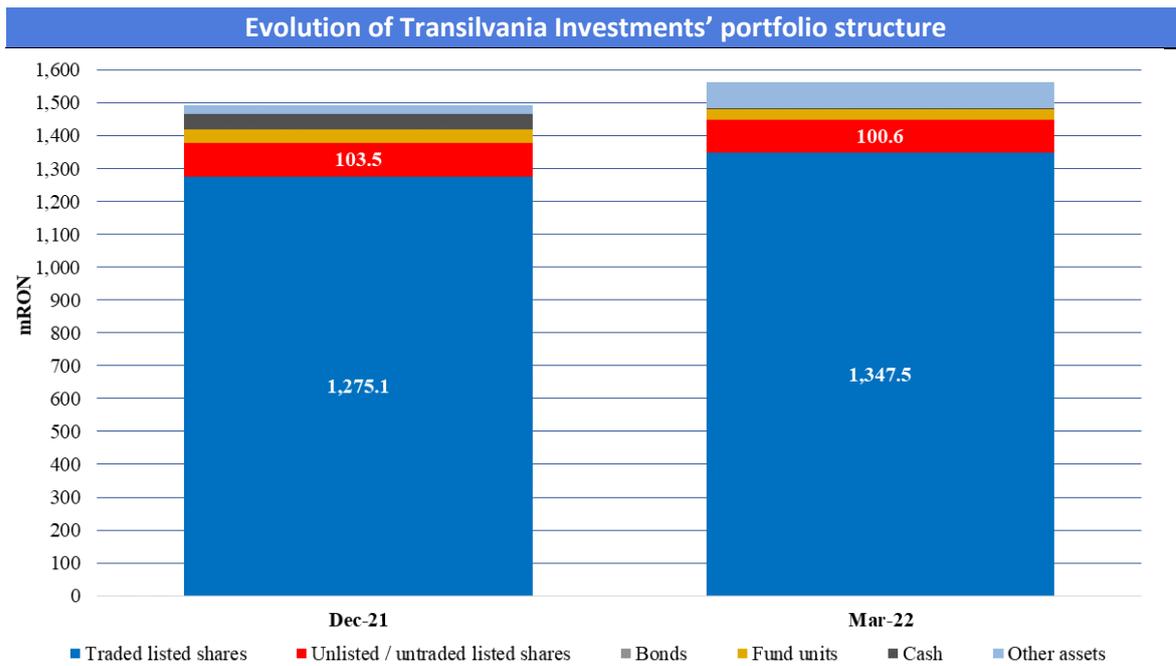
- ❖ Increase in the total assets value with an un-annualized increase rate of approximately 4.7%, corresponding to the first three months of financial year 2022;

<b>Evolution and components of Transilvania Investments 'portfolio</b>			
- mil. RON -	<b>Dec.-21</b>	<i>Evolution</i>	<b>Mar.-22</b>
<i>Total asset value</i>	1,491.9	↗	1,562.2
<i>Net asset value</i>	1,380.2	↗	1,402.0
<i>Number of companies in portfolio*</i>	94	↘	92
<i>Financial instruments portfolio (incl. cash)</i>	1,466.1	↗	1,483.7
<i>Financial instruments portfolio</i>	1,418.2	↗	1,480.5
<i>Cash &amp; equivalent **</i>	47.9	↘	3.3

\* including shares pending the sale

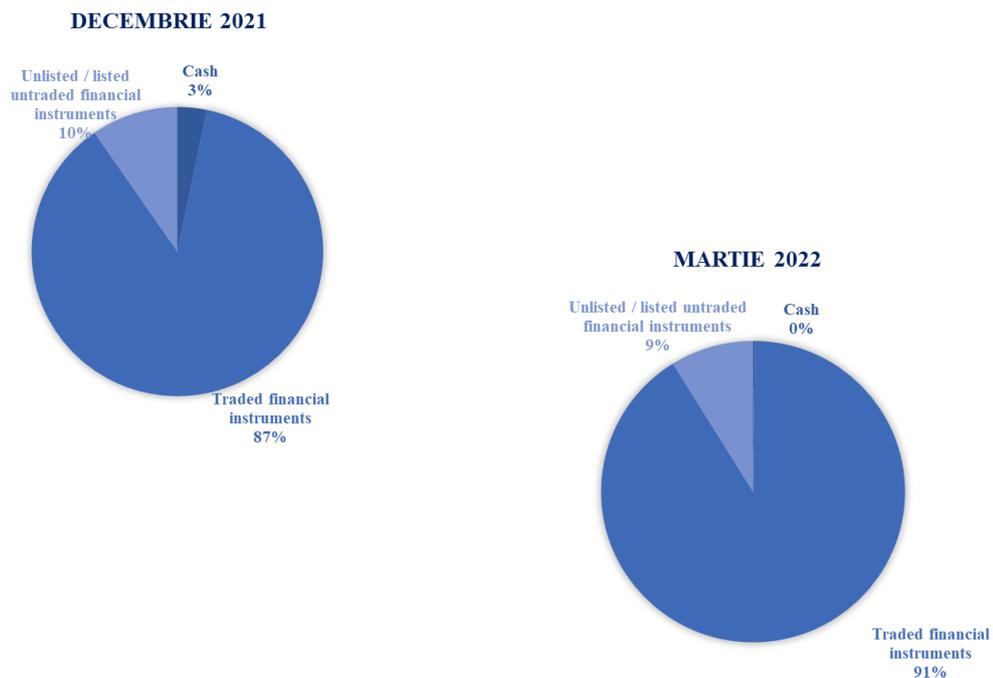
\*\* excluding the used credit line

Source: Transilvania Investments, I.F.R.S. fair values, Annex no. 10 according to F.S.A. Regulation no. 7 / 2020, F.S.A. Regulation no. 9/2014



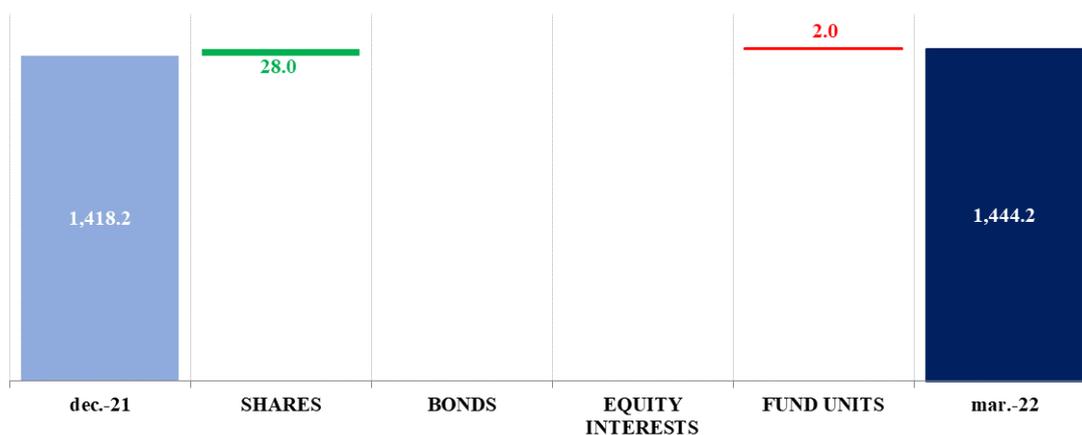
Source: Transilvania Investments, I.F.R.S. fair values, Annex no. 10 according to F.S.A. Regulation no. 7 / 2020, F.S.A. Regulation no. 9/2014

- ❖ In terms of structure, the weight of the cash decreased as compared to the beginning of the year, but the traded operational portfolio increased;



Source: Transilvania Investments, I.F.R.S. fair values, Annex no. 10 according to F.S.A. Regulation no. 7 / 2020, F.S.A. Regulation no. 9/2014

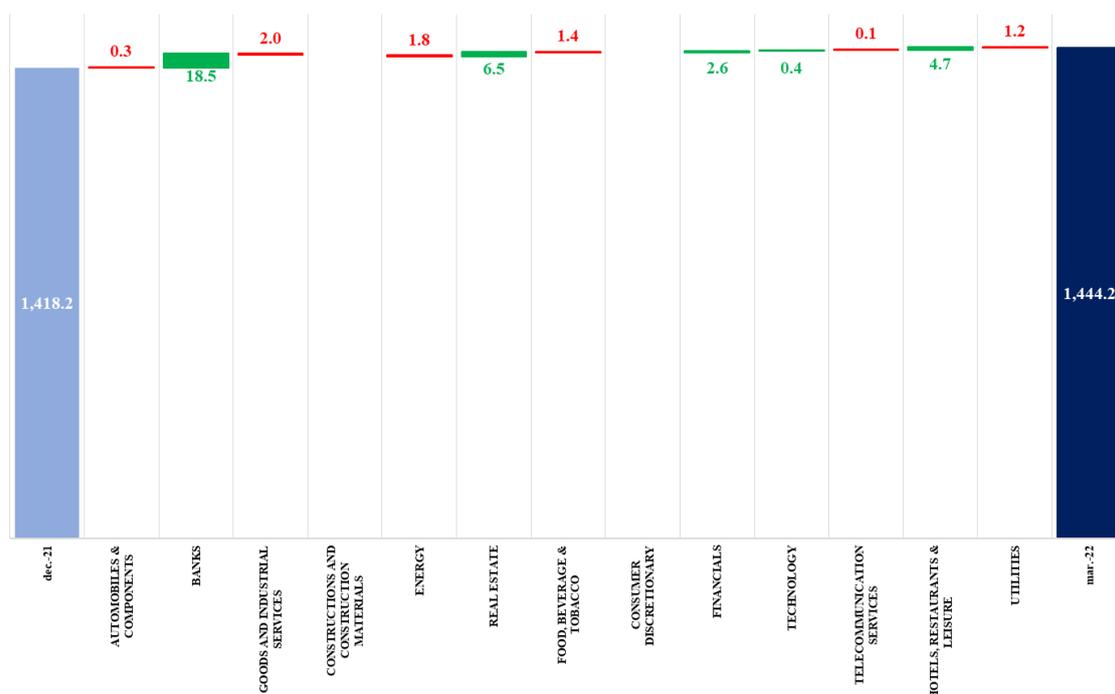
- ❖ analysis of financial instruments portfolio variation (fair value + generated cash + attached receivables deducted from fair value) - breakdown by financial instruments



Source: Transilvania Investments

Obs.: The initial value (Dec.-21) of the financial instrument portfolio is calculated according to IFRS fair values. The final value (Mar.-22) of the financial instrument portfolio is calculated by adding to the IFRS fair values the contribution of each sector [cash generated /immobilized through sale/acquisition transactions, collected dividends, collected cash distributions, other cashed amounts (shares pending sale), attached receivables]. The amounts are expressed in RON million.

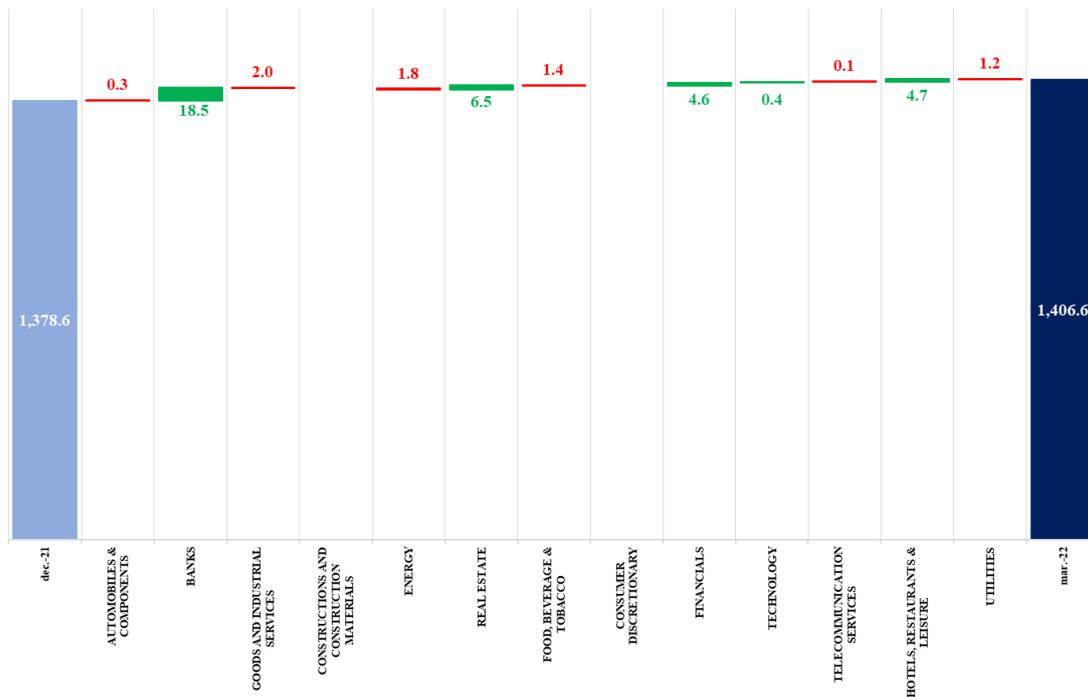
- ❖ analysis of financial instrument portfolio variation (fair value + generated cash + attached receivables deducted from fair value) - breakdown by activity sectors



Source: Transilvania Investments

Obs.: The initial value (Dec.-21) of the financial instrument portfolio is calculated according to IFRS fair values. The final value (Mar.-22) of the financial instrument portfolio is calculated by adding to the IFRS fair values the contribution of each sector [cash generated /immobilized through sale/acquisition transactions, collected dividends, collected cash distributions, other cashed amounts (shares pending sale), attached receivables]. The amounts are expressed in RON million.

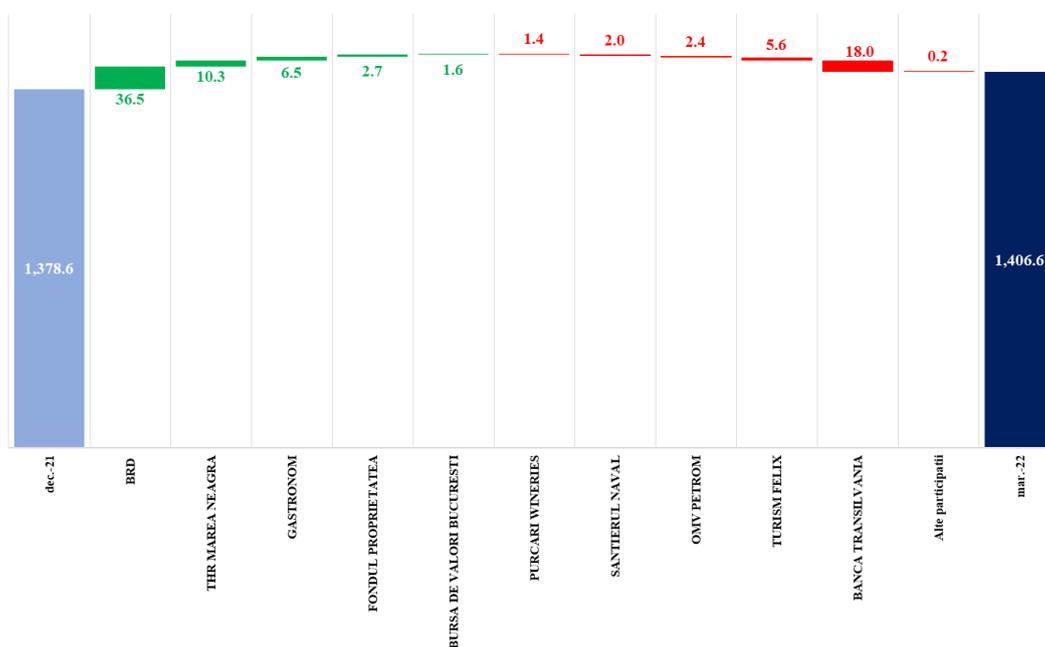
- ❖ analysis of share sub-portfolio variation (fair value + generated cash + attached receivables deducted from fair value) - breakdown by activity sectors



Source: Transilvania Investments

Obs.: The initial value (Dec.-21) of the share sub-portfolio is calculated according to IFRS fair values. The final value (Mar.-22) of the share sub-portfolio is calculated by adding to the IFRS fair values the contribution of each sector [cash generated /immobilized through sale/acquisition transactions, collected dividends, collected cash distributions, other cashed amounts (shares pending sale), attached receivables]. The amounts are expressed in RON million.

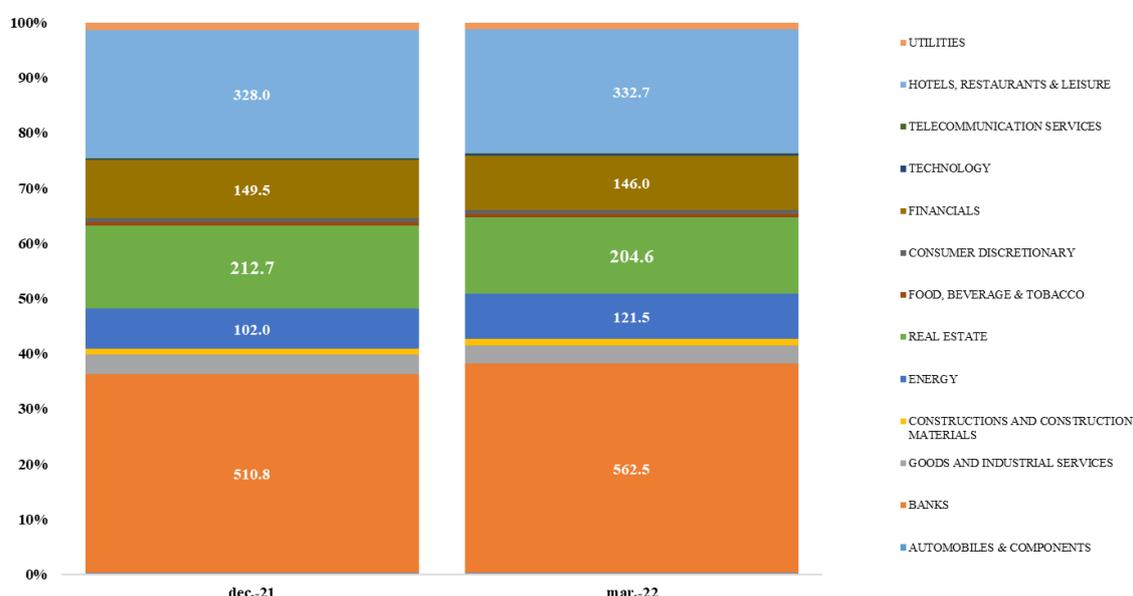
- ❖ analysis of share sub-portfolio variation (fair value + generated cash + attached receivables deducted from fair value) - top 5 positive/negative performances



Source: Transilvania Investments

Obs.: The initial value (Dec.-21) of the share sub-portfolio is calculated according to IFRS fair values. The final value (Mar.-22) of the share sub-portfolio is calculated by adding to the IFRS fair values the contribution of each sector [cash generated /immobilized through sale/acquisition transactions, collected dividends, collected cash distributions, other cashed amounts (shares pending sale), attached receivables]. The amounts are expressed in RON million.

- the sub-portfolio of shares generated, in terms of value of assets managed, a net positive impact amounting to RON 28 million;
  - the impact is determined based on the fair values recorded by the financial instruments in the portfolio at the reference date, the result of the transactions carried out with various financial instruments, financial resources generated by these holdings (dividends collected, cash related to sale/acquisition operations), attached receivables (dividends to be collected, deducted from the fair value of the financial instruments);
  - the supersectors which recorded positive adjustments are the following: Banks (+ RON 18.5 million), Real estate (+ RON 6.5 million), Travel and Leisure (+ RON 4.7 million), Financial services (+ RON 2.6 million), Technology (+ RON 0.4 million);
  - the breakdown by supersectors of the evolution of share sub-portfolio is similar to the one afferent to the aggregate financial instrument portfolio, and it captures the same context characterized by a slight asymmetrical recovery subsequent to COVID-19 crisis, taking into account the context generated by the Russian-Ukrainian military conflict;
  - top 5 negative performances include issuers whose negative net adjustment does not have a significant impact;
  - top 5 positive performances generally include pro-cyclical issuers;
- ❖ during the first three months of 2022, the number of companies in the share sub-portfolio managed by Transilvania Investments slightly decreased; the analysis also takes into account the shares pending the sale;
  - ❖ at the level of the operational portfolio, the investments' structure is characterized by concentration on sectors deemed strategical in the Company's 2020 - 2024 Investment Policy Statement and 2020 - 2024 Strategy, as revised.



Source: Transilvania Investments

*Obs.: IFRS fair values reported for Dec.-21, Mar.-22 (expressed in RON million)*

### Investment objectives

Through the investment activity carried out during the first quarter of 2022, Transilvania Investments reconfirms its commitment to increase the value of the managed assets by maximizing the aggregate risk-adjusted yields, and seeks:

- ▶ to significantly increase the quality of the managed portfolio and of its market value;
- ▶ to ensure the structural balance of the portfolio;
- ▶ to maintain an optimal level of aggregate liquidity of the portfolio;
- ▶ to promote instruments for an efficient and competitive remuneration of the shareholders
- ▶ to adequately manage the financial resources necessary to implement this strategy.

At the same time, Transilvania Investments management is aware of the exceptional character of the current trading conditions and, therefore, it adapts the working instruments specific to the investment activity to the current local and international macroeconomic context.

In the context of the maintenance of Transilvania Investments' status of investment entity which measures and evaluates the performance of its investments based on fair value, the Company will adjust its investment objectives regarding the shareholders' remuneration to the existing and projected liquidity conditions.

As portfolio restructuring by sectoral and liquidity criteria generates additional financing resources, the general objectives of the investment strategy migrate towards the area of efficient management of diversifiable risks associated to the managed portfolio.

The **financing sources** of the investment activity aim at the active management of the entire portfolio of the company, and they are mainly based on the following components:

- ⇒ amounts attached to portfolio shareholdings, which do not involve actual sale operations (dividends, coupons, cash distributions);
- ⇒ amounts resulting from the implementation of punctual speculative strategies at the level of sub-portfolios within the aggregate portfolio managed by the Company;
- ⇒ amounts resulted from the active management of the managed portfolio, with details on the following components:
  - resources resulting from the portfolio restructuring process by accelerating the sale of holdings lacking relevant investment potential, held in unlisted companies or listed companies with low liquidity (according to the basic elements of the process of classification as an investment entity); by reference to the current and estimated investment context, the Company will seek an optimal balance between the resources generated by the restructuring operations and their impact on the implementation of the Revenue and Expenditure Budget;
  - sale of listed holdings with high liquidity, conditioned by market circumstances and current financing requirements (according to the same exit strategy); this approach shall be based on relevant criteria for the restructuring of sub-portfolios which the concerned holdings are part of, in line with rigorous strategic allocation principles;
- ⇒ attracted financing sources allowed by the legislation in force applicable to the sector in which Transilvania Investments operates.

The **investments** targeted by the investment activity consider:

- ⇒ implementation of punctual strategies based on rigorous principles regarding strategic allocation for the sub-portfolios focused on medium - long investment horizons;
- ⇒ implementation of punctual speculative strategies for the sub-portfolios focused on short investment horizons, supported by a wide range of financial instruments permitted by the capital market regulations, in order to capitalize on favourable market conditions and circumstances;
- ⇒ continuation of the process of developing and increasing the efficiency of portfolio companies by the entire range of operations permitted by the applicable legislation, in accordance with the commitments undertaken under the previous investment programs, aiming at developing and streamlining the companies' activity or balancing the invested capital structure;
- ⇒ investments in companies operating in sectors with favourable growth/recovery perspectives;
- ⇒ continuation of the structural rebalancing of the portfolio managed, by diversifying the investments in financial instruments that may optimize the estimated yield /undertaken risk ratio;
- ⇒ carrying out of operations based on financial instruments permitted by the capital market regulations, in order to implement a market risk management strategy.

#### **Investment activity during 01.01.2022 - 31.03.2022**

During Q1 2022, the investment activity performed by Transilvania Investments was mainly directed towards acquisitions of financial instruments listed on the local regulated market and characterized by high liquidity.

The investments made during the first three months of 2022, **totalling RON 114.74 million**, consisted mainly in acquisitions at the level of long-term portfolio classified in FVTOCI category (RON 82.89 million), being focused on the consolidation of holdings in issuers with a stable dividend policy: Banca Transilvania, Holde Agri Invest.

During the same period, the Company acquired at the level of the FVTPL speculative portfolio a package of shares issued by SNP, amounting to RON 21.5 million, as well as fund units issued by BT MAXIM and FIAIR Fondul Privat Comercial, totaling RON 10.35 million.

In addition to the acquisitions made on the Romanian capital market, the Company acquired, at the FVTOCI portfolio level, equity interests in CEECAT Fund II, amounting EUR 4.37 million.

The sales performed during the same period, at the level of the FVTOCI long-term portfolio, totalize RON 9.32 million, the most important ones being intended to mark profit in the case of issuer BRD Groupe Societe Generale. At the same time, the shareholdings in Oil Terminal S.A., held in the FVTOCI portfolio, have been fully sold, considering the performance of the share price during the last years and the limited upside resulted from the fundamental analysis.

For the same reason, the shareholding in Gastronom S.A., from the FVTPL portfolio, has also been sold, generating the amount of RON 14.65 million.

At the FVTPL portfolio level, the Company partially sold the fund units held in FIA Multicapital and Star Value, generating the amount of RON 15.59 million.

The total value of sales performed at the level of FVTPL and FVTOCI portfolios amounted to **RON 39.57 million**.

For the following period, we estimate that the market volatility will increase, the macro signals will be mixed. The central banks, such as the Federal Reserve, the European Central Bank, the Bank of England, and the National Bank of Romania, either withdraw the incentives through which they injected liquidity into the economy starting 2020 or operate interest rate hikes. These central banks' actions are aimed at easing inflation around the world which, at least for now, is on the rise.

### **Portfolio management during January – March 2022**

During Q1 2022, Transilvania Investments continued the implementation of the actions outlined in 2020 - 2024 Strategy approved by the General Meeting of Shareholders with regard to portfolio management, i.e.:

- ⇒ monitoring and assessment of the portfolio companies' activity, based on the financial results recorded at the end of financial year 2021;
- ⇒ substantiation of the voting options exercised in the General Meetings of Shareholders held for the closure of the 2021 financial year regarding the distribution of the net profit and other items on the agenda, based on the documents provided by the portfolio companies and by reference to Transilvania Investments' interests;
- ⇒ approval in the General Meetings of Shareholders of performance criteria and objectives for 2022 for each company depending on the specificity of the activity, the Revenue and Expenditure Budget and Investment Programs for 2022, aligned with the provisions of the Remuneration Policy established at the level of each company;
- ⇒ promotion of modern management policies in the companies in which Transilvania Investments is a majority shareholder, which are meant to:
  - consolidate the enforcement of the corporate governance principles oriented towards transparency, objective assessment of performance and adequate risk management;
  - optimize the management systems and performance indicators in line with the specificity of the field in which the issuer operates, and with the amplitude of its activity, and also in accordance with the effective remuneration practices oriented towards promoting medium/long term sustainable performance;
- ⇒ appointment in management and supervisory positions of people with professional expertise and qualification, based on clearly predefined criteria and in accordance with the internal selection procedure, including independent managers;
- ⇒ identification and steering of synergies existing at the level of the companies which operate in the same sector/supersector, in order to improve the operational efficiency;
- ⇒ carrying on the restructuring and improvement of the portfolio managed by Transilvania Investments.

### Evolution of portfolio structure (shares, equity interests and fund units) by supersectors

Portfolio structure by supersectors	31.12.2021		31.03.2022	
	No. of issuers	%	No. of issuers	%
Automobiles and Parts	3	0.28	3	0.25
Banks	5	36.02	5	38.00
Industrial Goods and Services	12	3.59	10	3.29
Constructions and Materials	8	1.08	9	1.10
Energy	7	7.20	6	8.21
Real-estate	20	15.00	19	13.82
Food, Beverages and Tobacco	7	0.67	7	0.63
Consumer Products and Services	2	0.75	2	0.72
Financial services*	15	10.54	16	9.86
Technology	3	0.20	4	0.26
Telecommunications	1	0.14	1	0.13
Travel and Leisure	16	23.13	16	22.48
Utilities	2	1.40	2	1.26
<b>TOTAL</b>	<b>101</b>	<b>100.00</b>	<b>100</b>	<b>100.00</b>
shares	94	97.55	91	97.78
equity interests	0	0.00	1	0.03
fund units	7	2.45	8	2.19
Preference rights attached to some shares in the portfolio	0	x	1	0.00

Source: Transilvania Investments Obs.: According to IFRS fair value \*including fund units

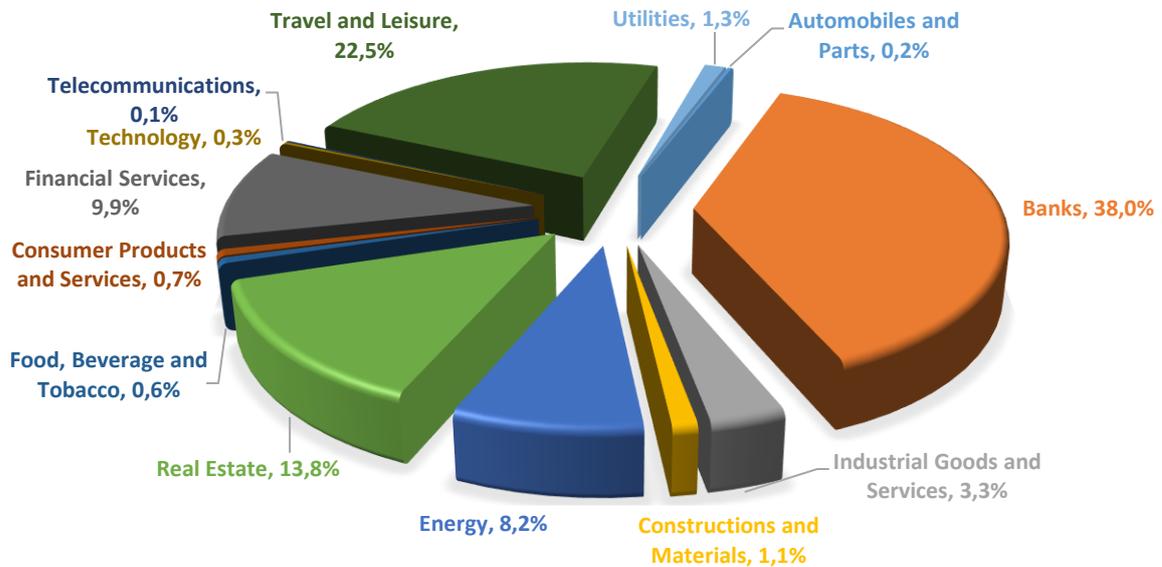
The number of fund units increased during January – March 2022, from 7 (as at 31.12.2021), to 8 (as at 31.03.2022), following the acquisition of one new fund unit.

Due to the changes which took place in the share sub-portfolio, the number of shareholdings decreased from 94 (as at 31.12.2021), to 91 (la data de 31.03.2022).

In accordance with the portfolio diversification strategy and the orientation towards sectors with growth potential, the efforts to restructure and streamline the portfolio have resulted in:

- capitalizing on the opportunities that occurred on the capital market, being recorded the exit from the portfolio of the company Oil Terminal S.A. Constanța - a company admitted to trading on the regulated market;
- contribution by cash to the increase of the share capital of an issuer, within the public offer run for the issuer's listing on the multilateral trading system AeRO (Holdingrock1 S.A.);
- sale of the majority stake held in Gastronom S.A. Buzău – a company performing in the real estate supersector;
- contribution by cash to the increase of the share capital of the limited liability company Kognitive Manufacturing Tech – a company specialized in software development for industrial production;
- sale of the stake held in Reutcom UTB S.A. Braşov (unlisted company) within the share buy-back operation initiated by said company;
- deregistration from the portfolio of the issuer Hidromecanica S.A. Braşov as a result of the closure of the bankruptcy procedure and the company's deregistration from the Trade Register Office attached to the Braşov Tribunal.

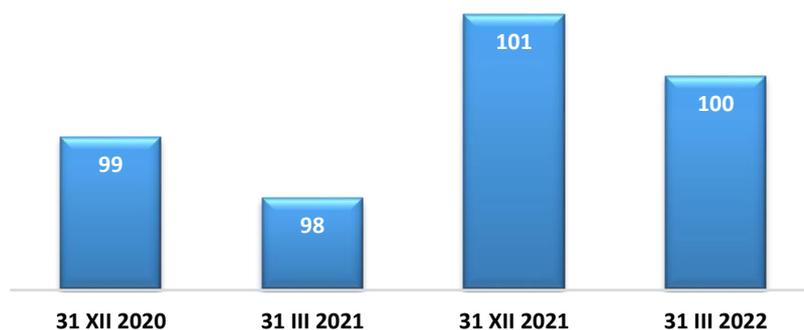
**Portfolio structure (shares, equity interests and fund units)  
 by supersectors as at 31.03.2022**



Source: Transilvania Investments

Obs.: According to IFRS fair values

**Evolution of the number of issuers in portfolio (shares, equity interests and fund units)**



Source: Transilvania Investments

During January-March 2022, the number of issuers decrease slightly, with a number of 4 companies which exited the portfolio (a BSE listed company, an AeRO listed company and 2 unlisted companies) and a number of 2 companies which entered the portfolio (an AeRO listed company and an unlisted limited liability company), while the number of fund units increased (+1).

The dividends estimated to be collected in 2022 is of RON 90,500 thousand, 2.74 times higher than the dividends collected in 2021. The dividend income recorded as at 31.03.2022 amounts to RON 40,189 thousand and represents almost exclusively the special dividends distributed by BRD-Groupe Societe Generale S.A. Bucharest from the profit of the financial years 2019 and 2020, period in which, based

on the recommendation of the European Central Bank (in the context of the global health crisis generated by SARS-COV-2), the Bank had not distributed dividends.

The evolution of the dividend income during 2018-2021 is presented in the table below:

Dividend income collected in FY	-RON thousand-	%
2018	64,777	+52.66%
2019	71,053	+9.69%
2020	39,998	-43.71%
2021	32,916	-17.71%
2022 (estimated)	90,500	+274.94%

As mentioned above, the Company records a significant increase in dividend income, especially due to administrative reasons induced by European regulators and supervisors.

### Top 10 holdings as at 31.03.2022

No.	Company name	Holding percentage	% of total assets
1	BRD - GROUPE SOCIÉTÉ GÉNÉRALE S.A.	2.46%	19.16%
2	BANCA TRANSILVANIA S.A.	1.55%	15.33%
3	TURISM FELIX S.A.	63.75%	6.62%
4	OMV PETROM S.A. BUCURESTI	0.35%	6.03%
5	TURISM, HOTELURI, RESTAURANTE MAREA NEAGRA S.A.	78.11%	5.76%
6	EVERGENT INVESTMENTS S.A.	4.70%	3.60%
7	FEPER S.A.	85.80%	3.52%
8	COMCM S.A. CONSTANTA	56.72%	2.80%
9	CASA ALBA INDEPENDENTA S.A. SIBIU	53.35%	2.56%
10	ARO-PALACE S.A.	85.74%	2.32%
<b>Top 10 holdings</b>			<b>67.7%</b>
<b>Total financial instrument portfolio</b>			<b>94.8%</b>

Source: Transilvania Investments

\*According to IFRS fair values reported for March 2022

## Corporate governance

### Governance structures

**Transilvania Investments Alliance** is managed under a two-tier system by an Executive Board which carries out its activity under the supervision of the Supervisory Board.

In accordance with the Company's Articles of Incorporation, the Supervisory Board is composed of five members, natural persons, elected by the ordinary general meeting of shareholders. As at 31.03.2022, the Supervisory Board of Transilvania Investments consisted of Mr. Paul-George Prodan- President, Mr. Radu Momanu-Vice-President, Mr. Patrițiu Abrudan-member, Mr. Marius-Petre Nicoară- member, and Mr. Constantin Frățilă - member.

The members of the Supervisory Board were elected by the Ordinary General Meeting of Shareholders of 04.12.2020 for a 4-year mandate, starting on the date the structure of the Board was authorized by

the Financial Supervisory Authority. The members of the Supervisory Board were authorized by the F.S.A. under Authorizations nos. 69/19.04.2021 and 80/27.04.2021.

According to the Articles of Incorporation, the Executive Board of the Company consists of three members, appointed by the Supervisory Board. As at 31.03.2022, the Executive Board was composed of two members, namely, Mr. Radu Claudiu Roșca – Executive President/CEO and Mr. Theo-Dorian Buftea – Executive Vice-President/Deputy CEO. The mandate of the Executive Board members expires on 20.04.2024.

Detailed information on the corporate governance structures of the Company can be found on the site [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro), Section *About us*.

### **Relevant events during the first quarter of 2022**

- On 05.01.2022, the results of the Tender Offer, which took place between December 15-29, 2021, were published, tender under which Transilvania Investments bought-back 10,443,797 own shares, representing 0.4829% of the share capital, at the price of RON 0.4330/share, totalling RON 4,522,164.24. The shares will be distributed free of charge to the Supervisory Board members, Executive Board members and the identified staff, within a Stock Option Plan program, in compliance with the Company's remuneration policy.
- The Extraordinary General Meeting of Shareholders of 28.01.2022 approved the change in the company name, from Societatea de Investiții Financiare Transilvania S.A. to Transilvania Investments Alliance S.A, and the amendment of the Company's Articles of Incorporation in respect to the company's name change.
- Through Authorization no. 34/18.02.2022, the Financial Supervisory Authority authorized the amendments to the Company's Articles of Incorporation regarding the change in the company name from Societatea de Investitii Financiare Transilvania S.A. to Transilvania Investments Alliance S.A., approved by the Resolution of the Extraordinary General Meeting of Shareholders of 28.01.2022.
- The Trade Register Office attached to the Brasov Tribunal issued on 28.02.2022 the Certificate of Recorded Amendments, based on the Resolution no. 3998 of 25.02.2022, and the Registration Certificate series B no. 4469336 ordering the registration in the Trade Register of the amendments regarding the change in the company name, in accordance with the E.G.M.S. Resolution no. 1/28.01.2022 and the registration of the Articles of Incorporation, updated in accordance with the F.S.A. Authorization no. 34/18.02.2022.
- Transilvania Investments requested the Bucharest Stock Exchange and Depozitarul Central to change the trading symbol for the shares issued by the Company, from SIF3 to TRANSI.
- On 14.03.2022, the first trading session of the Company's shares under the new TRANSI symbol, as a result of the rebranding process of Transilvania Investments took place. Greater openness to innovative sectors and greater agility in decision-making were among the commitments that Transilvania Investments has made to its investors and partners. The event of ringing the stock market bell to mark the trading of the company's shares under the new stock symbol also represented the public launch of the new image of the company and of its new website [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro).
- On 16.03.2022, the Company's Executive Board convened the Extraordinary General Meeting of Shareholders for April 28(29), 2022, with the following main items on the agenda:

- approval of the amendment and supplementation of the Company's Articles of Incorporation
- approval of a buy-back programme of the Company's own shares, in compliance with the applicable legal provisions, under the following conditions:
  - (i) *size of the programme* - maximum 20,000,000 shares with a nominal value of RON 0.10/share, representing 0,92487% of the share capital;
  - (ii) *acquisition price* of the shares - the minimum price will be equal to the market price of the Company's shares at the Bucharest Stock Exchange at the time of the acquisition and the maximum price shall be RON 0.49/share;
  - (iii) *duration of the programme* - maximum 18 months from the publishing date of the EGMS resolution in the Official Gazette of Romania, Part IV;
  - (iv) *payment of the bought-back shares* - from the available reserves (except for legal reserves) recorded in the last approved annual financial statements;
  - (v) *destination of the programme* - free distribution of the bought-back shares to the Supervisory Board members, Executive Board members and the identified staff, within a Stock Option Plan programme, in compliance with the Company's remuneration, and
  - (vi) granting a mandate to the Executive Board to carry out this resolution.
- ratification of the Executive Board Decision no. 1/24.09.2021 on the approval of the revolving contract signed on 15.10.2021 with Banca Transilvania S.A., for the amount of RON 57 million, for a 12-month period, used for the acquisition of financial instruments and the financing of the current activity of the company, and of the Executive Board Decision no. 1/20.12.2021 on the approval of the revolving contract signed on 24.12.2021 with Banca Comerciala Romana S.A., for the amount of RON 90 million, for a 12-month period, used for the investment activity.

The Extraordinary General Meeting of Shareholders, which took place on 28.04.2022, approved all the items on the agenda. The E.G.M.S. Resolution of 28.04.2022 is available on the Company's website, under the *E.G.M.S. April 2022* Section.

- On 16.03.2022, the Company's Executive Board convened the Ordinary General Meeting of Shareholders for April 28(29), 2022, with the following main items on the agenda:
  - approval of the annual financial statements prepared for the financial year 2021;
  - approval of the distribution of the net profit recorded in the financial year 2021;
  - approval of the variable remuneration of the Supervisory Board members and the Executive Board members for the year 2021, in accordance with the remuneration policy;
  - approval of the monthly remuneration of the Supervisory Board members, namely 3.5 gross average salaries at the Company level for each member of the Board, 4 gross average salaries at the Company level for the Deputy Chairman and 5 gross average salaries at the Company level for the Chairman.
  - approval of the liability discharge of the Supervisory Board members for the activity performed in the financial year 2021;
  - approval of the liability discharge of the Executive Board members for the activity performed in the financial year 2021;
  - discussion and approval of the revenue and expenditure budget for 2022;
  - approval of the review of Transilvania Investments Alliance's Strategy for the period 2020-2024;
  - approval of the review of the Investment Policy Statement for the period 2020-2024
  - approval of the Remuneration Report for 2021;

- approval of the review of the Remuneration Policy of Transilvania Investments Alliance S.A, applicable from 2022.

The Ordinary General Meeting of Shareholders, which took place on 28.04.2022, approved all the items on the agenda. The O.G.M.S. Resolution of 28.04.2022 is available on the Company's website, under the *O.G.M.S. April 2022* Section.

- In the meeting of 24.03.2022, the Supervisory Board appointed Mrs Stela Corpacian as member of the Executive Board/Director of the Company, for a mandate starting on the date of Mrs Corpacian's approval by the F.S.A., until 20.04.2024.

### **Relationship with shareholders and investors**

During the first quarter of 2022, the Company fulfilled its transparency, informing and reporting obligations, as set forth under the legal regulations and the B.S.E.'s Corporate Governance Code, both in its capacity as an issuer traded on the Bucharest Stock Exchange, as well as an Alternative Investment Fund Manager (A.I.F.M.) and Retail Investor Alternative Investment Fund (R.I.A.I.F.).

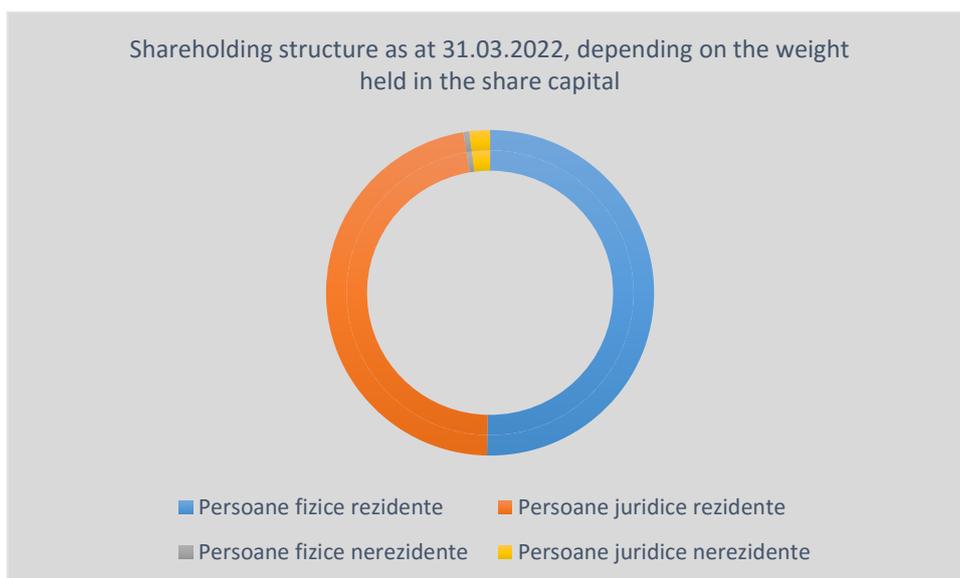
In this respect, during the period under review, the Company prepared current reports, press releases and periodical reports, which were notified to the shareholders and investors by publishing them on the B.S.E., F.S.A. and the Company's websites. The reports and press releases were disseminated simultaneously in Romanian and English language.

The Company was permanently in contact with the shareholders and investors through the Corporate Governance Department, answering their questions and requests, via post services, e-mail, by phone and at the Company's headquarters. Moreover, the stakeholders receive via email, based on subscription, a monthly newsletter with news regarding the Company's activity, the structure of the managed portfolio, the performance of TRANSI shares, the execution of the Revenue and Expenditure Budget, etc.

### **Shareholding structure as at 31.03.2022**

According to the data provided by Depozitarul Central S.A, the shareholding structure of Transilvania Investments as at 31.03.2022 was the following:

<b>Shareholders</b>	<b>Number of shareholders</b>	<b>Number of shares held</b>	<b>% of share capital</b>
Resident individuals	6,959,851	1,070,041,569	49.48
Resident legal entities	224	1,036,444,145	47.93
<b>Total resident shareholders</b>	<b>6,960,075</b>	<b>2,106,485,714</b>	<b>97.41</b>
Non-resident individuals	2,418	12,804,339	0.59
Non-resident legal entities	23	43,153,744	2.00
<b>Total non-resident shareholders</b>	<b>2,441</b>	<b>55,958,083</b>	<b>2.59</b>
<b>TOTAL</b>	<b>6,962,516</b>	<b>2,162,443,797</b>	<b>100.00</b>



### Shareholders' remuneration in 2022

The Ordinary General Meeting of Shareholders of 28.04.2022 approved the proposal of the Executive Board regarding the distribution of the net profit achieved by the Company in FY 2021, in amount of RON 96,611,494.57, to „Other reserves - own financing sources set-up from profit”, the arguments provided being the following:

- the current macroeconomic context continues to be characterized by both investment opportunities and significant challenges;
- the general trading context will remain affected by a high degree of unpredictability,
- the implementation of the investment strategy, focused also on medium/long-term financial instruments (private equity),
- the general context specific to the strategic sectors provided for by the Company's investment policy (tourism, real estate, financial).

The dividends distributed by the Company from the profit afferent to the financial years 2018 and 2019 continue to be paid through Depozitarului Central and Banca Transilvania. According to the legal provisions and Company's Articles of Incorporation, the above-mentioned dividends shall be prescribed on the following due dates: dividends afferent to FY 2018 - on 24.12.2022 and dividends afferent to FY 2019 - on 26.10.2023.

The statement of the dividends distributed from the net profit generated during the financial years 2018 and 2019, actually paid until 31.03.2022, is as follows:

Financial year when the profit was generated	Year when the dividend was paid	Distributed gross dividends		Paid gross dividends	
		RON/share	RON thousand	RON thousand	%
2018	2019	0.0121	26,165	17.905	68,43
2019	2020	0.0355	76,767	51.178	66,67

<sup>\*)</sup> It does not include the amount of RON 218.4 thousand representing dividends afferent to a number of 21,842,867 shares held by the Company as at the registration date, an amount that was not paid by the company as a result of the fact that the own shares do not entitle the shareholders to receive dividends.

### **Internal auditor**

Transilvania Investments' internal audit function is separate and independent from other functions and activities of the Company, the internal audit activity being carried out based on a service contract concluded with an auditor – individual or legal entity.

The internal audit activity is subordinated to the Supervisory Board. The internal auditor is selected by the Audit Committee and appointed by the Supervisory Board. The activity of the internal auditor is carried out based on the 2022 Internal Audit Plan, endorsed by the Audit Committee and approved by the Supervisory Board.

Starting on 01.01.2022, the internal audit activity is carried out by KPMG Audit S.R.L.

Until 31.12.2021, the internal audit activity was carried out by Mazars Romania S.R.L. In accordance with the resolution of the Ordinary General Meeting of Shareholders of 28.04.2021, Mazars Romania S.R.L. took over the position of financial auditor of Transilvania Investments for a 3-year mandate, from 01.01.2022 until 31.12.2024, in order to audit the Company's financial statements afferent to the financial years 2022, 2023 and 2024.

### **Compliance**

The Compliance Department is subordinated to the Supervisory Board and is functionally and hierarchically independent from other organizational structures of the company.

The Compliance Officer is subject to the authorization by the F.S.A. and is registered with the F.S.A.'s Public Register.

According to the decision of Transilvania Investments management, the compliance officer also has responsibilities concerning the fulfilment of the Company's obligations with respect to the application of the specific law on the prevention and combating of money laundering and financing of terrorist acts through the capital market, and also for enforcing the international sanctions.

The scope of the Compliance Department is to supervise and control the compliance of Transilvania Investments and its employees with the legal provisions in force and the Company's internal procedures, in order to prevent the occurrence of legal and internal non-compliance situations.

During Q1 2022, the Compliance Officer key-function was exerted by Mrs. Mihaela-Corina Stoica who fulfils the function's duties based on the F.S.A. Authorization no. 238/25.11.2021. Starting on 17.12.2021, Mrs. Mihaela-Corina Stoica also performs the function of AML/CFT compliance officer.

The Compliance Officer's activity during the first quarter of 2022 consisted mainly in monitoring the compliance with the legal requirements, the F.S.A. regulations and the Policies and procedures regarding Transilvania Investments operation in the capacity of A.I.F.M., and in fulfilling the goals provided for by the Investigation Plan approved by the Supervisory Board, focusing mainly on: compliance with the internal legislation and regulations, compliance with the reporting deadlines afferent to the Company's activity, observance of legislation and internal procedures regarding anti-money laundering and countering the terrorism financing activities and management of the international sanctions on the capital market.

The control activity mainly consisted in the permanent, proactive control exercised through continuous overseeing and monitoring of the activities falling within the scope of the compliance risk management, in order to prevent the occurrence of legal and internal non-compliance situations, to increase the efficiency of the control function and the compliance with the legal requirements.

The Compliance Officer participated in the process of changing the company name and updating the specific information in the systems of Depozitarul Central and the Bucharest Stock Exchange. She also participated in the corporate activities carried out by the Company, provided assistance to the relevant persons responsible for carrying out such activities, in order to comply with the requirements of the regulation in force.

### **Risk management**

The Risk Management Department is subordinated to the Supervisory Board and is functionally and hierarchically independent from other organizational structures of the company.

The Risk Manager is subject to the authorization by the F.S.A. and is registered with the F.S.A.'s Public Register.

During Q1 2022, the risk management key-function was exerted by Mr. Alexandru Gavrilă who fulfils the function's duties based on the F.S.A. Authorization no. 231/11.11.2021.

Transilvania Investments implemented a risk management system that includes policies, procedures and measures for identifying, measuring and managing risks. The risk management policies and procedures are integral part of the "Policies and Procedures regarding Transilvania Investments' Operation as an A.I.F.M.". According to the internal policies and procedures, the internal risk management system integrates competencies and responsibilities across the entire organizational structure (Supervisory Board, Executive Board, Risk Management Department, Compliance Department, Internal Auditor, operational departments). Procedures are in place for the management and monitoring of all relevant risk categories of the company (market risk, credit risk, investment concentration risk, liquidity risk, operational risk).

The risk analyses performed at the end of the first quarter of 2022 indicate the following **risk profile of Transilvania Investments**:

Type of risk/ Risk Indicator		Materiality threshold (own funds requirement / own funds or internally established limits)	Risk appetite	31/03/2022	Limit compliance
No.	Type of risk/exposure				
<b>Market risk- subcategories:</b>					
1	Position risk	max. 25%	Medium	9.79%	yes
2	Foreign exchange risk	max. 4%	Medium	0.25%	yes
3	Long-term Interest risk	max. 7,5%	Medium	0.00%	yes
4	Commodity Risk	max. 3,75%	Medium	0.00%	yes
5	VaR (historical simulation, 20 days, 99%)	max. 25%	Medium	13.28%	yes
6	NAV per share volatility	max. 25%	Medium	14.02%	yes
<b>Credit risk:</b>					
1	Credit risk	max. 150%	Medium	66.41%	yes
<b>Liquidity risk- subcategories:</b>					
1	LCR (net)	min. 1,3	Medium	23.08	yes
2	LCR (brut)	min. 1,2	Medium	3.64	yes
3	Financing from temporary resources	max. 50%	Low	5.88%	yes
4	Portfolio liquidity (percentage of liquid portfolio in total assets)	min. 35%	Mediu	51.20%	yes
<b>Risc de contrapartidă</b>					
<b>Counterparty risk:</b>					
1	Exposure to high-insolvency risk companies	max. 10%	Low	0.00%	yes
2	Exposure to non-listed companies	max. 40%	According to law	4.59%	yes
3	Entity concentration risk	10% / 40%	According to law	19.16%	yes
<b>Operational risk</b>					
1	Operational risk- standardised approach	max. 7,5%	Medium	2.65%	yes
<b>Leverage</b>					
1	Leverage - Gross Method	max. 2,0	Low	1.12	yes
2	Leverage - Commitment Method	max. 2,0	Low	1.12	yes

The structure of the financial instruments' portfolio complies with the requirements and limits provided for by the legislation in force applicable to Alternative Investment Funds. As concerns the internally established limits, all indicators fall within the undertaken maximum levels. The capital markets continue to be characterized by a high degree of unpredictability, remaining vulnerable from the perspective of high volatility periods (a fact that could determine an increase of VaR or NAVPS indicators as compared to their current level).

The leverage indicator, determined according to the provisions of the EU Regulation No. 231/2013 *supplementing Directive 2011/61/EU with regard to general operating conditions, depositaries, leverage, transparency and supervision* recorded as at 31.03.2022 a low level according to the materiality threshold, as calculated by both methods. Since Transilvania Investments does not hold positions on derivative financial instruments, the value of the leverage indicator as calculated by the commitment method does not differ from the value as calculated by the gross method (there is no compensation between long and short positions; leverage according to the gross method = 1.12, leverage according to the commitment method = 1.12).

Gross Method= (Total Assets Exposure - Cash and Cash equivalents - Reinvested Loans Adjustments) / (Net Asset Value)			
31/03/2022			
Total Assets	Net Assets	Cash and Cash Equivalents (adj. for ROBID)	Reinvested Loans Adjustments
1,562,218,481.30	1,403,075,784.13	2,903,809.76	-5,515,241.87
<b>Leverage Ratio according to the Gross Method</b>		<b>1.12</b>	
Metoda angajamentului = suma total expuneri elemente activ / valoare activ net			
31/03/2022			
Total Assets	Net Assets	Reinvested Loans Adjustments	
1,562,218,481.30	1,403,075,784.13	-5,515,241.87	
<b>Leverage Ratio according to the Commitment Method</b>		<b>1.12</b>	

## ANALYSIS OF THE FINANCIAL STATEMENTS

The interim condensed financial statements for the period 01.01.2022 – 31.03.2022 have been prepared in accordance with the F.S.A. Rule no. 39/2015 on the approval of the accounting regulations compliant with I.F.R.S., applicable to entities authorized, regulated and supervised by F.S.A. from the Financial Instruments and Investments Sector, as subsequently amended and supplemented, and they have not been audited.

At the end of the first quarter of 2022, the economic and financial statement of the Company is summarized as follows:

### Statement of financial position

-RON-

Description	31 March 2022	31 December 2021	31 March 2021
Cash and cash equivalents	3,252,249	47,862,487	79,336,788
Financial assets measured at fair value through profit or loss	715,711,268	706,841,055	644,839,866
Financial assets measured at fair value through other comprehensive income	764,750,629	711,396,334	640,013,904
Financial assets at amortised cost	39,564,932	7,694,516	1,464,380
Other assets	22,570,686	1,605,185	771,567
Intangible assets	159,662	120,024	97,922
Property, plant and equipment	12,612,080	12,734,077	14,623,482
Investment property	2,066,451	2,066,451	-
Rights of use assets under leases	1,530,524	1,609,463	752,814
<b>Total assets</b>	<b>1,562,218,481</b>	<b>1,491,929,592</b>	<b>1,381,900,722</b>
Financial liabilities	35,579,600	40,878,905	42,870,445
Loans from banks	56,338,672	-	39,967,480
Lease liabilities	1,731,521	1,761,619	687,669
Deferred income tax liabilities	45,349,748	49,473,069	50,939,976
Current income tax liabilities	14,964,075	14,587,916	2,700,114
Other liabilities	5,179,081	5,065,430	730,874
Provisions for risks and charges	-	-	86,955
<b>Total liabilities</b>	<b>159,142,697</b>	<b>111,766,939</b>	<b>137,983,513</b>
Share capital	216,244,380	216,244,380	216,244,380
Retained earnings	254,168,963	206,411,822	97,922,094
Revaluation reserves on financial assets at fair value through other comprehensive income	229,640,613	254,484,622	261,026,314
Revaluation reserve for property, plant and equipment	11,979,484	11,979,484	11,951,825

Other reserves	691,314,508	691,314,508	656,772,596
Equity-based payments to employees and management	4,250,000	4,250,000	-
Own shares	(4,522,164)	(4,522,164)	-
<b>Total equity</b>	<b>1,403,075,783</b>	<b>1,380,162,653</b>	<b>1,243,917,209</b>
<b>Total liabilities and equity</b>	<b>1,562,218,481</b>	<b>1,491,929,592</b>	<b>1,381,900,722</b>

As at 31.03.2022, the **total assets** of the Company increased by RON 180.32 million as compared to the same period of 2021, and by RON 70.29 million as compared to the end of the previous year.

The Company's **liabilities** at the end of the first quarter of 2022 totalize RON 159.14 million, being by RON 21.16 million higher than those recorded during the same period of the previous year.

The Company has contracted a short-term revolving loan from Banca Transilvania, amounting to RON 57 million, due in October 2022, intended for the acquisition of financial instruments and financing of current activity and a short-term revolving loan from Banca Comercială Română, amounting to RON 90 million, intended for the acquisition of shares issued by listed companies, due in December 2022. As at 31.03.2022, the total borrowed amount is RON 56.34 million.

The liabilities with maturities longer than 1 year are represented by the deferred tax calculated for the gain from fair value differences for the financial assets measured at fair value through other comprehensive income (RON 45.34 million), decreasing by 10.98% as compared to 31.03.2021.

As compared to the same period of the previous year, the Company's **equity** as at 31.03.2022 is RON 159.16 million higher, the increase being mainly generated by the positive difference recorded on the fair value measurement of the financial assets in the portfolio.

### Performance of the net asset value

The statement of assets and liabilities of the Company, respectively the report on the values of V.A.N. and V.U.A.N., is prepared monthly, for the end of the last day of the month, in the format requested by the F.S.A. (according to Annex 10 to the F.S.A. Regulation no. 7/2020). The net asset calculated monthly by the company, certified by the depository company BRD — Groupe Societe Generale S.A. Bucharest is transmitted to the F.S.A. and Bucharest Stock Exchange, by the 15<sup>th</sup> of the following month, at the latest, and published on the company website.

The monthly value of the Company's net asset is calculated as the difference between the total value of the assets held and the aggregate value of the Company's liabilities and deferred income.

The net asset value as at 31.03.2022, as compared to the same period of the previous year, has performed as follows:

-RON-

INDICATORS	Results as at:		Performance (%) Results 2022 / Results 2021	
	31 March 2022	31 March 2021		
Total assets - calculated amount	1,562,218,481	1,381,900,722	113.05	
Total liabilities - calculated amount	154,892,697	137,896,559	112.33	
<b>Net asset value</b>	RON	<b>1,403,075,784</b>	<b>1.244.004.163</b>	<b>112.78</b>
	RON/share	<b>0.6520</b>	<b>0.5753</b>	<b>113.33</b>

Source: Transilvania Investments

<sup>\*)</sup> Calculated according to the internal procedure compliant with F.S.A. Regulation no. 9/2014, procedure available on the Company's website: [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro).

## Statement of profit or loss and other comprehensive income

-RON-

Description	31 March 2022	31 December 2021	31 March 2021
Dividend income	40,189,042	32,915,652	9,070
Bank Interest income	108,030	648,723	201,847
Net gain/ (loss) on financial assets at fair value through profit or loss	7,268,302	87,550,963	24,807,385
Operating income	76,453	7,076,232	460,168
<b>Total net income</b>	<b>47,641,827</b>	<b>128,191,570</b>	<b>25,478,469</b>
Total employee benefit expense	(3,008,382)	(20,482,083)	(2,373,110)
Commissions and fees expense	(831,505)	(2,058,120)	(470,146)
Impairment of financial assets	-	(1,626,215)	-
Operating expenses	(2,612,376)	(7,623,130)	(1,140,119)
Financing costs	(380,649)	(908,300)	(309,066)
<b>Total expenses</b>	<b>6,832,912</b>	<b>32,697,848</b>	<b>4,292,441</b>
<b>Profit before tax</b>	<b>40,808,915</b>	<b>95,493,723</b>	<b>21,186,028</b>
Income tax benefit	795,743	1,117,772	(779,464)
<b>Net profit for the year</b>	<b>41,604,658</b>	<b>96,611,495</b>	<b>20,406,565</b>
Items that will not be reclassified to profit or loss:			
Gain/(loss) from revaluation of financial assets measured at fair value through other comprehensive income, net of deferred tax	(18,691,526)	113,360,157	53,289,397
Increase / (Decrease) of the reserve from revaluation of property, plant and equipment, net of deferred tax		241,918	-
<b>Other comprehensive income - total</b>	<b>(18,691,526)</b>	<b>113,602,075</b>	<b>53,289,397</b>
<b>Total comprehensive income for the period</b>	<b>22,913,132</b>	<b>210,213,570</b>	<b>73,695,962</b>
Earnings per share	0.0192	0.0447	0.0094
Diluted earnings per share	0.0192	0.0447	0.0094

## Execution of the 2022 Revenue and Expenditure Budget

-RON thousand-

INDICATORS	REB YEAR 2022	REB Q1 2022	Results Q1 2022
Dividend income	80.000	40.000	40.189
Income from trading activity	9.500	6.520	6.519
Gain/Loss on financial assets measured at fair value through profit or loss	-	-	749
Other operating income	8.350	100	184
<b>Net operating income</b>	<b>97.850</b>	<b>46.620</b>	<b>47.641</b>
Employee expense	16.000	3.500	3.008
Stock option plan expense	9.800	-	-
Commissions and fees expense	2.500	800	832
Other expenses	18.360	3.500	2.993
<b>Total expenses</b>	<b>46.660</b>	<b>7.800</b>	<b>6.833</b>
<b>Profit before tax</b>	<b>51.190</b>	<b>38.820</b>	<b>40.808</b>

Source: Transilvania Investments

As presented above, the **net income** recorded in the first quarter of 2022 is RON 1.02 million higher than the value estimated in the Revenue and expenditure budget for the first quarter of 2022.

**The operating expenses** as at 31.03.2022 amount to RON 6.83 million, being by RON 0.96 million lower than those provided for in the Revenue and expenditure budget for the first quarter of 2022.

The **gross profit** recorded as at 31.03.2022, in amount of RON 40.81 million, exceeds by RON 1.99 million the amount provided for in the Revenue and expenditure budget for Q1 2022 and represents 79.71% of the profit estimated for the entire year 2022.

### Statement of cash flows

In the first quarter of 2022, the Company recorded a positive cash flow. More details may be found in the Statement of Cash Flows provided below.

-RON-

Description	31 March 2022	31 March 2021
<b>Cash flows from operating activities, total out of which:</b>	<b>(95,562,301)</b>	<b>11,326,218</b>
Receipt from clients	57,375	-
Payment towards suppliers and employees	(4,972,050)	(2,649,429)
Proceeds from disposal of bonds/matured bonds	-	-
Proceeds from sale of equity investments	39,788,003	50,152,817
Payments for purchase of equity investments	(129,402,474)	(35,006,650)
Income tax paid	-	(141,085)
Interest received	108,030	201,846
Dividends received (net of withholding tax)	882,370	9,077
Payments of contributions, fees, taxes owed to the state budget	(1,224,406)	(1,146,675)
Other payments related to Company's operation	(616,699)	(282,180)
Other payments afferent to investment activity (including trading sales commission)	(182,450)	188,497
<b>Cash flows from investment activities, total out of which:</b>	<b>(127,788)</b>	<b>90,476</b>
Payments for purchase of tangible and intangible assets	(127,788)	(44,063)
Receipts from sale of tangible assets	-	134,539
<b>Cash flows from financing activities, total out of which:</b>	<b>51,079,851</b>	<b>(2,589,136)</b>
Dividends paid to shareholders (including dividend tax)	(268,121)	(2,229,108)
Short-term loan	56,131,001	-
Interest paid	(166,008)	(287,778)
Payments related to lease contracts	(94,857)	(72,250)
<b>Net increase/(decrease) of cash and cash equivalents</b>	<b>(44,610,238)</b>	<b>8,827,558</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>47,862,487</b>	<b>70,509,230</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>3,252,249</b>	<b>79,336,788</b>

### ECONOMIC AND FINANCIAL INDICATORS AS AT 31 MARCH 2022

INDICATOR	CALCULATION METHOD	RESULT
Current liquidity ratio <sup>1)</sup> (coefficient)	Current assets/Current liabilities	0.41
Indebtedness indicator <sup>2)</sup> (%)	$\frac{\text{Loan capital}}{\text{Equity}} \times 100$	4.01
Clients' debt rotation speed <sup>3)</sup> (days)	$\frac{\text{Average clients balance (total receivables)}}{\text{Turnover}} \times 180$	-

Non-current assets rotation speed <sup>4)</sup> (coefficient)	$\frac{\text{Turnover}}{\text{Non – current assets}}$	-
Earnings per share (RON) <sup>5)</sup>	$\frac{\text{Net profit /Net loss}}{\text{Number of shares}}$	0.0192
NAV per share, calculated according to F.S.A. Regulation no. 9/2014 (RON / share) <sup>6)</sup>	$\frac{\text{Calculated asset value}}{\text{Number of shares}}$	0.6520

Source: Transilvania Investments

Obs: The indicators are calculated according to Annex no. 13 to F.S.A Regulation no. 5/2018.

<sup>1)</sup> This indicator guarantees the covering of the current liabilities from current assets.

<sup>2)</sup> It reflects the effectiveness of the credit risk management. At 31.03.2022, Transilvania Investments has loans amounting to RON 56.33 million registered in the accounting.

<sup>3)</sup> It reflects the Company's effectiveness in collecting its receivables, respectively the average number of days during which the debtors pay their debts to the Company. In the case of SIFs, turnover means the total net income from the current activity and in order to establish the average clients' balance all net receivables included in the balance sheet were calculated, the highest values being held by the debts resulting from dividends and related accessories, due and not collected.

<sup>4)</sup> It reflects the effectiveness of the non-current assets management. In the total non-current assets registered under the Statement of Assets in the records, the weight of the shares measured at fair value and held in the portfolio companies in the total non-current assets is of 98.85%.

<sup>5)</sup> Calculated by reference to the average weighted number of issued ordinary shares existing during the period, excluding the average number of bought-back shares held by Transilvania Investments at the reporting date.

<sup>6)</sup> Calculated by reference to the number of issued and outstanding ordinary shares.

**Radu Claudiu ROȘCA**  
Executive President/CEO

**Theo-Dorian BUFTEA**  
Executive Vice-President/Deputy CEO

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**

**INTERIM CONDENSED FINANCIAL STATEMENTS**

**AS AT 31 MARCH 2022**

**Prepared in accordance with International Financial Reporting Standards as adopted by the European Union (IFRS) and Financial Supervisory Authority Rule (“FSA”) no. 39/2015 regarding the approval of the accounting regulations in accordance with IFRS, applicable to the entities authorised, regulated and supervised by the FSA – Financial Investments and Instruments Sector, with subsequent amendments**

**Unaudited**

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**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

Description	Note	31 March 2022	31 March 2021
Dividend income	4	40,189,042	9,070
Bank interest income		108,030	201,847
Net gain/ (loss) on financial assets at fair value through profit or loss	5	7,268,302	24,807,385
Operating income	6	76,453	460,168
<b>Total net income</b>		<b>47,641,827</b>	<b>25,478,469</b>
Total employee benefit expense	7	(3,008,382)	(2,373,110)
Fees and commissions expense	8	(831,505)	(470,146)
Impairment of financial assets		-	-
Operating expenses	9	(2,612,376)	(1,140,119)
Financing costs		(380,649)	(309,066)
<b>Total expenses</b>		<b>6,832,912</b>	<b>4,292,441</b>
<b>Profit before tax</b>		<b>40,808,915</b>	<b>21,186,029</b>
Income tax benefit	10	795,743	(779,464)
<b>Net profit for the period</b>		<b>41,604,658</b>	<b>20,406,565</b>
<b>Other comprehensive income/(loss):</b>			
<i>Items that will not be reclassified to profit or loss:</i>			
Net gain/(loss) on revaluation of financial assets at fair value through other comprehensive income, net of deferred tax	23	(18,691,526)	53,289,397
Increases/(Decreases) in revaluation reserve of property, plant and equipment, net of deferred tax	24	-	-
<b>Other comprehensive income/(loss) for the period</b>		<b>(18,691,526)</b>	<b>53,289,397</b>
<b>Total comprehensive income for the year</b>		<b>22,913,132</b>	<b>73,695,962</b>
Earnings per Share		0.0192	0.0094
Diluted Earnings per Share		0.0192	0.0094

**Executive President/CEO**  
**Roșca Radu Claudiu**

**Executive Vice-President/Deputy CEO**  
**Buftea Theo-Dorian**

**Head of Financial Department**  
**Vereș Diana**

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

	Note	31 March 2022	31 December 2021
Cash and cash equivalents	11	3,252,249	47,862,487
Financial assets measured at fair value through profit or loss	12	715,711,268	706,841,055
Financial assets measured at fair value through other comprehensive income	13	764,750,629	711,396,334
Financial assets at amortised cost	14	39,564,932	7,694,516
Other assets	15	22,570,686	1,605,185
Intangible assets	16	159,662	120,024
Property, plant and equipment	16	12,612,080	12,734,077
Investment property	17	2,066,451	2,066,451
Right of use assets under leases	18	1,530,524	1,609,463
<b>Total assets</b>		<b>1,562,218,481</b>	<b>1,491,929,592</b>
Financial liabilities	19	35,579,600	40,878,905
Loans from banks	20	56,338,672	-
Lease liabilities	18	1,731,521	1,761,619
Deferred income tax liabilities	10	45,349,748	49,473,069
Current income tax liabilities	10	14,964,075	14,587,916
Other liabilities	21	5,179,081	5,065,430
<b>Total liabilities</b>		<b>159,142,697</b>	<b>111,766,939</b>
Share capital	22	216,244,380	216,244,380
Retained earnings		254,168,963	206,411,822
Revaluation reserves on financial assets at fair value through other comprehensive income	23	229,640,613	254,484,622
Revaluation reserve for property, plant and equipment	24	11,979,484	11,979,484
Other reserves	25	691,314,508	691,314,508
Equity-based payments to employees and management	27	4,250,000	4,250,000
Own shares	26	(4,522,164)	(4,522,164)
<b>Total equity</b>		<b>1,403,075,783</b>	<b>1,380,162,653</b>
<b>Total liabilities and equity</b>		<b>1,562,218,481</b>	<b>1,491,929,592</b>

**Executive President/CEO**  
**Roşca Radu Claudiu**

**Executive Vice-President/Deputy CEO**  
**Buftea Theo-Dorian**

**Head of Financial Department**  
**Vereş Diana**

The accompanying Notes are an integral part of these financial statements.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

	Note	Share capital	Revaluation reserve for property, plant and equipment	Revaluation reserve for financial assets at fair value through other comprehensive income	Other reserves	Retained earnings	Equity-based payments to employees and management	Own shares	Total
<b>Balance at 1 January 2022</b>		216,244,380	11,979,484	254,484,622	691,314,508	206,411,822	4,250,000	(4,522,164)	1,380,162,653
<b>Comprehensive income:</b>									
Profit/(Loss) for the period		-	-	-	-	41,604,658	-	-	41,604,658
<b>Other comprehensive income:</b>									
Net gain/(loss) on the revaluation of financial assets at fair value through other comprehensive income, net of deferred tax	23	-	-	(18,691,526)	-	-	-	-	(18,691,526)
Revaluation reserve on property, plant and equipment, net of deferred tax		-	-	-	-	-	-	-	-
Depreciation transfer to retained earnings on property, plant and equipment upon disposal, net of deferred tax		-	-	-	-	-	-	-	-
Equity-based payments to employees and management		-	-	-	-	-	-	-	-
<b>Total comprehensive income for the period</b>		-	-	<b>(18,691,526)</b>	-	<b>41,604,658</b>	-	-	<b>22,913,132</b>
Transfer of reserve to retained earnings upon the sale of financial assets at fair value through other comprehensive income, net of deferred tax	23	-	-	(6,152,483)	-	6,152,483	-	-	-
<b>Transactions with shareholders, recognized directly in equity:</b>									
Legal reserve		-	-	-	-	-	-	-	-
Allocation of reserves from previous years' profits		-	-	-	-	-	-	-	-
Own shares bought back		-	-	-	-	-	-	-	-
<b>Balance at 31 March 2022</b>		216,244,380	11,979,484	229,640,613	691,314,508	254,168,963	4,250,000	(4,522,164)	1,403,075,783

**Executive President/CEO**  
**Roșca Radu Claudiu**

**Executive Vice-President/Deputy CEO**  
**Buftea Theo-Dorian**

**Head of Financial Department**  
**Vereș Diana**

The accompanying Notes are an integral part of these financial statements.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

	Note	Share capital	Revaluation reserve for property, plant and equipment	Revaluation reserve for financial assets at fair value through other comprehensive income	Other reserves	Retained earnings	Own shares	Total
<b>Balance at 1 January 2021</b>		<b>216,244,380</b>	<b>11,991,039</b>	<b>217,865,635</b>	<b>656,772,596</b>	<b>67,347,597</b>	-	<b>1,170,221,247</b>
<b>Comprehensive income:</b>								
Profit/(Loss) for the period		-	-	-	-	20,406,565	-	20,406,565
<b>Other comprehensive income:</b>								
Net gain/(loss) on the revaluation of financial assets at fair value through other comprehensive income, net of deferred tax	23	-	-	53,289,397	-	-	-	53,289,397
Revaluation reserve on property, plant and equipment, net of deferred tax		-	-	-	-	-	-	-
Depreciation transfer to retained earnings on property, plant and equipment upon disposal, net of deferred tax		-	(39,215)	-	-	39,215	-	-
<b>Total comprehensive income for the period</b>		-	<b>(39,215)</b>	<b>53,289,397</b>	-	<b>20,445,780</b>	-	<b>73,695,665</b>
Transfer of reserve to retained earnings upon the sale of financial assets at fair value through other comprehensive income, net of deferred tax	23	-	-	(10,128,717)	-	10,128,717	-	-
<b>Transactions with shareholders, recognized directly in equity:</b>								
Legal reserve		-	-	-	-	-	-	-
Allocation of reserves from previous years' profits		-	-	-	-	-	-	-
Dividends distribution		-	-	-	-	-	-	-
Decrease of share capital		-	-	-	-	-	-	-
<b>Balance at 31 March 2021</b>		<b>216,244,380</b>	<b>11,951,825</b>	<b>261,026,314</b>	<b>656,772,596</b>	<b>97,922,094</b>	-	<b>1,243,917,209</b>

**Executive President/CEO**  
**Roșca Radu Claudiu**

**Executive Vice-President/Deputy CEO**  
**Buftea Theo-Dorian**

**Head of Financial Department**  
**Vereș Diana**

The accompanying Notes are an integral part of these financial statements.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF CASH FLOWS AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

	<b>31 March 2022</b>	<b>31 March 2021</b>
<b>Cash flows from operating activities, total out of which:</b>	<b>(95,562,301)</b>	<b>11,326,218</b>
Receipt from clients	57,375	-
Payment towards suppliers and employees	(4,972,050)	(2,649,429)
Proceeds from disposal of bonds/ matured bonds	-	-
Proceeds from sale of equity investments	39,788,003	50,152,817
Payments for purchase of equity investments	(129,402,474)	(35,006,650)
Income tax paid	-	(141,085)
Interest received	108,030	201,846
Dividends received (net of withholding tax)	882,370	9,077
Payments of contributions, tariffs, taxes, owned to the state budget	(1,224,406)	(1,146,675)
Other payments from operating activities	(616,699)	(282,180)
Other payments from investment activities (including trading sales commission)	(182,450)	188,497
<b>Cash flows from investing activities, total out of which:</b>	<b>(127,788)</b>	<b>90,476</b>
Payments for purchase of tangible and intangible assets	(127,788)	(44,063)
Receipts from sale of tangible assets	-	134,539
<b>Cash flows from financing activities, total out of which:</b>	<b>51,079,851</b>	<b>(2,589,136)</b>
Dividends paid to shareholders (including dividend tax)	(268,121)	(2,229,108)
Short term loan	56,131,001	-
Interest paid	(166,008)	(287,778)
Payments related to lease contracts	(94,857)	(72,250)
Payments for own shares bought-back	(4,522,164)	-
<b>Net increase/(decrease) of cash and cash equivalents</b>	<b>(44,610,238)</b>	<b>8,827,558</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>47,862,487</b>	<b>70,509,230</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>3,252,249</b>	<b>79,336,788</b>

**Executive President/CEO**  
**Roşca Radu Claudiu**

**Executive Vice-President/Deputy CEO**  
**Buftea Theo-Dorian**

**Head of Financial Department**  
**Vereş Diana**

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

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**1. GENERAL INFORMATION**

TRANSILVANIA INVESTMENTS ALLIANCE („Transilvania Investments” or the „Company”) is a company established in 1996 in accordance with Law 133/1996 operating in Romania according to Law 31/1990 regarding trading companies and Law 297/2004 regarding capital markets and Law no. 243/2019 regulating alternative investment funds.

The regulated market on which the issued securities are traded is the Bucharest Stock Exchange -market symbol: TRANSI as of 14 March 2022 (previous market symbol: SIF3).

As of 28.02.2022, the Company changed its name, from Societatea de Investiții Financiare Transilvania S.A. to Transilvania Investments Alliance S.A.

The Company is a joint-stock company from a legal point of view.

The Company has its headquarters in Braşov, 2 Nicolae Iorga Street, Postal Code 500057

Contact details of the Company are:

Phone: 0268-416171

Fax: 0268-473215

Web page: [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro)

E-mail: [office@transilvaniainvestments.ro](mailto:office@transilvaniainvestments.ro)

Registration code with the Trade Register: 3047687

Tax code: RO 3047687

Order number in the Trade Register: J08/3306/1992

The Company is registered with the Securities Registration Office within the Financial Supervisory Authority, under Certificate no. 401/05.02.2020 and with the F.S.A. Register in Section 8 – Alternative Investment Fund Managers, Sub-section – Alternative Investment Fund Managers authorised by the F.S.A. (A.F.I.A.A.) under no. PJR07<sup>1</sup> AFIAA/080005 and in Section 9 – Alternative investment funds, Sub-section – Retail Investor Alternative Investment Funds (R.I.A.I.F.) established in Romania, under no. PJR09FIAIR/080006. According to the Articles of Incorporation, the Company’s main field of activity is Other financial service activities not elsewhere classified – CAEN Code 6499.

The Company performs its activity in Romania.

At 31 March 2022 the subscribed and paid-in share capital as registered with the Trade Register is RON 216,244,379.80 (31 March 2021: RON 216,244,379.80) and is divided into 2,162,443,797 shares (31 March 2021: 2,162,443,797 shares).

The main characteristics of the shares issued by the Company are as follows: the shares are common, registered, indivisible, of equal value and dematerialized, issued at the nominal value of RON 0.10 per share.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The main accounting policies applied for preparing these financial statements in accordance with IFRS are presented below.

These Financial Statements are prepared on a going concern basis.

**2.1 Basis of preparation**

The Company’s financial statements have been prepared in accordance with the International Financial Reporting Standards, as adopted by the European Union (“IFRS”) and in accordance with Rule no. 39 of 28 December 2015 on the approval of the Accounting Regulations in accordance with the International Financial Reporting Standards, applicable to the entities authorized, regulated and supervised by the Financial Supervisory Authority (“A.S.F.”) – Instruments and financial investments sector (“Rule 39/2015”).

Starting with 1 January 2015, the Company applies the Amendments of IFRS 10 – Consolidated Financial Statements, IFRS 12 – Disclosure in interests in other entities and IAS 27 - Separate Financial Statements (“Amendments”), being the date at which the classification criteria as investment entity were fulfilled.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

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**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2.1 Basis of preparation (continued)**

The Amendments introduced an exception to the principle from IFRS 10 "Consolidated Financial Statements", under which all subsidiaries must be consolidated. The Amendments define an investment entity and provide that a parent company that is classified as an investment entity has to measure its subsidiaries at fair value through profit or loss instead of consolidating those subsidiaries in its consolidated financial statements, as such the Company no longer consolidates subsidiaries and associates and prepares only separate financial statements. The Company does not have any subsidiary providing to the Company financial investment related services. The Company's management annually assesses whether the Company maintains its investment entity status.

**2.2 Basis of measurement**

The financial statements of the Company have been prepared under the historical cost convention, except for the revaluation of financial instruments at fair value through profit or loss, financial assets recognised at fair value through other comprehensive income and for the fair value revaluation of land and buildings.

These financial statements have been prepared on a going concern basis which assumes that the Company will continue its activity in the foreseeable future as well. The Company's management considers that the Company will continue to operate normally in the future and, consequently, the financial statements have been prepared on this basis.

**2.3 Foreign currency translation**

*a) Functional and presentation currency*

The functional currency is the Romanian leu ("RON). This is the currency of the primary economic environment in which the Company performs its activity. The financial statements are prepared and presented in RON, unless otherwise stated.

*b) Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign currency monetary assets and liabilities are translated into RON currency at the official exchange rate of the National Bank of Romania ("NBR") at the end of the reporting period. The foreign currency non-monetary assets and liabilities measured at fair value, including equity investments, are translated into RON using the official exchange rate at the date of fair value measurement.

The exchange rates of major foreign currencies were the following:

Currency	31 March 2022	31 March 2021	Increase / (decrease) (%)
Euro (EUR)	1: RON 4.9466	1: RON 4.9251	0.44
US Dollar (USD)	1: RON 4.4508	1: RON 4.1969	6.07

The foreign exchange differences resulting from the monetary and non-monetary items are reported as follows:

- a) As part of "Net gains /(losses) on unrealised FX differences" in "Other operating expenses" for the registered FX differences from revaluation of cash and cash equivalents in foreign currency;
- b) As part of "Net gains /(losses) on FX differences realised from transactions" recorded in "Other operating income";

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2.3 Foreign currency translation (continued)**

*b) Transactions and balances (continued)*

- c) As part of “Net gains /(losses) from financial assets at fair value through profit or loss” for the gains or losses from the revaluation of financial assets at fair value through profit or loss; and
- d) As part of “Net gains/(losses) from financial assets at fair value through other comprehensive income, net of deferred tax” for the gains or losses on the revaluation of financial assets at fair value through other comprehensive income.

**2.4 Use of estimates and judgements**

The preparation of the separate financial statements in accordance with IFRS requires the use by the management of estimates, judgments and assumptions that affect the amounts recognised in the financial statements, as well as the following year reported value of the assets and liabilities. Estimates and assumptions associated with these are based on historical experience and other factors deemed reasonable in light of the given circumstances, and the result of this considerations represents the basis for the judgements used when establishing the accounting value of the assets and liabilities for which no other valuation sources are available. The results obtained may differ from the value of the estimates.

Estimates and underlying assumptions are periodically reviewed. The revisions of accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that period, or in the period in which the estimate is revised and future periods, if the revision affects both current period and following periods.

Change in estimates, in its nature, is not related to prior periods and is not a correction of errors.

To the extent these kinds of change in estimates give rise to changes in assets and liabilities or equity, the effect of changes is recognized by adjusting the carrying amount of the related assets, liabilities or equity item in the period of the change.

The main Notes that present estimates with material impact on the amounts recognised in the financial statements are the following:

- Note 3.1 – Investment entity classification;
- Note 10 – Current income tax and deferred tax;
- Note 24 – Revaluation reserve for property, plant and equipment;
- Note 30 – Fair values of financial assets and liabilities;
- Note 31 – Risk management;
- Note 33 – Commitments and contingencies.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.5 General consideration regarding the accounting policies applied**

If a standard or interpretation specifically applies to a transaction, to another event or a condition, then the accounting policies applied to that element, are considered selected through the application of the standard or of the respective interpretation, taking into account any implementation guidance issued by the International Accounting Standards Board (“IASB”) for the standard or interpretation in question.

The change of an accounting policy is permitted only under one of the following conditions:

- the change is imposed by a standard or an interpretation;
- the change will provide more reliable and relevant information on the effects of transactions, events and conditions.

Any significant errors of the previous period identified with regards to the recognition, valuation, presentation or disclosure of financial statements elements must be corrected retroactively in the first financial statements that are authorized for issuance through:

- adjusting the comparatives for the previous period or periods in which the error was identified; or
- adjusting the initial balances of the assets, liabilities and equity, for the most distant period presented, if the error has occurred before the most distant period presented.

### **2.6 Presentation of the financial statements**

The financial statements are presented in accordance with IAS 1 “Presentation of Financial Statements”. The Company has adopted a presentation based on liquidity, in the Statement of financial position and a presentation of the revenue and expenses according to their nature, in the Statement of profit or loss and other comprehensive income, considering that these methods of presentation provide information that is more relevant than other methods that have been allowed by IAS 1 “Presentation of financial statements”.

### **2.7 New Accounting Pronouncements – based on IASB effective date**

The Company will present in the Notes to the annual financial statements the newly issued standards and interpretations that are compulsory for the financial year ended and how they affect the financial statements prepared for the respective financial year.

### **2.8 Subsidiaries and affiliated entities**

Subsidiaries are entities controlled by the Company. The Company controls an entity when it is exposed or has rights to variable benefits that can be obtained as a result of the Company’s involvement in the activity of its subsidiary and when the Company has the possibility to influence such benefits through the control held over that subsidiary.

The associates are those entities over which the Company has significant influence over the financial and operational policies but does not have control, or shared control. The existence of significant influence is determined, in each reporting period, through the analysis of the shareholder structure of the entities in which the Company owns 20% or more of the voting rights, analysis of the constitutive acts and also of the Company capabilities to participate in the decision-making process over the financial and operational policies of the respective entity.

However, where the Company holds less than 20% of the voting rights in an entity, but is considered a significant shareholder and exercises significant influence through representation on the Board of Directors and through participation in the decision-making regarding the entity’s policies, then such entity shall be considered an associate.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.8 Subsidiaries and affiliated entities (continued)**

The Company does not exercise significant influence on a number of companies where it holds from 20% to 50% of the voting rights (Note 13). In this category fall companies where the Company's rights as minority shareholder are protective and the majority shareholder does not participate, or the group of shareholders that hold the majority of the shares in such entity act without considering the Company's opinions.

The investments in subsidiaries and associated entities at 31 March 2022 and 31 March 2021 are presented in Note 12.

### **2.9 Financial assets and liabilities**

#### *(i) Classification*

##### *a) Financial assets measured at fair value through profit or loss*

The Company classifies its investments in subsidiaries and associates and the financial instruments acquired mainly for active and frequent trading, the corporate bonds and the fund units as financial assets at fair value through profit or loss.

The Company deems as financial assets at fair value through profit or loss at initial recognition those being financial instruments that are not classified as held for trading but are managed, and their performance is measured on a fair value basis, in accordance with the Company's investment strategy.

The Company's policy requires the Investment Manager and the Executive Board to evaluate the information about these financial assets on a fair value basis together with other related financial information.

##### *b) Financial assets at amortised cost*

Financial assets and liabilities are measured at amortised cost using the effective interest method less impairment losses (for financial assets). Financial assets and liabilities at amortised cost include cash and current accounts, deposits with banks, dividends to be received, bonds, debts to shareholders, amounts owed to service providers and other receivables and payables.

The amortised cost of a financial asset or liability is the amount at which the asset or financial liability is measured at the time of initial recognition minus principal payments plus or minus cumulative depreciation, determined by the effective interest method, of any difference between the amount initially recognized and maturity value less any impairment losses with financial assets.

A financial asset must be carried at amortised cost, except for financial assets measured at fair value through profit or loss at initial recognition, if both of the following are met:

- (i) the financial asset is held within a business model whose objective is to hold the financial assets to collect the contractual cash flows; and
- (ii) the contractual terms of the financial asset generate, at certain dates, cash flows that are exclusively payments of principal and interest on the principal due.

Financial liabilities at amortised cost - are recognized at the time of initial recognition and are not attributable to a trading activity.

The Company recognises an impairment with expected credit losses on financial assets at amortised cost in accordance with IFRS 9.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.9 Financial assets and liabilities (continued)**

These instruments are classified in Stage 1, Stage 2 or Stage 3, depending on their relative credit quality in terms of initial payments. Thus:

- Stage 1: includes (i) newly recognized exposures; (ii) exposures for which credit risk has not materially deteriorated since initial recognition; (iii) low credit risk exposures (reduced credit risk relief).
- Stage 2: includes exposures that, although performing, have experienced a significant deterioration in credit risk since initial recognition.
- Stage 3: includes impaired credit exposures.

For Stage 1 exposures, impairment is equal to the expected credit loss calculated over a time horizon of up to one year. For Stage 2 or 3 exposures, the depreciation is equal to the expected loss calculated over a time horizon corresponding to the full duration of the exposure.

As regards bank deposits and amortized cost bonds, the Company has opted to apply the low credit risk relief in full compliance with IFRS 9.

Allowances for impairment of receivables are based on the present value of the expected cash flows of the principal. To determine the present value of future cash flows, the basic requirement is to identify estimated collections, payment maturity and discount rate used.

The Company defined as “non-performing” exposures receivables that meet one or both of the following criteria:

- exposures for which the Company estimates that it is unlikely that the debtor will fully pay its obligations regardless of the exposure value and the number of days for which the exposure is delayed;
- unpaid amounts

#### *c) Financial assets at fair value through other comprehensive income*

The Company’s investments in equity instruments other than those classified as financial assets at fair value through profit or loss, are classified as financial assets at fair value through other comprehensive income, through management decision, at initial recognition. The reason for the classification of the investments as financial assets measured at fair value through other comprehensive income is represented by the decision to hold the investments for a long term and collect the dividends. The method used to derecognise each category of financial asset at fair value through other comprehensive income is "first in, first out", given the measurement and evaluation of the Company’s performance at fair value.

*Dividends received from entities where the Company holds shares* are recognized in profit or loss account of the year when the Company has the right to receive dividends and it is probable that these will be collected.

All the other elements regarding changes in the fair value are recognized in other comprehensive income for the year until the investment is derecognized or depreciated, when the accumulated gain or loss is reclassified from other comprehensive income to a retained earnings account for the year.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.9 Financial assets and liabilities (continued)**

*Fair value* is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The best evidence of fair value is price in an active market. An active market is one in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

The Company believes that the accurate determination of the fair value is an essential requirement for presenting information that is useful to the investors and the Company's key personnel for proper decision-making purposes.

The estimation of fair value of financial instruments held by Transilvania Investments is performed according to the related policy, procedure and methodology on the valuation of assets for financial reporting purposes.

The methods were established separately for:

- a) equity investments (shares held in companies);
- b) corporate bonds; and
- c) fund units.

According to IFRS 13, according to the input used in the valuation model, the fair value levels are defined as follows:

- Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
- Level 3 inputs: unobservable inputs for the asset or liability.

#### *(ii) Amortised cost measurement*

The amortised cost of a financial asset or liability is the amount at which the financial asset or liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortisation using the "effective interest method" of any difference between that initial amount and the amount payable at maturity, minus any reduction for impairment losses in the case of financial assets.

Accrued interest includes amortisation of transaction costs deferred at initial recognition and of any premium or discount to maturity amount using the effective interest method.

Accrued interest income and accrued interest expense, including both accrued coupon and depreciation discount or premium (including fees deferred at origination, if any), are not presented separately but are included in the carrying amount of related items in the statement of financial position.

#### *(iii) Recognition*

Financial assets and financial liabilities are initially recognised at fair value plus directly attributable transaction costs, for the financial assets and financial liabilities not carried at fair value through profit or loss.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.9. Financial assets and liabilities (continued)**

*Transaction costs* are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial instrument. An incremental cost is one that would not have been incurred if the transaction had not taken place. Transaction costs include fees and commissions paid to agents, advisors, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Transaction costs do not include debt premiums or discounts, financing costs or internal administrative or holding costs.

The Company initially recognises bank deposits on the date that they are originated. All other financial assets and liabilities (including assets and liabilities designated at fair value through profit or loss) are initially recognised on the settlement date.

#### *(iv) Derecognition*

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred.

The Company fully derecognises a financial liability when its contractual obligations are discharged or cancelled or have expired.

#### *(v) Offsetting*

Financial assets and liabilities are offset and the net amount reported in the statement of financial position only when there is a legally enforceable right to offset the recognised amounts, and there is an intention to either settle on a net basis, or to realise the asset and settle the liability simultaneously. Such a right of set off (a) must not be contingent on a future event and (b) must be legally enforceable in all of the following circumstances:

- (i) in the normal course of business,
- (ii) the event of default, and
- (iii) the event of insolvency or bankruptcy.

### **2.10 Property, plant and equipment**

#### *(i) Recognition and measurement*

The property, plant and equipment are presented at their revalued value less accumulated depreciation and provision for impairment losses. Capital expenditure on property, plant and equipment under construction is capitalized and depreciated once the assets enter into use.

Property, plant and equipment are subject to revaluation with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period. If there is no market-based evidence of fair value, fair value is estimated using an income approach. Increases in the carrying amount arising on revaluation are credited to other comprehensive income and increase the revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised in other comprehensive income and decrease the previously recognised revaluation surplus in equity while all other decreases are charged to profit or loss for the year.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.10 Property, plant and equipment (continued)**

The revaluation reserve for property, plant and equipment included in equity is transferred directly to retained earnings when the revaluation surplus is realised on the retirement or disposal of the asset.

Upon revaluation of property, plant and equipment, accumulated depreciation at the date of revaluation is treated as follows: accumulated depreciation at the date of revaluation is eliminated from the gross carrying amount of the asset and the gross carrying amount after the recording of revaluation is equal to its revalued amount; this method is used when it is performed a detailed valuation of the land and building portfolio.

The revaluation of property, plant and equipment is made at fair value, which is determined based on evaluations made by authorised external valuers.

The latest revaluation of property, plant and equipment of the Company was performed at December 31, 2019 by REVALTEX SRL (independent valuator – ANEVAR member), which resulted in an increased revaluation reserve by RON 806,882, namely 5.70%.

Gains and/or losses from de-recognition of tangible assets is determined as difference between revenues from sales of tangible assets and the expenses with their disposal and are recognized in profit or loss for the year (within other operating income or expenses).

#### *(ii) Subsequent costs*

The amounts paid or payable, generated by the repairs and daily maintenance costs of the tangible assets owned, are recorded as expense, according to the accrual accounting principle, changing the value of the Company's profit or loss of the period.

The amounts paid or to be paid, generated by activities that will lead to an increase in the value and/or the useful life of the asset, through the upgrade of the tangible assets owned, and also the activities that lead to a significant increase in the technical parameters which increase the potential of obtaining future economic benefits are capitalised in the value of the tangible assets (increasing the accounting value of that asset).

The Company recognises the cost of a partial replacement of an item of property, plant and equipment in its carrying amount when such cost is incurred, if the IAS 16 recognition criteria are met, and the carrying amount of the replaced part is derecognised whether or not the replaced part was amortised separately. If the carrying amount of the replaced part cannot be determined, the replacement cost will be used as indication of the cost value of the replaced part upon acquisition or construction.

#### *(iii) Depreciation*

The depreciation expense for each reporting period is recorded in the profit and loss account.

Depreciation is calculated using the accounting value (acquisition cost or revalued value) using the straight-line depreciation method, on the entire useful life of the asset (starting with the date of the use) and is recorded as expense on a monthly basis.

Depreciation of an asset begins when the asset is available for use, when it is in the location and condition necessary for it to operate in the manner intended by the management. The depreciation of an asset ceases at the earlier of the date the asset is classified as held for sale (or included in a disposal group that is classified as held for sale), in accordance with IFRS 5, "Non-current assets held for sale and discontinued operations" and the date that the asset is derecognised.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.10 Property, plant and equipment (continued)**

Each part of an item of tangible asset that presents a significant cost to the total cost of that item, shall be depreciated separately.

Depreciation methods and useful lives are established at each reporting date.

Land is not depreciated.

<b>Categories</b>	<b><u>Years of depreciation</u></b>
Building	50
Other equipment, furniture and other tangible assets	up to 12
Vehicles	up to 6

The accounting value of a tangible asset must be derecognised:

- a) at sale; or
- b) when there are no future benefits expected from the use of the asset or from the sale.

The gain or loss that results from the derecognition of a tangible asset is included in the profit and loss account when the item is derecognised.

### **2.11 Intangible assets**

Intangible assets include software and licences.

Intangible assets that are acquired by the Company are initially valued at cost. Cost is represented either by the amount of cash or cash equivalents paid, or the fair value of other consideration given, to acquire the asset at the time of its acquisition.

For measurement subsequent to initial recognition, the Company applies the cost model, meaning that intangible assets are carried at cost less accumulated amortisation and impairment losses.

Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful life of the software, from the date that it is available for use. The estimate useful life for software is between 1 to 3 years and licenses are amortised on the validity period, using the straight-line method.

### **2.12 Leases**

#### *(i) Recognition*

Starting with the year 2019, the Company applies IFRS Standard 16 Lease Contracts ("IFRS 16") which replaces IAS 17. Thus, according to IFRS 16, a contract is or contains leasing if it confers the right to use an identifiable asset for a period of time in exchange for a consideration. At the date of commencement of the contract a lessee shall recognise an asset relating to the right of use and a liability arising from the contract lease.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.12 Leases (continued)**

As previously under IAS 17, lessors classify leases as operating or financial. A lease is classified as a finance lease if it substantially transfers all the risks and rewards incidental to the ownership of an underlying asset. Otherwise, a lease is classified as an operating lease. For finance leases, a lessor recognizes financial income over the lease term, based on a pattern that reflects a constant periodic rate of return on net investment. The lessor recognizes operating lease payments as income on a straight-line basis or, if more representative of the pattern in which the profit from the use of the underlying asset is diminished, another systematic basis.

The Company has decided, as allowed by the standard, not to apply the provisions of IFRS 16 for short term lease agreements with a term of less than 1 year and those with a low value of the asset (less than USD 5,000).

#### *(ii) Valuation*

Initially, the right to use the underlying asset is valued at cost.

The cost of the right-of-use asset includes:

- a) the amount of the initial assessment of the debt arising from the leasing contract;
- b) any leasing payments made on or before the date of commencement of the proceedings, minus any leasing incentives received;
- c) any initial direct costs incurred by the lessee; and
- d) an estimate of the costs (disassembly, restoration of premises) to be borne by the lessee either on the date of commencement or on the date of the end of the contract.

The lease liability is initially measured at the present value of the lease payments payable over the lease term, using the rate implicit in the lease if it is readily determinable. If this rate cannot be easily determined, the lessee will use its incremental borrowing rate.

At the time of commencement, the lease payments included in the assessment of the debt arising from the lease shall comprise the following payments relating to the right to use the underlying asset during the term of the lease which are not paid on the date of commencement of the lease:

- a) fixed payments;
- b) variable lease payments which depend on an index or rate, initially assessed on the basis of the index or rate from the date of commencement of the course;
- c) residual value amounts;
- d) the exercise price of a purchase option if the lessee is reasonably certain to exercise the option;
- e) payments of penalties for termination of the lease, if the duration of the lease reflects the exercise by the lessee of an option to terminate the lease.

#### *iii) Further assessment of the right-of-use asset*

It is based on the cost model, the right-of-use asset is valued at the initial cost minus any accumulated depreciation and any accumulated depreciation losses respectively adjusted for any debt revaluations.

Depreciation shall be calculated in accordance with IAS 16 and shall be carried out throughout the contract period, i.e. the useful life of the underlying asset, applying the linear depreciation method.

After the start date of the contract, the debt increases to reflect interest and decreases to reflect the lease payments made. Interest expense on the debt arising from the lease is reflected in the profit or loss account.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.13 Investment property**

#### **i) Initial recognition**

Investment property is property held by the Company to earn rentals or for capital appreciation or both and not to be used for the production or supply of goods or services or for administrative purposes or sold during the normal course of business.

An investment property is recognized as asset if:

- it is likely that future economic benefits associated to the asset, will flow to the Company;
- the cost of the asset can be measured reliably.

An investment property is initially measured at cost, including transaction costs. The cost of an investment property includes all costs related to its acquisition price plus any directly attributable expenses.

#### **(ii) Subsequent measurement**

The Company measures the investment property at fair value, changes in the fair value of investment property being recognized in profit or loss.

Gains or losses on changes in the fair value of investment property are recognized in profit or loss for the period in which they arise.

#### **(iii) Transfers**

Transfers to, or from, investment property are made when and only when there is a change in use of the respective asset. For the transfer of investment property carried at fair value to property, plant and equipment, the implicit cost of the asset for the purpose of its subsequent accounting will be its fair value on the date of the change in use.

If a real estate property used by the Company becomes an investment property that will be accounted at fair value, the Company applies IAS 16 until the date of the change in use.

#### **(iv) Derecognition**

The carrying amount of an investment property is derecognised on disposal or when the investment is permanently withdrawn from use and no future economic benefits are expected from its disposal. Gains or losses resulting from the sale or scrapping of an investment property are recognized in profit or loss when it is sold or disposed of.

### **2.14 Impairment of non-financial assets**

At each balance sheet date, the Company must verify if there are indications of asset impairment. Where such indication exists, the Company estimate the asset's recoverable amount as the greater of its value in use and its fair value less any associated costs incurred to sell the asset.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.15 Cash and cash equivalents**

Cash and cash equivalents consist of petty cash and cash at bank, including short-term deposits. Cash and cash equivalents are carried at amortized cost in the statement of financial position.

For the purposes of preparing the cash flow statement, cash and cash equivalents include petty cash, current bank accounts, including deposits with original maturity up to 3 months, cash in transit, other short-term investments that are convertible into cash at any time and that are subject to an insignificant risk of change in value and overdraft facilities as well as their accompanying receivables.

### **2.16 Trade receivables**

Trade receivables are included in the category of financial assets (refer to Note 2.9 *Financial assets and liabilities – b) Financial assets at amortised cost*). Trade receivables are carried at original invoice amount less any allowance (impairment adjustment) created.

### **2.17 Provisions**

Provisions for liabilities and charges are non-financial liabilities with uncertain maturity or value.

A provision is recognised in the statement of financial position when the Company has a current legal or implicit obligation generated by a past event, it is likely that an outflow of economic benefits will be required to settle the respective obligation and the amount can be reliably estimated.

### **2.18 Contingent liabilities and contingent assets**

Contingent liabilities are not recognized in the financial statements. They are disclosed in Notes, unless the possibility of an outflow of economic benefits is removed.

Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefits is probable.

### **2.19 Dividends payable (at amortised cost)**

The Company records a liability to pay dividends in the year when the distribution of the profit on dividends is approved by the General Shareholders Meeting.

Dividends payable recognized in the statement of financial positions are financial liabilities. Financial liability is extinguished either by paying the amounts owed to the shareholders or when the obligation expires, i.e. after the 3 years from the dividend payment date, when dividends are prescribed in accordance with Romanian law, if the shareholders did not collect them within this period. As such, the financial liability represented by the dividends prescribed after the end of the statutory period of 3 years from the payment date is directly reversed in profit or loss and included in "Other operating income".

### **2.20 Share capital**

Ordinary shares are classified as equity.

### **2.21 Trade payables and liabilities**

Trade payables are recognised based on the accrual accounting when the counterparty has fulfilled its contractual obligations (except prepaid expenses) and are carried at amortised cost.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **2.22 Employee benefits**

#### *Short-term benefits*

Short-term employee benefits include salaries, bonuses and social security contributions. Short-term employee benefits are recognised as an expense when services are rendered.

In the normal course of business, the Company makes payments to the public pension, health care and unemployment systems. All employees of the Company are members of the State pension plan and have the legal obligation to contribute to the state scheme (through social contributions). All the contributions due by the Company are recognised in the profit and loss account of the year when the expenses are incurred.

In addition to salaries and other salary rights, the members of the Supervisory Board, the members of the Executive Board and the Company's employees have the right to receive a variable remuneration, in accordance with the remuneration policy approved at the Company level. The Company includes these benefits in the short-term benefits.

The Company does not operate any other pension scheme and, consequently, has no obligation in respect of pensions.

#### *Benefits granted to the Supervisory Board members, Executive Board members and Company's personnel*

According to the remuneration policy approved by the shareholders, staff remuneration structure consists of two main elements: fixed remuneration and variable remuneration and/or other benefits. Variable remuneration is an additional payment or indemnity paid by the Company by considering performance criteria, being intended to recognize the performance of the identified staff within a certain period of time, and it is a differential element of the remuneration package.

The eligibility conditions for the annual payment of the variable remuneration component take into account:

- Individual performance, both in terms of annual objectives (KPIs) and the Company's performance as a whole.
- Operational performance (non-financial).
- General outcomes in terms of social responsibility.

The members of the Supervisory Board and Executive Board and the company's staff are entitled to receive variable remuneration in the form of shares issued by the Company, within Stock Option Plan (SOP) programmes, annually approved by the Company shareholders, in compliance with the legal provisions in force regarding the variable remuneration within the A.I.F.M.

For these remunerations, the Company recognizes an expense in the period in which the services were provided, in correspondence with a debt - for the part granted in cash, and in correspondence with an increase in equity (Benefits granted to employees and management in the form of equity instruments) - for the part granted in shares under the SOP programs.

### **2.23 Income tax expense**

The current income tax includes both the current income tax and also the deferred income tax. Income tax is recognized in profit or loss or in equity if the tax is related to equity components.

Current income tax is the tax payable on the taxable profits of the period, determined using the tax rates available at the balance sheet date and any adjustments related to prior periods.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

### **2.24 Deferred tax**

Deferred tax is determined using the balance sheet method, based on the temporary differences arising between the tax base for calculating the tax on assets and liabilities and their carrying amount. The deferred tax is calculated using the tax rates that are expected to be applied to temporary differences when achieving the carrying amount of assets and liabilities, as provided for by the legislation in force at the reporting date.

Deferred tax receivables are recognized to the extent that sufficient future taxable profits allowing the existence of such receivables are likely to be obtained. Deferred tax receivables are properly reduced if it is considered that the benefit from afferent tax is not likely to be obtained. The main temporary differences arise from the changes in the fair value of the financial investments recognised at fair value through other comprehensive income. The Company registers deferred tax liabilities from investments classified as financial assets at fair value through other comprehensive income and from revaluation reserves of tangible assets.

At 31 March 2022, the tax rate used to calculate the current and deferred tax was 16% (31 March 2021: 16%).

### **2.25 Basic and diluted earnings per share**

Basic and diluted earnings/(loss) per share is calculated by dividing the profit or loss for the year with the weighted average number of ordinary paid shares, outstanding during the year, excluding the average number of ordinary shares bought redeemed the Company and held as treasury shares.

The weighted average number of ordinary shares outstanding during the year is the number of ordinary paid shares outstanding at the beginning of the year, adjusted by the number of ordinary shares bought back during the year (based on their settlement date) multiplied by a time-weighting factor. The time-weighting factor is the number of days that the shares are outstanding as a proportion of the total number of days in the reporting year.

### **2.26 Income recognition**

The Company recognises income from financial instruments in accordance with IFRS 9. The Company took into account the provisions of IFRS 15 and the conclusion is that the Company did not obtain income from the contracts concluded with clients.

The revenues recorded by the Company are accounted for by their nature (operational, financial), on an accrual basis.

Revenues are measured at the fair value of the consideration received or receivable. When the result of a transaction involving the rendering of services cannot be reliably estimated, revenue shall be recognized only to the limit of the expenses recognized that are recoverable.

### **2.27 Interest income and interest expense**

Interest income and interest expenses corresponding to financial instruments are recognized in profit or loss using the effective interest method based on accrual basis. The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or expense over the relevant period of time.

The effective interest rate is the rate that exactly discounts the estimated future cash flows payable or receivable during the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability. In order to calculate the effective interest rate, the Company estimates the cash flows, considering all contractual terms of the financial instrument, but does not account for future credit losses. The calculation includes all fees paid or received between the parties that are part of the effective interest rate, transaction costs, and all other premiums or discounts.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

### **2.28 Dividend income**

Dividends on equity instruments are recognised in profit or loss as “Dividend income” when the Company's right to receive such income is established.

### **2.29 Net gains / losses from sale of financial instruments**

- a) Net gains / (losses) from financial assets at fair value through profit or loss

Net gains/(losses) from financial assets at fair value through profit or loss include both the changes in fair value from marking-to-market and the income from sale of these financial instruments.

- b) Net gains / (losses) from disposal of financial assets at fair value through other comprehensive income

Net gains or losses from disposal of financial assets at fair value through other comprehensive income include the revaluation reserve of financial assets at fair value through other comprehensive income.

Income from the sale /disposal of investments held will be recognized at the date when the property right is transferred from seller to buyer, using the accounting value at the transaction date.

## **3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS IN APPLYING ACCOUNTING POLICIES**

The Company makes estimates and assumptions that affect the reported amounts of assets and liabilities in the next financial year. Estimates and assumptions are continuously evaluated and are based on historical experience and other factors, including expectations of future events believed to be reasonable under the circumstances. In addition to experience and historical information, the Company also considers in evaluating these effects the current conditions in the financial industry.

### **3.1 Investment entity classification**

The Company applied the Amendments to IFRS 10, IFRS 12 and IAS 27 starting 1 January 2015 when, after considering the criteria provided for by the Amendments, the Company's management concluded that the Company qualifies for classification as an investment entity. Thus, a company classified as an investment entity is not required to consolidate any of its subsidiaries.

The Management of Transilvania Investments assesses annually whether the Company maintains its investment entity status. Thus, the Company re-assessed in 2021 the investment entity criteria and concluded that it meets such criteria, since the Company still:

- a) obtains funds from one or more investors for the purpose of providing those investor(s) with investment management services;
- b) commits to its investor(s) that its business purpose is to invest funds solely for returns from capital appreciation, investment income, or both; and
- c) measures and evaluates the performance of substantially all of its investments on a fair value basis.

**3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS IN APPLYING ACCOUNTING POLICIES (continued)**

**3.1 Investment entity classification (continued)**

In addition, the Company has other characteristics specific to an investment entity, as follows:

*(a) Investment-related services*

The Company is a joint stock company which operates as a closed-end financial investment company, directly providing investment management services for its investors; the Company's main business activities are exclusively the activities specific to closed-end investment companies.

The Company does not provide advisory services and investment support or administrative services, directly or through a subsidiary, to third parties and/or its investors.

*(b) Business purpose*

The Company's scope is to carry out business activities specific to its object and to obtain profit to be distributed to shareholders and/or to own sources to finance necessary and appropriate investments, permitted by the activity object and legal provisions.

The Company's Strategy for 2020 – 2024 and the Investment Policy Statement for 2020 – 2024, approved by the General Meeting of Shareholders, are public information which are presented on the Company's official website and can be consulted anytime by third parties and/or potential investors in order to support their decisions to invest in the Company.

The Company's main investment objective is the maximization of the aggregate returns achieved by the current and potential investors through the investments performed by the Company, in compliance with the law and the Company's own regulations in force. At the same time, Transilvania Investments pursues the increase of the net asset value through a performant management carried out by specialists, oriented towards value-added generation, in conditions of an active and prudent management of assets from the business lines (trading, tourism, real estate, industry and venture capital / private equity).

*(c) Exit strategy*

Starting with 1 January 2015, the Company applies an exit strategy, based on continuous monitoring of the investments made under the approved investment programs and on continuous analysis of current market conditions, aiming to identify the optimal exit moments so as to fulfil the objectives set by the annual revenue and expenditure budgets, respectively achieving aggregate higher yields.

The Company applies an exit strategy adapted to the specificity of each category of investment, which is defined based on the following elements: the strategy applied, the investment time horizon and the triggering factors of the exit transaction.

*(d) Fair value measurement*

Starting with 1 January 2015, all financial investments of the Company are measured at fair value. The investments in subsidiaries and associates, as well as the corporate bonds issued by the latter and owned by the Company, are classified as financial assets at fair value through profit or loss. The other investments in shares, bonds and fund units have been classified as financial investments available for sale and, starting 1 January 2018, further to the application of IFRS 9, they have been classified as financial investments at fair value through other comprehensive income.

The fair value of the financial instruments held by Transilvania Investments estimated according to the internal procedure and related methodology.

A company classified as an investment entity is not required to consolidate any of its subsidiaries.

The information described above is presented in Note 12.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS AS AT 31 MARCH 2022**  
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**4. DIVIDEND INCOME**

The dividend income recorded by the Company at 31 March 2022, compared to 31 March 2021, is the following:

<b>Entity</b>	<b>31 March 2022</b>	<b>%</b>	<b>31 March 2021</b>	<b>%</b>
BRD-GROUPE SOCIETE GENERALE	39,306,672	97.80	-	-
FONDUL PROPRIETATEA	872,100	2.17	-	-
OTHERS	10,270	0.03	9,070	100
<b>Total</b>	<b>41,189,042</b>	<b>100</b>	<b>9,070</b>	<b>100</b>

**5. NET GAINS /LOSS FROM FINANCIAL ASSETS MEASURED AT FAIR VALUE THROUGH PROFIT OR LOSS**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Net gains / (loss) from the sale of financial assets measured at fair value through profit or loss	6,519,337	1,797,521
Net gains from the revaluation of financial assets measured at fair value through profit or loss	748,965	23,009,864
<b>Total</b>	<b>7,268,302</b>	<b>24,807,385</b>

The differences resulting from the measurement of holdings at fair value through profit or loss for the first quarter of 2022 have been generated by the less favourable trading context which had as a trigger the war in Ukraine. The general context remains volatile, characterized by a high degree of unpredictability.

The most important negative adjustment of fair value (unrealized loss) was registered in the case of an issuer acting in travel and leisure sector, Turism Felix S.A. (- RON 5.64 million). The most important positive adjustment of fair value (unrealised profit) was registered in the same sector, for the issuer Turism, Hoteluri, Restaurante Marea Neagra SA (+ RON 10.35 million).

Net gains and losses from the sale of holdings measured at fair value through profit or loss have been calculated as the difference between the amounts cashed from the sale of the holdings and their fair value at the date of the last annual financial statements. The most significant profit achieved in Q1 2022 was registered from the sale of the shareholdings held in Gastronom SA (RON 6.52 million). No net losses on the sale of shares have been recorded during the reporting period.

During the similar period of 2021, the Company performed sale operations based on the exit strategy approved at Transilvania Investments Alliance level (defining principle of any investment entity). The most important profit achieved during the first quarter of 2021 was registered from the partial exit transaction from OMV Petrom (RON 1.38 million).

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**6. OPERATING INCOME**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Net gains / losses on foreign exchange differences from transactions	18,557	283,188
Other operating income	57,896	176,980
<b>Total</b>	<b>76,453</b>	<b>460,168</b>

**7. EMPLOYEES REMUNERATION EXPENSE**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Salary expense	2,942,183	2,320,939
Social contribution expense	66,199	52,171
<b>Total</b>	<b>3,008,382</b>	<b>2,373,110</b>

**8. COMMISSIONS AND FEES EXPENSE**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Commission on the net asset value, paid to the Financial Supervisory Authority	327,335	282,457
Depository commissions	78,069	73,993
Transaction costs	167,090	94,690
Financial services costs	196,914	4,431
Other fees and commissions	62,097	14,575
<b>Total</b>	<b>831,505</b>	<b>470,146</b>

**9. OPERATING EXPENSES**

	<b>31 March 2022</b>	<b>31 March 2021</b>
Legal expenses	36,916	55,587
Other tax expenses (i)	144,080	89,381
Depreciation and amortization expenses	256,460	166,464
Audit expenses (ii)	269,986	10,462
Postal and telecommunication charges	29,436	18,072
Consumable materials expense	139,613	64,392
Insurance premium charges	41,424	44,598
Utilities expense	114,967	44,260
Travel expenses	45,967	4,021
Protocol, donation and sponsorship expenses	297,869	13,916
Rent	49,770	26,374
Maintenance and repairs expenses	8,144	3,120
Net gains/(losses) from unrealised foreign exchange differences	(2,012)	133
Other expenses (iii)	1,179,757	599,339
<b>Total</b>	<b>2,612,376</b>	<b>1,140,119</b>

(i) Other tax expenses line includes local taxes for buildings, vehicles, land.

(ii) Other expenses line includes consulting services, IT system maintenance, financial expenses, security, archiving, translation services, advertising etc.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**10. CURRENT INCOME TAX AND DEFERRED TAX**

The differences between regulations issued by the Romanian Ministry of Finance and the accounting rules applied in preparing these financial statements give rise to temporary differences between the carrying value and fiscal value of certain assets and liabilities.

The deferred income tax will be calculated in case of temporary differences using the taxing rate applicable at the date of such differences.

Income tax comprises the following:

	<b>31 March 2022</b>	<b>31 March 2021</b>
Current corporate income tax expense	-	(779,464)
Deferred tax income	795,743	-
<b>Total</b>	<b>795,743</b>	<b>(779,464)</b>

**Deferred tax analysed by source of temporary difference**

Differences between the regulations issued by the Romanian Ministry of Finance and the IFRS accounting principles give rise to temporary differences between the carrying amount of assets and liabilities used for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences is detailed below.

	<b>1 January 2022</b>	<b>Credited/ (charged) to other comprehensive income</b>	<b>31 March 2022</b>
<b>Tax effect of deductible/(taxable) temporary differences</b>			
Fair valuation of financial assets measured through other comprehensive income (Note 23)	(49,806,425)	4,123,321	(45,683,104)
Fair valuation of tangible assets (Note 24)	(1,026,644)	-	(1,026,644)
Provisions for variable remuneration	1,360,000	-	1,360,000
<b>Net deferred tax liability</b>	<b>(49,473,069)</b>	<b>4,123,321</b>	<b>(45,349,748)</b>

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**11. CASH AND CASH EQUIVALENTS**

	<b>31 March 2022</b>	<b>31 December 2021</b>
Current accounts at banks, in RON	1,594,731	1,275,894
Current accounts at banks, in foreign currency	348,504	8,571,540
Bank deposits, in RON	1,302,150	38,012,180
Petty cash	6,864	2,873
<b>Total</b>	<b>3,252,249</b>	<b>47,862,487</b>

At 31 March 2022 and 31 March 2021, cash and cash equivalents presented in the financial statements are neither past due, nor impaired.

The bank deposits, as at 31 March 2022 and 31 March 2021, have a contractual maturity of up to 1 month.

**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS**

The structure of the financial assets at fair value through profit or loss at 31 March 2022, compared to 31 December 2021, by type of the financial instruments, is the following:

	<b>31 March 2022</b>	<b>31 December 2021</b>
Shares listed on Romanian markets, of which:	630,015,289	613,871,443
- listed on the Bucharest Stock Exchange (BSE)	335,569,464	311,103,565
- listed on the alternative trading system of the BSE (AeRO)	294,445,825	302,767,878
Shares listed on international markets	-	-
Unlisted shares	53,339,807	53,339,856
Listed unit funds	1,700,026	1,744,594
Unlisted unit funds	30,656,147	37,885,163
<b>Total</b>	<b>715,711,268</b>	<b>706,841,055</b>

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS AS AT 31 MARCH 2022**  
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**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)**

Investments in subsidiaries as at 31 March 2022 are the following:

<b>Entity</b>	<b>Fair value at 31 March 2022</b>	<b>Market type</b>	<b>Shareholding %</b>	<b>Voting rights %</b>
SIF TRANSILVANIA PROJECT MANAGEMENT COMPANY SA	305,588	unlisted	100.00	100.00
CRISTIANA SA	17,295,413	unlisted	99.80	99.80
TERRACOTTA STAR SA	-	unlisted	97.48	97.48
ORGANE DE ASAMBLARE SA	-	AeRO	95.70	95.70
TURISM COVASNA SA	29,244,064	AeRO	93.33	95.15
TRATAMENT BALNEAR BUZIAS SA	6,756,572	AeRO	91.87	91.87
SEMBRAZ SA	3,928,206	AeRO	90.97	90.97
INTERNATIONAL TRADE&LOGISTIC CENTER SA	7,770,472	unlisted	87.30	87.30
FEPER SA	54,996,201	AeRO	85.80	85.80
ARO-PALACE SA	36,195,272	AeRO	85.74	85.74
MECANICA CODLEA SA	4,830,539	AeRO	81.07	81.07
TURISM, HOTELURI, RESTAURANTE MAREA NEAGRA SA	89,984,028	BSE	78.11	78.11
GRUP BIANCA TRANS SA	2,578,111	AeRO	77.47	77.47
ROMRADIATOARE SA BRASOV	13,492,527	AeRO	76.51	76.51
TUSNAD SA	17,202,870	unlisted	76.41	76.41
UTILAJ GREU SA	5,122,763	AeRO	70.39	70.39
TRANSILVANIA LEASING SI CREDIT IFN SA BRASOV	18,688,658	AeRO	68.64	68.64
TURISM FELIX SA	103,358,652	BSE	63.75	63.77
COMCM SA CONSTANTA	43,780,707	BSE	56.72	56.72
VIOLA-INDEPENDENTA SIBIU	6,073,624	AeRO	53.62	53.62
CASA ALBA INDEPENDENTA SIBIU	40,004,928	AeRO	53.35	53.35
INDEPENDENTA SA	12,479,122	AeRO	53.30	53.30
SIBAREX SA	-	unlisted	52.85	52.85
SANTIERUL NAVAL SA	30,556,161	BSE	50.00	50.00
<b>Total</b>	<b>544,644,477</b>			

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**(All amounts are expressed in RON, unless otherwise stated)**

**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)**

Investments in subsidiaries as at 31 March 2021 are the following:

Entity	Fair value at 31 March 2021	Market type	Shareholding %	Voting rights %
S.I.F. TRANSILVANIA PROJECT MANAGEMENT COMPANY SA	303,662	unlisted	100.00	100.00
CRISTIANA SA	19,802,424	unlisted	99.80	99.80
TERRACOTTA STAR SA	0	unlisted	97.48	97.48
ORGANE DE ASAMBLARE SA	0	AeRO	95.70	95.70
TURISM COVASNA SA	26,297,669	AeRO	93.33	95.15
TRATAMENT BALNEAR BUZIAS SA	8,635,015	AeRO	91.87	91.87
SEMBRAZ SA	799,305	AeRO	90.97	90.97
INTERNATIONAL TRADE&LOGISTIC CENTER SA	4,150,788	unlisted	87.30	87.30
FEPER SA	56,650,457	AeRO	85.80	85.80
ARO-PALACE SA	31,908,535	AeRO	85.74	85.74
MECANICA CODLEA SA	4,896,711	AeRO	81.07	81.07
TURISM, HOTELURI, RESTAURANTE MAREA NEAGRA SA	51,965,776	BSE	78.11	78.11
GRUP BIANCA TRANS SA	2,766,589	unlisted	77.47	76.41
ROMRADIATOARE SA BRASOV	13,889,636	AeRO	76.51	76.51
TUSNAD SA	14,481,773	AeRO	76.41	76.41
UTILAJ GREU SA	3,632,414	AeRO	70.39	70.39
GASTRONOM SA	9,177,738	AeRO	70.29	70.29
TRANSILVANIA LEASING SI CREDIT IFN SA BRASOV	18,088,077	AeRO	68.64	68.64
TURISM FELIX SA	102,105,820	BSE	63.13	63.77
COMCM SA CONSTANTA	43,083,648	BSE	56.73	56.73
VIROLA-INDEPENDENTA SIBIU	5,783,514	AeRO	53.62	53.62
CASA ALBA INDEPENDENTA SIBIU	42,589,499	AeRO	53.35	53.35
INDEPENDENTA SA	6,086,421	AeRO	53.30	53.30
SIBAREX SA	0	unlisted	52.85	52.85
SANTIERUL NAVAL SA	39,980,024	BSE	50.00	50.00
<b>Total</b>	<b>507,075,493</b>			

The fair value of companies listed on alternative markets was determined according to the Company's accounting policies, through valuation reports prepared as at December 31, 2021.

All the Company's subsidiaries are incorporated in Romania.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**(All amounts are expressed in RON, unless otherwise stated)**

**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (continued)**

Investments in associates as at 31 March 2022 are the following:

<b>Entity</b>	<b>Fair value at 31 March 2022</b>	<b>Market type</b>	<b>Shareholding %</b>
CONCAS SA	14,678,958	Listed	47.21
SIMEC SA	-	Unlisted	45.78
NEPTUN-OLIMP SA	13,228,323	Listed	41.18
APOLLO ESTIVAL 2002 SA	2,077,717	Unlisted	39.62
TOMIS ESTIVAL 2002 SA	-	Listed	39.62
PRAHOVA ESTIVAL 2002 SA	623,498	Unlisted	39.62
SERVICE NEPTUN 2002 SA	2,044,942	Listed	39.62
TURISM LOTUS FELIX SA	16,872,889	Unlisted	38.27
ROMAGRIBUZ VERGULEASA SA	-	Unlisted	37.30
TRANSILVANIA HOTELS & TRAVEL S.A.	-	Unlisted	37.01
HIDROMECHANICA SA	-	Unlisted	36.27
FELAM SA	-	Unlisted	36.22
DORNA TURISM SA	4,122,739	Listed	32.01
HARGHITA SA	-	Unlisted	31.42
EMAILUL SA	10,674,352	Listed	28.93
SOFT APLICATIV SI SERVICII SA	1,332,537	Unlisted	28.33
COMSIG SA	-	Unlisted	27.09
DUPLEX SA	573,130	Listed	26.87
THE FOUNDATIONS FEEDER	171,554	Unlisted	26.67
VERITAS PANCIU SA	-	Unlisted	26.33
LEGUME FRUCTE BUZAU S.A.	1,558,956	Unlisted	25.23
CNM PETROMIN SA CONSTANTA	-	Unlisted	23.83
FONDUL ROMAN DE GARANTARE A CREDITELOR PENTRU INTREPRINDERI	2,753,122	Unlisted	23.02
<b>Total</b>	<b>70,712,717</b>		

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**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (continued)**

Investments in associates as at 31 March 2021 are the following:

<b>Entity</b>	<b>Fair value at 31 March 2021</b>	<b>Market type</b>	<b>Shareholding %</b>
CONCAS SA	13,980,291	Listed	47.21
SIMEC SA	0	Listed	45.78
NEPTUN-OLIMP SA	10,888,229	Listed	41.18
APOLLO ESTIVAL 2002 SA	963,395	Unlisted	39.62
PRAHOVA ESTIVAL 2002 SA	295,730	Listed	39.62
TOMIS ESTIVAL 2002 SA	414,759	Unlisted	39.62
SERVICE NEPTUN 2002 SA	1,429,365	Listed	39.62
TURISM LOTUS FELIX SA	14,545,594	Unlisted	38.27
ROMAGRIBUZ VERGULEASA SA	0	Unlisted	37.30
TRANSILVANIA HOTELS & TRAVEL S.A.	0	Unlisted	37.01
HIDROMECHANICA SA	0	Unlisted	36.27
FELAM SA	0	Unlisted	36.22
DORNA TURISM SA	3,492,104	Listed	32.01
HARGHITA SA	0	Unlisted	31.42
EMAILUL SA	8,545,523	Listed	28.93
SOFT APLICATIV SI SERVICII SA	266,976	Unlisted	28.33
COMSIG SA	0	Unlisted	27.09
DUPLEX SA	335,589	Listed	26.87
The Foundations Feeder	156,281	Unlisted	26.67
VERITAS PANCIU SA	0	Unlisted	26.33
LEGUME FRUCTE BUZAU S.A.	2,322,037	Unlisted	25.23
CNM PETROMIN SA CONSTANTA	0	Unlisted	23.83
FONDUL ROMAN DE GARANTARE A CREDITELOR PT.INTREPRINDERI	2,408,843	Unlisted	23.02
<b>Total</b>	<b>60,044,715</b>		

Corporate bonds measured at fair value through profit or loss, held by the Company as at 31 March 2022, as compared to 31 March 2021, are the following:

<b>Entity</b>	<b>Currency</b>	<b>No. of units 31 March 2022</b>	<b>No. of units 31 December 2021</b>	<b>Fair value 31 March 2022</b>	<b>Fair value 31 December 2021</b>
Organe de Asamblare SA	RON	2,200,000	2,200,000	-	-
Sibarex SA	RON	900,000	900,000	-	-
Banca Transilvania	EUR	-	688,362	-	2,090,066
<b>Total</b>				<b>-</b>	<b>2,090,066</b>

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)**

At 31 March 2022, the Company held corporate bonds issued by the following entities:

- *Organe de Asamblare SA Braşov* – corporate bonds with a total nominal value of RON 5.5 million. The bonds are unquoted, non-convertible into shares and are issued at a nominal value of RON 2.50 per bond, with a maturity of 48 months (maturity date: 25 January 2017) and an annual interest rate represented by the variable interest of ROBOR 3 months plus 2.00%. Interest payments are made on an annual basis. At 31 March 2022, the accrued interest related to these bonds is RON 835,189. The principal and interest must be repaid in full by the date of repayment, early repayment cannot be made without the written agreement of the owner. The bonds issued are secured by the assets from the patrimony of Organe de Asamblare. As a result of the issuer’s bankruptcy starting August 2016, the collection of principal and interest due became unlikely, the fair value of such receivables as at 31 March 2022 being zero (31 March 2021: zero). Through Civil Decision no. 1345 / SIND of 15.11.2017, the Company’s reorganization plan, which will span on a period of three years, was approved.
- *Sibarex SA* – bonds with a total nominal value of RON 2.25 million. The bonds are unquoted, non-convertible into shares, are issued at a nominal value of RON 2.50 per bond, having a maturity period of 3 years (maturity date: 21 November 2016) and the annual interest rate resulting from the variable interest of ROBOR at 6 months plus 2.00%. Interest payments are made quarterly. As at 31 March 2022, accrued interest related to these bonds was RON 211,247. Principal and interest must be repaid in full by the repayment date or anticipated (partial or total) at the issuer's request. Given the Resolution of the issuer’s Extraordinary General Meeting of Shareholders of 14.11.2016 regarding the company’s dissolution followed by liquidation, the fair value of the bonds as at 31 March 2022 is zero (31 March 2021: zero). The bonds issued are secured with pledge without dispossession on the production equipment up to the value of bonds underwritten and paid and plus the entire period estimated interest. Through Civil Decision no. 288/03.10.2017, the simplified procedure of bankruptcy and dissolution of the company was initiated.

The fund units held by the Company, carried at fair value through profit or loss, are as follows:

Entity	31 March 2022		31 Decembrie 2021	
	No. of units	Fair value	No. of units	Fair value
Fondul Inchis de Investitii Multicapital Invest	2,458	7,134,345	4,934	15,711,238
Fond Inchis de Investitii Bet-Fi Index Invest	2,054	1,700,026	2,054	1,744,594
Fondul Inchis de Investitii Star Value	6,857	7,405,011	13,713	15,429,319
Fondul Inchis de Investitii Fondul Privat Comercial	11,933	5,455,860	10,644	5,118,809
Fondul deschis de Investitii BT MAXIM	527,797	9,133,005	-	-
Fondul Deschis de Investitii Napoca	413,087	303,495	413,087	313,698
Fondul Deschis de Investitii GlobUS BlueChips	27,487	314,527	27,487	324,455
Fondul de Investitii Alternative Professional Globinvest	100	909,904	100	987,644
<b>Total</b>	<b>991,773</b>	<b>32,356,173</b>	<b>472,019</b>	<b>39,629,756</b>

The portfolio managed by the Company includes investment funds with a diversified investment policy. The funds register a high exposure on shares, which places them in a medium / medium-high risk class. Of these, only the BET-FI Index follows the evolution of a stock index (the BET-FI index).

**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)**

• **Multicapital Invest**

The fund aims to create added value by identifying shares with high potential in the medium or long term, in sectors with positive development forecasts. At the same time, the Fund seeks to capitalize opportunities on short-term by actively managing the portfolio. The Fund focuses its resources on a limited number of companies. The Fund may not invest in financial instruments issued by SAI STAR ASSET MANAGEMENT SA. The fund will not invest in Total Return Swap instruments. The synthetic risk indicator places the fund in risk class 4.

• **BET – FI Index**

The Fund is listed on the Bucharest Stock Exchange and gives access to the yield of the BET-FI index. The Fund is based on the risk dispersion across the 5 financial investment companies (SIFs) and the shares of Fondul Proprietatea, traded on the BSE regulated market, by correlating the performances with those obtained by their index, BET-FI index. Certinvest BET-FI Index has a high degree of risk, determined by the exposure of over 90% on shares.

• **Star Value**

The fund invests in financial instruments such as: shares listed on a regulated market or ATS, listed or unlisted corporate bonds, credit instruments issued by listed or unlisted central and local public authorities, money market instruments, bank deposits, derivative financial instruments, securities of Collective Investment Undertakings, shares issued by closed-end companies and other financial instruments allowed by the FSA regulations, by observing the investment limits for each asset. The fund cannot invest in financial instruments issued by SAI STAR ASSET MANAGEMENT SA. The fund cannot make short sales. The fund will not invest in Total Return Swap instruments. The synthetic risk indicator places the fund in risk class 4.

• **Fondul Privat Comercial**

Fondul Privat Comercial is an alternative investment fund, which places the attracted resources in listed shares issued by financial companies, bonds, fund units and bank deposits. The objective of the fund is to increase the value of the invested capital and to obtain income. The Fund will not invest in: promissory notes and other money market instruments such as bills of exchange, structured products, derivative financial instruments, traded outside regulated markets, corporate bonds not admitted to trading on a regulated market, Swap instruments and SFT - securities financing transaction. The synthetic risk indicator places the fund in risk class 5.

• **Fondul deschis de investitii BT MAXIM**

BT Maxim is an equity fund which is addressed especially to dynamic investors, with a high risk profile, eager to capitalize on their own assets through the listed stock market. At the moment, the portfolio is focused on the energy and financial sectors, being oriented to pro-cyclical shares that will benefit from the current context of increased commodity prices as well as the increase in interest rates. The fund invests at least 85% in shares and the remaining 15% is invested in fixed income instruments. The synthetic risk indicator places the fund in risk class 6.

• **Fondul Deschis de Investitii Napoca**

FDI Napoca is an open-end investment fund with the fundamental objective of increasing the value of invested capital and which places a majority share of the resources attracted in shares listed on regulated markets in Romania. The Fund states that the investment objective can be achieved through an investment policy oriented in the medium and long term in listed shares, aiming to obtain profits as a result of the increase in the value of the investments made. The synthetic risk indicator places the fund in risk class 5.

• **Fondul Deschis de Investitii GlobUS BlueChips**

FDI GlobUS BlueChips is an open-end investment fund with an investment policy focused, on the medium and long term, in shares listed on regulated markets in the United States of America. It invests in shares issued by companies included in the main American indexes, characterised by a high stock exchange capitalisation, a high capacity of the management to obtain profit and a high return on capital invested. It is estimated that the fund will be classified as Risk Class 5 or 6.

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**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)**

• **Alternative Investment Fund Professional Globinvest**

The investment policy of the fund is focused on the medium and long term, in shares with high growth potential, discounted and/or interest-bearing debt securities such as government, municipal or corporate bonds, bank deposits, ownership securities issued by collective investment bodies. The fund will invest in financial instruments issued in Romania, preferably in the financial field.

**13. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME**

The structure of the financial assets at fair value through other comprehensive income, by asset type, is the following:

	<b>31 March 2022</b>	<b>31 December 2021</b>
Shares listed on Romanian markets, out of which:	745.841.015	692.790.998
- listed on Bucharest Stock Exchange (BSE) (i)	732.378.645	682.239.010
- listed on the alternative trading system of the BSE (AeRO)	13.462.370	10.551.988
Unlisted shares	18.415.114	18.605.335
Equity interests	494.500	-
<b>Total</b>	<b>764.750.629</b>	<b>711.396.334</b>

(i) Out of the shares listed on the Bucharest Stock Exchange, the following shares have been used as collateral for the loan contracted from Banca Transilvania:

- 3,180,380 shares issued by BRD-Groupe Societe Generale SA, with a market value of RON 56,292,726 (calculated based on the closing price published on the Bucharest Stock Exchange on the last working day of December 2021);
- 61,300,310 shares issued by OMV Petrom SA, with a market value of RON 30,588,855 (calculated based on the closing price published on the Bucharest Stock Exchange on the last working day of December 2021).

	<b>31 March 2022</b>	<b>31 December 2021</b>
<b>Carrying amount as at 1 January</b>	<b>711,396,334</b>	<b>569,320,156</b>
Net gains /losses on fair value, of which:		
- net gains/losses on mark-to-market during the year (Note 24)	(21,642,945)	136,970,387
Acquisitions	84,537,155	190,079,516
Sales	(9,539,915)	(184,973,725)
<b>Carrying value at the end of the period</b>	<b>764,750,629</b>	<b>711,396,334</b>

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**14. FINANCIAL ASSETS AT AMORTISED COST**

The Company applies the provisions of IFRS 9 regarding the expected credit losses, thus it classifies its receivables in Stage 1, Stage 2 and Stage 3. No exposures were identified that, although performing, recorded a significant deterioration of credit risk (Stage 2) that would require the presentation under Stage 2. For Stage 3 sundry debtors, for which the collection is uncertain, the Company has calculated the impairment allowances. By applying the estimations according to IFRS 9 in respect of Stage 1, the Company concluded that the expected loss allowance was not significant.

Sundry debtors mainly include amounts arising from final court sentences.

*Financial assets at amortised cost, not past due and not impaired (Stage 1) are presented as follows:*

	<b>31 March 2022</b>	<b>31 December 2021</b>
Dividends receivable	39,306,672	-
Share capital increases in progress	-	7,396,300
<b>Total</b>	<b>39,306,672</b>	<b>7,396,300</b>

*Financial assets at amortised cost, past due and impaired (Stage 3) are presented as follows:*

<b>31 March 2022</b>	<b>Receivables from group</b>	<b>Other receivables</b>	<b>Receivables on disposal of shares</b>	<b>Dividends receivable</b>
Gross carrying amount	210,538	392,332	1,575,024	142,652
Loss allowance	(210,538)	(145,326)	(1,575,024)	(131,398)
<b>Net value</b>	<b>-</b>	<b>247,006</b>	<b>-</b>	<b>11,254</b>

<b>31 December 2021</b>	<b>Receivables from group</b>	<b>Other receivables</b>	<b>Receivables on disposal of shares</b>	<b>Dividends receivable</b>
Gross carrying amount	210,538	272,818	1,575,024	302,122
Loss allowance	(210,538)	(145,326)	(1,575,024)	(131,398)
<b>Net value</b>	<b>-</b>	<b>127,492</b>	<b>-</b>	<b>170,724</b>

**15. OTHER ASSETS**

	<b>31 March 2022</b>	<b>31 December 2021</b>
Consumables and other inventories	7,282	5,471
Prepayments	850,608	339,410
Other assets	21,712,796	1,260,304
<b>Total</b>	<b>22,570,686</b>	<b>1,605,185</b>

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**16. PROPERTY, PLANT AND EQUIPMENT**

	Land and Buildings	Plant and equipment	Fixtures, fittings and furniture	Total
<b><i>Balance at 1 January 2022</i></b>				
<b>Gross value</b>	<b>12,624,294</b>	<b>769,117</b>	<b>227,980</b>	<b>13,621,391</b>
<b>Accumulated depreciation</b>	<b>(726,688)</b>	<b>(244,414)</b>	<b>(73,187)</b>	<b>(1,044,289)</b>
<b>Net carrying amount</b>	<b>11,897,606</b>	<b>524,703</b>	<b>154,793</b>	<b>12,577,102</b>
Acquisitions	-	27,292	55,775	83,067
Tangible assets in progress	62,780	-	-	62,780
Sales or scraps	-	44,984	6,412	51,396
Depreciation recorded during the year	-	-	-	-
Depreciation for the assets sold	(90,836)	(57,761)	(13,668)	(162,265)
<b><i>Balance at 31 March 2022</i></b>				
<b>Gross value</b>	<b>12,687,074</b>	<b>841,393</b>	<b>290,167</b>	<b>13,818,634</b>
<b>Accumulated depreciation</b>	<b>(817,524)</b>	<b>(302,175)</b>	<b>(86,855)</b>	<b>(1,206,554)</b>
<b>Net carrying amount</b>	<b>11,869,550</b>	<b>539,218</b>	<b>203,312</b>	<b>12,612,080</b>
<b><i>Balance at 1 January 2021</i></b>				
<b>Gross value</b>	<b>14,647,752</b>	<b>522,022</b>	<b>164,720</b>	<b>15,407,245</b>
<b>Accumulated depreciation</b>	<b>(426,916)</b>	<b>(139,333)</b>	<b>(35,246)</b>	<b>(601,495)</b>
<b>Net carrying amount</b>	<b>14,220,836</b>	<b>382,689</b>	<b>129,474</b>	<b>14,805,752</b>
Acquisitions	-	364,362	72,461	436,823
Tangible assets in progress	-	62,780	94,196	156,976
Sales or scraps	(3,743)	(117,267)	(9,202)	(130,212)
Advances for tangible assets	(2,066,451)	-	-	(2,066,451)
Transfer to investment property	(426,916)	(162,093)	(43,949)	(632,958)
Depreciation recorded during the year	1,872	57,012	6,008	64,891
Depreciation for the assets sold	125,272	-	-	125,272
Revaluation 2021	46,736	-	-	-
<b><i>Balance at 31 December 2021</i></b>				
<b>Gross value</b>	<b>12,624,294</b>	<b>831,897</b>	<b>322,176</b>	<b>13,778,367</b>
<b>Accumulated depreciation</b>	<b>(726,688)</b>	<b>(244,414)</b>	<b>(73,187)</b>	<b>(1,044,289)</b>
<b>Net carrying amount</b>	<b>11,897,606</b>	<b>587,483</b>	<b>248,988</b>	<b>12,734,077</b>

The Company has no restrictions on its property titles. There are no cases of tangible assets pledged. The Company does not record contractual obligations for the purchase of tangible assets. The latest revaluation of the land and buildings owned by the Company was performed on December 31, 2019 and the differences from the revaluation were recorded in other comprehensive income.

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**16. INTANGIBLE ASSETS**

	Licenses	Other intangible assets	Total
<b><i>Balance at 1 January 2022</i></b>			
<b>Gross value</b>	<b>478,142</b>	<b>787,053</b>	<b>1,265,195</b>
<b>Accumulated amortisation</b>	<b>(369,851)</b>	<b>(787,053)</b>	<b>(1,156,904)</b>
<b>Net carrying amount</b>	<b>108,291</b>	<b>-</b>	<b>108,291</b>
Acquisitions	54,895	-	54,895
Advances for intangible assets	11,732	-	11,732
Sales or scraps	-	-	-
Amortisation recorded during the year	(15,257)	-	(15,257)
Amortisation for the assets sold	-	-	-
<b><i>Balance at 31 March 2022</i></b>			
<b>Gross value</b>	<b>544,769</b>	<b>787,053</b>	<b>1,331,822</b>
<b>Accumulated amortisation</b>	<b>(385,108)</b>	<b>(787,053)</b>	<b>(1,172,161)</b>
<b>Net carrying amount</b>	<b>159,661</b>	<b>-</b>	<b>159,661</b>
<b><i>Balance at 1 January 2021</i></b>			
<b>Gross value</b>	<b>432,615</b>	<b>787,053</b>	<b>1,219,668</b>
<b>Accumulated amortisation</b>	<b>(350,413)</b>	<b>(779,268)</b>	<b>(1,129,682)</b>
<b>Net carrying amount</b>	<b>82,202</b>	<b>7,784</b>	<b>89,986</b>
Acquisitions	74,732	-	74,732
Advances for intangible assets	11,732	-	11,732
Sales or scraps	(29,205)	-	(29,205)
Amortisation recorded during the year	(48,642)	(7,784)	(56,427)
Amortisation for the assets sold	29,205	-	29,205
<b>Gross value</b>	<b>489,875</b>	<b>787,053</b>	<b>1,276,928</b>
<b>Accumulated amortisation</b>	<b>(369,851)</b>	<b>(787,053)</b>	<b>(1,156,904)</b>
<b>Net carrying amount</b>	<b>120,024</b>	<b>-</b>	<b>120,024</b>

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**17. ASSETS REPRESENTING INVESTMENT PROPERTY**

In December, the Company leased an office space in Bucharest. In accordance with IAS 16, the asset was revalued and transferred from Property, plant and equipment to Investment property. The Valuation report was prepared by REVALTEX SRL – ANEVAR member, which resulted in an increase of the revaluation reserve by RON 46,736.

Assets representing investment property:

**Balance at 1 January 2022**

<b>Gross value</b>	<b>2,066,451</b>
<b>Accumulated depreciation</b>	<b>-</b>
<b>Net carrying amount</b>	<b>2,066,451</b>
Acquisitions	-
Depreciation recorded during the year	-
<b>Balance at 31 March 2022</b>	<b>2,066,451</b>
<b>Gross value</b>	
<b>Accumulated depreciation</b>	<b>-</b>
<b>Net carrying amount</b>	<b>2,066,451</b>

**18. RIGHT-OF-USE ASSETS**

The Company holds lease agreements mainly for vehicles and has rented an office space in Bucharest.

Right-of-use assets under leases:

**Balance at 1 January 2022**

<b>Gross value</b>	<b>1,878,067</b>
<b>Accumulated amortization</b>	<b>(268,604)</b>
<b>Net carrying amount</b>	<b>1,609,463</b>
Purchases	-
Amortization during the year	<b>(78,939)</b>
<b>Balance at 31 March 2022</b>	
<b>Gross value</b>	<b>1,878,067</b>
<b>Accumulated amortization</b>	<b>(347,543)</b>
<b>Net carrying amount</b>	<b>1,530,524</b>

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**18. RIGHT-OF-USE ASSETS (continued)**

*Balance at 1 January 2021*

Gross value	<u>825,014</u>
Accumulated amortization	<u>(19,716)</u>
Net carrying amount	<u>805,298</u>
Purchases	1,053,054
Amortization during the year	(248,888)

*Balance at 31 December 2021*

Gross value	<u>1,878,067</u>
Accumulated amortization	<u>(268,604)</u>
Net carrying amount	<u>1,609,463</u>

Lease liabilities:

<i>Balance at 1 January 2022</i>	<u>1,761,619</u>
Debt recognition	<u>1,761,619</u>
Debts paid	(67,998)
Exchange rate differences expense	37,900
<i>Balance at 31 March 2022</i>	<u>1,731,521</u>
Due in less than one year	<u>194,635</u>
Due in more than one year	<u>1,536,886</u>

Year	<u>31 March 2022</u>
Year 1	194,635
Year 2	262,421
Year 3	257,796
Year 4	378,420
Year 5	112,632
Year 6	112,632
Year 7	112,632
Year 8	112,632
Year 9	112,632
Year 10	<u>75,155</u>
<b>Total debt</b>	<u><b>1,731,520</b></u>

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**18. RIGHT-OF-USE ASSETS (continued)**

<i>Balance at 1 January 2021</i>	<u>718,324</u>
<b>Debt recognition</b>	<u>718,324</u>
Increase	1,126,321
Debts paid	(185,108)
Exchange rate differences expense	<u>102,082</u>
<b>Balance at 31 December 2021</b>	<u>1,761,619</u>
<b>Due in less than one year</b>	<u>224,733</u>
<b>Due in more than one year</b>	<u>1,536,886</u>
<b>Year</b>	<u>31 December 2021</u>
Year 1	224,733
Year 2	262,421
Year 3	257,796
Year 4	378,420
Year 5	112,632
Year 6	112,632
Year 7	112,632
Year 8	112,632
Year 9	112,632
Year 10	<u>75,155</u>
<b>Total debt</b>	<u>1,761,619</u>

**19. FINANCIAL LIABILITIES**

<b>Description</b>	<u>31 March 2022</u>	<u>31 December 2021</u>
Dividend payables (i)	33,849,325	34,117,386
Trade payables	1,729,149	6,704,598
Collections made in advance from third parties	20	20
Liabilities with related parties	<u>1,106</u>	<u>56,901</u>
<b>Total</b>	<u>35,579,600</u>	<u>40,878,905</u>

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**20. LOANS FROM BANKS**

Description	<b>31 March 2022</b>	<b>31 December 2021</b>
Loans from banks	56,338,672	-
<b>Balance at 31 March</b>	<b>56,338,672</b>	<b>-</b>

In October 2021, the Company contracted from Banca Transilvania a revolving loan worth RON 57,000,000, for a one-year period, due on 14.10.2022, with an annual interest rate of ROBOR 1M + 0.95%, intended for the acquisition of financial instruments and financing the current activity of the company.

The loan has the same guarantee structure (150% coverage):

- Movable mortgage over the current accounts opened by the Company at Banca Transilvania, with registration in the National Register of Mobile Advertising ("RNPM");
- Movable mortgage over 3,180,380 shares issued by BRD-Groupe Societe Generale SA held by the Company, blocked at the Central Depository and registered in RNPM;
- Movable mortgage over 61,300,310 shares issued by OMV Petrom SA held by the Company, blocked at the Central Depository and registered in RNPM.

In December 2021, the Company signed a revolving loan agreement worth RON 90,000,000 with Banca Comercială Română, for a period of one year, due on 22.12.2022, with an annual interest rate of ROBOR 3M + 1.00%, intended for purchases of shares in listed companies.

The loan has the following guarantee structure (200% coverage):

- Movable mortgage over the current accounts opened by the Company at Banca Comercială Română, with registration in the National Register for Movable Property Publicity ("RNPM");
- Movable mortgage over 4,000,000 shares issued by BRD-Groupe Societe Generale SA held by the Company, blocked at the Central Depository and registered in RNPM;
- Movable mortgage over 48,000,000 shares issued by Banca Transilvania SA held by the Company, blocked at the Central Depository and registered in RNPM.

The Company did not encounter difficulties in ensuring the degree of coverage from the movable mortgages set (BRD-Groupe Societe Generale SA, OMV Petrom SA, Banca Transilvania), thus complying with the special clauses imposed according to the concluded loan agreements.

At 31 March 2022, the total amount accessed by the Company is RON 56,338,672.

**21. OTHER LIABILITIES**

	<b>31 March 2022</b>	<b>31 December 2021</b>
Salaries liabilities	4,644,812	4,603,255
Taxes payable	165,250	88,822
Social contributions owed to the state budget	369,019	373,353
<b>Total</b>	<b>5,179,081</b>	<b>5,065,430</b>

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**22. SHARE CAPITAL**

The Company's share capital as at 31 March 2022 is RON 216,244,380, out of which RON 216,244,380 represents the subscribed and paid-in share capital (registered with the Trade Register).

The subscribed and paid-in share capital is divided into 2,162,443,797 shares. The shares issued by the Company are common, registered, indivisible, of equal value and dematerialized, issued at nominal value of RON 0.10 per share.

	<b>31 March 2022</b>	<b>31 December 2021</b>
Share capital registered with the Trade Register	216,244,380	216,244,380
<b>Share capital according to IFRS</b>	<b>216,244,380</b>	<b>216,244,380</b>

**Shareholding structure as at 31 March 2022**

<b>Shareholders</b>	<b>Number of shareholders</b>	<b>No. of shares held</b>	<b>Percentage out of total shares (%)</b>
<b>Resident shareholders</b>	6,960,075	2,106,485,714	97.41
natural persons	6,959,851	1,070,041,569	49.48
legal persons	224	1,036,444,145	47.93
<b>Non-resident shareholders</b>	2,441	55,958,083	2.59
natural persons	2,418	12,804,339	0.59
legal persons	23	43,153,744	2.00
<b>TOTAL</b>	<b>6,962,516</b>	<b>2,162,443,797</b>	<b>100.00</b>
natural persons	6,962,269	1,082,845,908	50.07
legal persons	247	1,079,597,889	49.93

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**23. FAIR VALUE REVALUATION RESERVE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME**

The reserve from the fair value revaluation of financial assets measured at fair value through other comprehensive income is net of tax.

	<b>31 March 2022</b>	<b>31 December 2021</b>
Gross fair value revaluation reserve of financial assets at fair value through other comprehensive income	275,323,718	304,291,047
Deferred tax liabilities (Note 10)	(45,683,105)	(49,806,425)
<b>Net reserve</b>	<b>229,640,613</b>	<b>254,484,622</b>

This Note shows the changes in the fair value revaluation reserve of financial assets measured at fair value through other comprehensive income.

	<b>Revaluation reserves of financial assets measured at fair value through other comprehensive income</b>		
	<b>Gross</b>	<b>Deferred tax</b>	<b>Total net</b>
<b>Balance at 1 January 2022</b>	<b>304,291,047</b>	<b>(49,806,425)</b>	<b>254,484,622</b>
Loss on changes in fair value from mark-to-market	(21,625,987)	2,934,461	(18,691,526)
Transfer of reserve to retained earnings upon sale of financial assets at fair value through other comprehensive income	(7,341,342)	1,188,859	(6,152,483)
<b>Balance at 31 March 2022</b>	<b>275,323,718</b>	<b>(45,683,105)</b>	<b>229,640,613</b>

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**24. REVALUATION RESERVE FOR PROPERTY, PLANT AND EQUIPMENT**

The last revaluation of the Company's tangible assets was performed at 31 December 2019 by REVALTEX SRL (independent valuator – ANEVAR member), which resulted in an increase of the revaluation reserve by RON 806,882, namely by 5.70%.

The revaluation reserves cannot be distributed to shareholders as dividends.

	Gross	Deferred tax	Total net
<b>Balance at 1 January 2021</b>	<b>11,877,456</b>	<b>113,583</b>	<b>11,991,039</b>
Transfer of the reserve to retained earnings	(253,473)	-	(253,473)
Revaluation differences	-	69,910	69,910
Revaluation reserve	172,008	-	172,008
<b>Balance at 31 December 2021</b>	<b>11,795,991</b>	<b>183,493</b>	<b>11,979,484</b>
<b>Balance at 1 January 2022</b>	<b>11,795,991</b>	<b>183,493</b>	<b>11,979,484</b>
Transfer of the reserve to retained earnings	-	-	-
Revaluation reserve	-	-	-
<b>Balance at 31 March 2022</b>	<b>11,795,991</b>	<b>183,493</b>	<b>11,979,484</b>

**25. OTHER RESERVES**

Other reserves have been created as a result of the profit allocation.

	31 March 2022	31 December 2021
Legal reserve (i)	43,248,876	43,248,876
Reserves from previous years' profits	644,153,539	644,153,539
Other reserves (ii)	3,912,094	3,912,094
<b>Total</b>	<b>691,314,508</b>	<b>691,314,508</b>

- (i) The statutory legal reserves represent the accumulated transfers from the retained earnings made according to the national legislation. These reserves cannot be distributed to the shareholders. The national legislation provides that at least 5% of the Company's profit must be transferred to legal reserves until this reserve reaches up to 20% of the Company's share capital.
- (ii) Tax facilities generated by favourable exchange rate differences.

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**26. OWN SHARES**

During 15.12.2021 – 29.12.2021, the Company carried out an own share buy-back program through a tender offer, in accordance with the EGMS Resolution of 04.12.2020: buy-back of a maximum number of 10,443,797 shares, with a nominal value of RON 0.10/share representing maximum 0.48296% of the share capital, for a maximum price of RON 0.46/share.

The buy-back program was carried out through BT Capital Partners SA, with the following results:

- number of shares bought back: 10,443,797 (0.4829% of the share capital)
- price: RON 0.4330/share
- total value of shares bought back: RON 4,522,164.10.

	<b>31 March 2022</b>	<b>31 December 2021</b>
Own shares bought back	(4,522,164)	(4,522,164)
<b>Total</b>	<b>(4,522,164)</b>	<b>(4,522,164)</b>

**27. BENEFITS GRANTED TO THE SUPERVISORY BOARD MEMBERS, EXECUTIVE BOARD MEMBERS AND COMPANY PERSONNEL**

The benefits granted to the Supervisory Board members, Executive Board members and the company personnel in the form of equity instruments represent the value of benefits related to their participation to the benefit plan within Stock Option Plan programs, component of the variable remuneration granted in the form of shares.

The Company has an ongoing benefit plan amounting to RON 4,250,000 (value recognized in equity) for which it has carried out a buy-back program for its own shares through a tender offer (in accordance with the EGMS Resolution of 04.12.2020) for a number of 10,443,797 shares, intended to be distributed within the SOP.

No payments in the form of shares have been made until 31 March 2022.

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**28. TRANSACTIONS WITH RELATED PARTIES**

Entities or persons are generally deemed as related parties if the parties are under common control, or one party has the ability to control the other party or can exercise a significant influence over the other party in making financial or operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

The transactions with related parties, recorded as at 31 March 2022, compared to 31 March 2021, are as follows:

<b>Expenses with subsidiaries</b>	<b>Transaction type</b>	<b>31 March 2022</b>	<b>31 March 2021</b>
International Trade Center& Logistic	Renting services	5,712	5,712
Aro Palace S.A.	Hotel services	47,858	2,026
Cristiana S.A.	Rent, utilities	80,351	23,798
<b>Total</b>		<b>133,921</b>	<b>31,536</b>
<b>Expenses with associates</b>	<b>Transaction type</b>	<b>31 March 2022</b>	<b>31 March 2021</b>
Turism Lotus Felix S.A.	Hotel services	604	-
Transilvania Hotels &Travel	Hotel services	333	-
<b>Total</b>		<b>937</b>	<b>-</b>

Expenses with subsidiaries and associates are included in “Other operating expenses” in the Statement of profit or loss and other comprehensive income.

**Key management**

The paid or payable fixed remuneration is as follows:

	<b>31 March 2022</b>	<b>31 March 2021</b>
Supervisory Board	648,450	478,932
Executive Board	512,610	733,296
<b>Total</b>	<b>1,161,060</b>	<b>1,212,228</b>

The Company did not grant loans or advances (except advances for salaries and/or transport) to the members of the Supervisory Board and the Executive Board, therefore, at 31 March 2022 no such obligations were registered.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
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**29. PRESENTATION OF THE FINANCIAL INSTRUMENTS BY MEASUREMENT CATEGORIES**

For the purposes of measurement, IFRS 9 “Financial Instruments” classifies financial assets into the following categories: (a) financial assets measured at amortised cost; (b) financial assets measured at fair value through other comprehensive income; (c) financial assets at fair value through profit or loss and (d) financial liabilities at amortised cost or at fair value. The following table provides a reconciliation of financial assets and liabilities with these measurement categories as at 31 March 2022:

	Financial assets measured at amortised cost	Financial assets measured at fair value through other comprehensive income	Financial assets at fair value through profit or loss	Financial liabilities measured at amortised cost	Total
Cash and cash equivalents	3,252,249	-	-	-	3,252,249
Financial assets measured at fair value through other comprehensive income	-	764,750,629			764,750,629
Financial assets at fair value through profit or loss	-	-	715,711,268	-	715,711,268
Other financial assets at amortised cost	39,564,932	-	-	-	39,564,932
<b>Total financial assets</b>	<b>42,817,181</b>	<b>764,750,629</b>	<b>715,711,268</b>	<b>-</b>	<b>1,523,279,078</b>
Financial liabilities (at amortised cost)	-	-	-	35,579,600	35,579,600
<b>Total financial liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35,579,600</b>	<b>35,579,600</b>

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**29. PRESENTATION OF THE FINANCIAL INSTRUMENTS BY MEASUREMENT CATEGORIES (CONTINUED)**

The following table provides a reconciliation of financial assets and liabilities with these measurement categories as at 31 December 2021:

	Financial assets measured at amortised cost	Financial assets measured at fair value through other comprehensive income	Financial assets at fair value through profit or loss	Financial liabilities measured at amortised cost	Total
Cash and cash equivalents	47,862,487	-	-	-	47,862,487
Financial assets measured at fair value through other comprehensive income	-	711,396,334	-	-	711,396,334
Financial assets at fair value through profit or loss	-	-	706,841,088	-	706,841,055
Other financial assets at amortised cost	7,694,516	-	-	-	7,694,516
<b>Total financial assets</b>	<b>55,557,003</b>	<b>711,396,334</b>	<b>706,841,055</b>	<b>-</b>	<b>1,473,794,392</b>
Financial liabilities (at amortised cost)	-	-	-	40,878,905	40,878,905
<b>Total financial liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>40,878,905</b>	<b>40,878,905</b>

### **30. FINANCIAL ASSETS AND LIABILITIES FAIR VALUE**

#### **30.1 Hierarchy analysis of the fair value of financial instruments measured at fair value**

According to IFRS 13, according to the input used in the valuation model, the fair value levels are defined as follows:

- Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
- Level 3 inputs: unobservable inputs for the asset or liability.

To estimate the fair value that uses Level 1 inputs, the Company relates to the closing /reference prices on the domestic and/or foreign regulated trading systems.

According to the International Financial Reporting Standards, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The materiality level of the inputs in the estimation of fair value as a whole is established by using professional judgment, taking into account specific factors, due to the complexity of the valuation of such investments and to the fact that changes in fair value are reflected in the financial statements.

The fair value of the financial instruments held by Transilvania Investments is estimated according to the Company's policy, procedure and methodology regarding the assets valuation for financial reporting purposes. During Q1 2022, through the Current report no. 1488/28.02.2022, sent to the Bucharest Stock Exchange and the Financial Supervisory Authority, Transilvania Investments reported on the annual review of the valuation policy and procedures approved and implemented at the company level, the review process consisting in an additional detailing of the existing internal regulations with provisions regarding new subtypes of financial assets as potential investments.

Given its organisational structure and the internal regulations of Transilvania Investments, for some holdings that are classified as Level 3 on the fair value hierarchy, the valuation activity is based on specific services provided by a contractual partner, in compliance with the provisions of specific legislation and Valuation Standards applicable at the reference date of the report (valuation date).

The Company has included the following financial instruments in the category of financial instruments whose estimated fair value uses Level 3 inputs in the fair value hierarchy:

- (i) Financial assets at fair value through other comprehensive income, consisting of shares, equity interests, preference rights (participations in the share capital of issuers of less than 20% classified in this category);
- (ii) Financial assets at fair value through profit and loss, consisting of:
  1. shares (participations in the share capital of issuers of more than 20% and less than 20% classified in this category);
  2. bonds, and
  3. fund units.

**30. FINANCIAL ASSETS AND LIABILITIES FAIR VALUE (CONTINUED)**

**30.1. Hierarchy analysis of the fair value of financial instruments measured at fair value (continued)**

The methodology for estimating the fair value takes into account the structure of the portfolio of financial instruments managed by Transilvania Investments, as well as the specifics of the investments held. The data and information used in the process of estimating the fair value will be based on reliable and relevant sources or database, information that is relevant at the reference date. The data and information will be obtained from independent sources, if possible and appropriate. The models used in the process of estimating the fair value depend on the quality, quantity and reliability of available data and information as well as on the professional judgment.

For the *shares* whose estimated fair value uses Level 3 inputs, the following approaches have been considered:

- Market approach - comparison with similar companies' equity transactions;
- Income approach - discounted cash flow method, discounted dividends method and dividend capitalisation method;
- Asset approach - adjusted net asset method.

The process of estimating fair values refers to a volatile economic environment, influenced by phenomena whose effects, duration or evolution can be difficult to define and anticipate (eg Covid-19 pandemic, energy prices, conflicts, etc.). The high volatility of some specific influencing factors can lead to changes in existing conditions, in a relatively short period of time, and the impact on economic conditions, financial markets or at company level could lead to variations in the initially estimated values. An important element that determines the consistency and relevance of some data and information used in the valuation process is the availability and the level of complexity of the financial reports of the companies in the managed portfolio.

The *equity interests* held in a limited liability company are recorded in the financial-accounting records of Transilvania Investments at the acquisition value, which is maintained for a limited period of time, until the fair value is estimated based on a valuation report.

For *bonds* whose estimated fair value uses Level 3 inputs, the "default" stage of the respective issued bonds is taken into account, determined by the exceeding of the terms provided in the issue prospectuses for the payment of the principal and the coupons. According to the fund's rules and the methodology for valuing financial assets in this category, they are recorded at nil value.

For *unit funds* whose estimated fair value uses Level 3 inputs, the unitary net asset value, as published or communicated by the fund manager for the reference date, was considered.

At the level of the entire portfolio of financial instruments held by Transilvania Investments, at 31 March 2022 the value of the financial assets measured at fair value through profit and loss amounts to RON 715.7 million, of which 40.8% represents the value of financial instruments classified on level 1 in the fair value hierarchy.

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**30. FINANCIAL ASSETS AND LIABILITIES FAIR VALUES (CONTINUED)**

**30.1. Hierarchy analysis of the fair value of financial instruments measured at fair value (continued)**

As at 31 March 2022, the Company had financial assets measured at fair value classified on Level 1 and Level 3 in the fair value hierarchy, as follows:

<b>FINANCIAL ASSETS</b>	<b>Level 1</b>	<b>Level 3</b>	<b>Total</b>
<b>Financial assets at fair value through other comprehensive income, out of which:</b>	<b>737,848,338</b>	<b>26,902,291</b>	<b>764,750,629</b>
<i>Shares, preference rights</i>	737,848,338	26,407,791	764,256,129
<i>Equity interests</i>	-	494,500	494,500
<b>Financial assets at fair value through profit or loss, out of which:</b>	<b>291,896,792</b>	<b>423,814,476</b>	<b>715,711,268</b>
<i>Shares</i>	291,896,792	391,458,303	683,355,095
<i>Fund units</i>	-	32,356,173	32,356,173
<i>Corporate bonds</i>	-	-	-
<b>Total financial assets</b>	<b>1,029,745,130</b>	<b>450,716,767</b>	<b>1,480,461,897</b>
<b>NON-FINANCIAL ASSETS</b>			
Property, plant and equipment	-	12,612,080	12,612,080
<b>Total assets measured at fair value</b>	<b>1,029,745,130</b>	<b>463,328,847</b>	<b>1,493,073,977</b>

As at 31 March 2021, the Company had financial assets measured at fair value classified on Level 1 and Level 3 in the fair value hierarchy, as follows:

<b>FINANCIAL ASSETS</b>	<b>Level 1</b>	<b>Level 3</b>	<b>Total</b>
<b>Financial assets at fair value through other comprehensive income, out of which:</b>	<b>613,304,267</b>	<b>26,709,637</b>	<b>640,013,904</b>
<i>Shares</i>	613,304,267	26,709,637	640,013,904
<b>Financial assets at fair value through profit or loss, out of which:</b>	<b>234,732,081</b>	<b>410,107,784</b>	<b>644,839,865</b>
<i>Shares</i>	234,732,081	373,068,588	607,800,669
<i>Fund units</i>	-	37,039,196	37,039,196
<i>Corporate bonds</i>	-	-	-
<b>Total financial assets</b>	<b>848,036,348</b>	<b>436,817,421</b>	<b>1,284,853,769</b>
<b>NON-FINANCIAL ASSETS</b>			
Property, plant and equipment	-	14,623,482	14,623,482
<b>Total assets measured at fair value</b>	<b>848,036,348</b>	<b>451,440,903</b>	<b>1,299,477,251</b>

During Q1 2022, transfers between level 3 and level 1 of the fair value hierarchy took place in the case of shareholdings in issuers recently listed on the multilateral trading system of the Bucharest Stock Exchange, under AeRO Premium category (Arobs Transilvania Software S.A., Gocab Software S.A.).

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**30. FINANCIAL ASSETS AND LIABILITIES FAIR VALUES (CONTINUED)**

**30.1. Hierarchy analysis of the fair value of financial instruments measured at fair value (continued)**

The Company estimated the fair value of its investments in companies undergoing bankruptcy, insolvency or reorganisation procedures as zero, in accordance with the F.S.A. Regulation 9/2014 and the Company's internal procedures.

During Q1 2022, the following movements between Level 3 assets took place:

	Shares	Equity interest	Bonds	Fund units	Total
<b>Balance at 1 January 2022</b>	<b>426,739,766</b>	-	-	<b>39,629,756</b>	<b>466,369,522</b>
Acquisitions performed during the year	999,760	494,500	-	10,349,999	11,844,259
Sales during the year	(14,864,296)	-	-	(15,597,284)	(30,461,580)
Bonds upon maturity	-	-	-	-	-
Transfers to level 3	(1,982,565)	-	-	-	(1,982,565)
<b>Gain / (loss) recognised in:</b>					
Net gain / (loss) from financial assets at fair value through other comprehensive income	644,728	-	-	-	644,728
Net gain / (loss) from financial assets at fair value through profit or loss	6,328,701	-	-	(2,026,298)	4,302,403
- realized gain/(loss)	6,502,476	-	-	-	6,502,476
- unrealized gain/(loss)	(173,775)	-	-	(2,026,298)	(2,200,073)
<b>Balance at 31 March 2022</b>	<b>417,866,094</b>	<b>494,500</b>	-	<b>32,356,173</b>	<b>450,716,767</b>

During the reporting period, both acquisitions of fund units (BT MAXIM, FIAIR PRIVATE COMMERCIAL FUND) and sales of fund units (FII STAR VALUE and FII MULTICAPITAL INVEST), as well as participations in share capital increases (KOGNITIVE MANUFACTURING TECH S.R.L, HOLDINGROCK1 SA) took place.

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**30. FINANCIAL ASSETS AND LIABILITIES FAIR VALUES (CONTINUED)**

**30.1. Hierarchy analysis of the fair value of financial instruments measured at fair value (continued)**

During Q1 2021, the following movements between Level 3 assets took place:

	Shares	Bonds	Fund units	Total
<b>Balance at 1 January 2021</b>	<b>399,763,381</b>	-	<b>29,775,513</b>	<b>429,538,894</b>
Acquisitions performed during the year	-	-	5,000,001	5,000,001
Sales during the year	(35,644)	-	-	(35,644)
Bonds upon maturity	-	-	-	-
Transfers to/from level 3	-	-	-	-
<b>Gain / (loss) recognised in:</b>				
Net gain / (loss) from financial assets at fair value through other comprehensive income	13,392	-	-	13,392
Net gain / (loss) from financial assets at fair value through profit or loss	37,096	-	2,263,682	2,300,778
- realized loss	-	-	-	-
- unrealized gain/(loss)	37,096	-	2,263,682	2,300,778
<b>Balance at 31 March 2021</b>	<b>399,778,225</b>	-	<b>37,039,196</b>	<b>436,817,421</b>

**30.2. Financial assets and liabilities not measured at fair value**

The following table summarizes the fair values of those financial assets and liabilities that are not measured at fair value in the Statement of financial position of the Company. Purchase prices are used to estimate the fair values of assets and sales prices are applied for liabilities.

Assets and liabilities for which fair value is presented as at 31 March 2022:

	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
Cash and cash equivalents (i)	6,864	3,245,385	-	3,252,249
Financial assets at amortised cost	-	-	39,564,932	39,564,932
<b>Total financial assets</b>	<b>6,864</b>	<b>3,245,385</b>	<b>39,564,932</b>	<b>42,817,181</b>
<b>Financial liabilities</b>				
Financial liabilities at amortised cost	-	-	35,579,600	35,579,600
Loans from banks	-	-	56,338,672	56,338,672
<b>Total financial liabilities</b>	<b>-</b>	<b>-</b>	<b>91,918,272</b>	<b>91,918,272</b>

As the credit lines contracted with Banca Transilvania and Banca Comercială Română are short-term credit lines, the Company considered that their carrying amount was similar to their fair value.

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**30. FINANCIAL ASSETS AND LIABILITIES FAIR VALUES (CONTINUED)**

**30.2. Financial assets and liabilities not measured at fair value (continued)**

Assets and liabilities for which fair value is presented as at 31 March 2021:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
<b>Financial assets</b>				
Cash and cash equivalents (i)	6,567	79,330,221	-	79,336,788
Financial assets at amortised cost	-	-	1,464,380	1,464,380
<b>Total financial assets</b>	<b>6,567</b>	<b>79,330,221</b>	<b>1,464,380</b>	<b>80,801,168</b>
<b>Financial liabilities</b>				
Financial liabilities at amortised cost			42,870,445	42,870,445
Loans from banks	-	-	39,767,480	39,767,480
<b>Total financial liabilities</b>	<b>-</b>	<b>-</b>	<b>82,837,925</b>	<b>82,837,925</b>

(i) *Cash and cash equivalents*

Cash and cash equivalents include petty cash and current bank account or bank deposits with maturity less than 3 months. The fair value of the short-term deposits is equal to their accounting value.

**31. FINANCIAL RISK MANAGEMENT**

The risk management activity is carried out within the Company's organizational structure and it focuses on both general and specific risks, as set forth in Law no. 297/2004, Law no. 74/2015 and NSC Regulation no. 15/2004, as amended and supplemented, and Law no. 243/2019 regulating alternative investment funds and amending and supplementing acts of legislation.

The identification and measurement of the financial risks, as well as the measurement of the risk management ratios are carried out in compliance with the EU Directive 2011/61 regarding the alternative investment fund managers (DAFIA), EU Regulation no. 231/2013, Directive no. 2013/36 / EU on capital adequacy and EU Regulation no. 575/2013 regarding the prudential requirements for credit institutions and investment companies. The approach used by the Company in respect to the management of the financial and operational risks complies with the provisions of the EU Directive 2011/61 regarding the alternative investment fund managers, the references in DAFIA to Directive 2013/36/EU and the requirements regarding the risk management provided for by the EU Regulation no. 231/2013.

The most important types of financial risks to which the Company is exposed are credit risk, liquidity risk and market risk. Market risk includes currency risk, interest rate risk and equity price risk. This note provides information regarding the Company's exposure to every risk mentioned above, the objectives and policies of the Company and evaluation and risk management processes.

**31.1 Credit risk**

Credit risk is the risk of financial loss of the Company if a customer or counterparty of a financial instrument fails to meet its contractual obligations. Issuer risk represents the risk of losing the value of a financial instrument in a portfolio, as a result of the deterioration of its economic-financial situation, which can be determined by the business conditions or the general situation of the economy.

The Company is exposed to counterparty credit risk on cash and cash equivalents and other financial assets.

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**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.1 Credit risk (continued)**

The credit risk related to investment activities is managed in compliance with the principles of prudential diversification of the portfolio. This risk is controlled both through the manner of selecting the partners - by monitoring their activities and through monitoring the exposure limits.

Given that through its activity, the Company has long-term exposure in relation to its holdings in financial and non-financial entities, the Company's management is permanently reviewing the credit risk the Company is exposed to by maintaining it at a prudent and manageable level. Thus, the Company's management uses, from case to case, depending on the debtor/entity characteristics, appropriate instruments to reduce the credit risk and, at the same time, permanently monitors the debtor's financial evolution. As of today, the Company has not used credit derivative financial instruments in order to reduce the credit risk related to exposure to any debtor.

The maximum exposure to credit risk for current accounts and deposits with banks is:

	Rating 31 March 2022 Short/ long-term	31 March 2022	Rating 31 December 2021 Short/ long-term	31 December 2021
<b>Cash and cash equivalents:</b>				
BRD	F2/BBB+	1,215,107	F2/BBB+	29,863,197
ING Bank	A1/A+	425,175	A1/A+	1,442,411
Banca Transilvania	B/BB+	1,345,081	B/BB+	1,026,491
Banca Comercială Română	F2/BBB+	225,807	F2/BBB+	5,266,598
OTP Bank	BBB	29,459	BBB	5,209,864
UniCredit Bank	BBB	550	BBB	728
Banca Romaneasca	-	360	-	98
Banca Credit Agricole	A+	3,846	A+	5,050,227
<b>Total</b>		<b>3,245,385</b>		<b>47,859,614</b>

The above assets are not impaired nor overdue, being included in Stage 1.

Credit risk is also diversified by placing cash with several banks. At the same time, the current accounts and deposits are held at Romanian banks, these institutions having a satisfactory rating. Under these conditions, the current accounts and bank deposits of the Company have a low credit risk because they are held at renowned banking institutions.

	31 March 2022	31 March 2021
Financial assets at amortised cost	39,564,932	1,464,380
<b>Total</b>	<b>39,564,932</b>	<b>1,464,380</b>

### **31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

#### **31.2 Market risk and position risk**

Market risk is the present or future risk of recording losses related to balance sheet and off-balance sheet items due to adverse movements in market caused by changes in share prices and fluctuation of interest rates, exchange rates or price of goods. The Company's management sets the limits of the risk value that may be accepted, which are monitored on a regular basis. However, the use of this approach does not prevent losses outside of these limits in the event of more significant market movements.

Position risk is associated with the portfolio of financial instruments listed on a regulated market, measured at fair value and which uses Level 1 input, held by the Company with intention to benefit from favourable evolution of prices of the financial assets or from potential dividends/coupons granted by entities. The Company is exposed to both the general and specific position risk, due to short term investments made in bonds, shares and fund units.

The Company's Management permanently seeks to minimize the potential adverse effects associated to this financial risk, through an active policy of prudent diversifying the investment portfolio and by using one or more technics of diminishing the risk, depending on the dynamics of the trading venues or on the evolution of the market prices of the financial instruments held by the Company.

#### **31.3 Concentration risk**

Concentration risk concerns all financial assets held by the Company, regardless the holding period and, through diminishing this risk, the Company seeks to avoid large exposure against the same debtor/issuer or sector.

The Company's policy on exposure diversifying is applied to the portfolio structure, the business model, as well as to the structure of financial risks exposures.

Thus, this diversifying policy implies: diversifying the portfolio by avoiding excessive exposures against the same debtor/issuer, diversifying the structure of financial risks by avoid excessive exposure against a specific type of financial risk.

In order to meet these objectives, the Company carries out an extensive process for portfolio restructuring and business policies re-modelling. As at 31 March 2022, the Company's portfolio recorded significant concentrations on *Banks* sector, as the main income-generating sector and on *Travel and leisure* sector, due to the historical holdings of Transilvania Investments.

Some of these significant exposures are included in portfolio restructuring programmes, consisting in sales on the market and reduction of their weight in total portfolio by increasing the weight of other sectors in the overall portfolio.

#### **31.4 Currency risk**

The Company is slightly exposed to exchange rate fluctuations, primarily in the case of shares acquired from foreign markets, foreign currency current accounts, receivables and liabilities in other currencies, as well as receivables and liabilities in RON, but which according to contracts are consolidated in relation to other currencies, usually EUR and/or USD.

The Company did not use and does not use at this time derivative financial instruments to protect itself from exchange rate fluctuations against other currencies.

By computing and monitoring the foreign currency net position and the foreign currency rate volatility, the Company aims to maintain a balance between foreign currency assets and liabilities against total assets and liabilities of the Company.

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**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.4 Currency risk (continued)**

The financial assets and liabilities held in RON and in foreign currencies at 31 March 2022 can be analysed as follows:

	<b>RON</b>	<b>EUR</b>	<b>GBP</b>	<b>USD</b>	<b>Total</b>
<b>Financial assets</b>					
Cash and cash equivalents	2,903,745	217,203	563	130,738	3,252,249
Financial assets at fair value through other comprehensive income	764,750,629	-	-	-	764,750,629
Financial assets at fair value through profit or loss	715,539,764	171,504	-	-	715,711,268
Financial assets at amortised cost	39,553,678	11,254	-	-	39,564,932
<b>Total financial assets</b>	<b>1,522,747,816</b>	<b>399,961</b>	<b>563</b>	<b>130,738</b>	<b>1,523,279,078</b>
<b>Financial liabilities</b>					
Financial liabilities (at amortised cost)	35,579,600	-	-	-	35,579,600
Loans from banks	56,338,672	-	-	-	56,338,672
Lease liabilities	-	1,731,521	-	-	1,731,521
<b>Total financial liabilities</b>	<b>91,918,272</b>	<b>1,731,521</b>	<b>-</b>	<b>-</b>	<b>93,649,793</b>
<b>Net foreign currency position</b>	<b>1,430,829,544</b>	<b>(1,331,560)</b>	<b>563</b>	<b>130,738</b>	<b>1,429,629,285</b>

The financial assets and liabilities held in RON and in foreign currencies at 31 March 2021 can be analysed as follows:

	<b>RON</b>	<b>EUR</b>	<b>GBP</b>	<b>USD</b>	<b>Total</b>
<b>Financial assets</b>					
Cash and cash equivalents	71,963,978	3,560,617	558	3,811,635	79,336,788
Financial assets at fair value through other comprehensive income	640,013,904	-	-	-	640,013,904
Financial assets at fair value through profit or loss	643,584,101	156,281	-	1,099,484	644,839,865
Financial assets at amortised cost	1,453,175	11,205	-	-	1,464,380
<b>Total financial assets</b>	<b>1,357,015,158</b>	<b>3,728,103</b>	<b>558</b>	<b>4,911,119</b>	<b>1,365,654,937</b>
<b>Financial liabilities</b>					
Financial liabilities (at amortised cost)	42,870,445	-	-	-	42,870,445
Loans from banks	39,967,480	-	-	-	39,967,480
Lease liabilities	-	687,669	-	-	687,669
<b>Total financial liabilities</b>	<b>82,837,925</b>	<b>687,669</b>	<b>-</b>	<b>-</b>	<b>83,525,594</b>
<b>Net foreign currency position</b>	<b>1,274,177,233</b>	<b>3,040,434</b>	<b>558</b>	<b>4,911,119</b>	<b>1,282,129,343</b>

**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.5 Interest rate risk**

Interest rate risk is the current or future risk that profits and equity are negatively affected by adverse changes in interest rates. The Company's operational cash flows are affected by interest rates fluctuations, especially in case of cash placed in bank deposits and corporate bonds. In 2021, the Company repaid the short-term loan contracted in October 2020 for the payment of dividends due to its shareholders and turned it into a revolving loan in amount of RON 57 million, which was partially used as at 31 March 2022. The Company contracted another revolving loan amounting to RON 90 million, which is partially used at the date of this report.

Based on interest rate management strategy, the Company aims to optimize the gap between the assets and liabilities that are sensitive to interest rate fluctuation, overall and on time horizon, so as the impact of interest rate fluctuation on the net interest income is minimum, thus ensuring that the risk impact is maintained within limits. The Company did not use nor is using at this date derivative financial instruments to protect against interest rate fluctuation.

The Company adopted risk management policies, as well as a risk management procedure, with a main focus on the prudential portfolio diversification, in the context of both the capital market regulator's requirements and the current dynamics of financial markets.

The following table shows the annual interest rates obtained or offered by the Company for its interest-bearing assets and liabilities during Q1 2022:

	<b>RON</b>		<b>EUR</b>	
	<b>Interval</b>		<b>Interval</b>	
	<b>Min</b>	<b>Max</b>	<b>Min</b>	<b>Max</b>
<b>Financial assets</b>				
Cash and cash equivalents	0.71	2.95	-	-

The following table shows the annual interest rates obtained or offered by the Company for its interest-bearing assets and liabilities during Q1 2021:

	<b>RON</b>		<b>EUR</b>	
	<b>Interval</b>		<b>Interval</b>	
	<b>Min</b>	<b>Max</b>	<b>Min</b>	<b>Max</b>
<b>Financial assets</b>				
Cash and cash equivalents	0.50	1.45	-	-

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**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.5 Interest rate risk (continued)**

The following table summarizes the Company's exposure to interest rate risk. The table presents the Company's assets and liabilities at carrying amount, classified according to the most recent date between the date of the change in interest rate and the maturity date.

<b>31 March 2022</b>	<b>&lt; 1 month</b>	<b>1 month - 3 months</b>	<b>3 months - 1 year</b>	<b>1 year – 5 years</b>	<b>Over 5 years</b>	<b>No interest</b>	<b>Total</b>
<b>Financial assets</b>							
Cash and cash equivalents	3,245,385	-	-	-	-	6,864	3,252,249
Financial assets at fair value through other comprehensive income	-	-	-	-	-	764,750,629	764,750,629
Financial assets at fair value through profit or loss	-	-	-	-	-	715,711,268	715,711,268
Financial assets at amortised cost	-	-	-	-	-	39,564,932	39,564,932
<b>Total financial assets</b>	<b>3,245,385</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,520,033,693</b>	<b>1,523,279,078</b>
<b>Financial liabilities</b>							
Financial liabilities (at amortised cost)	-	-	-	-	-	35,579,600	35,579,600
Loans from banks	-	-	56,338,672	-	-	-	56,338,672
Lease liabilities	22,666	45,332	126,637	1,011,269	525,617	-	1,731,521
<b>Total financial liabilities</b>	<b>22,666</b>	<b>45,332</b>	<b>56,465,309</b>	<b>1,011,269</b>	<b>525,617</b>	<b>35,579,600</b>	<b>93,649,793</b>
<b>Net position</b>	<b>3,222,719</b>	<b>(45,332)</b>	<b>(56,465,309)</b>	<b>(1,011,269)</b>	<b>(525,617)</b>	<b>1,484,454,093</b>	<b>1,429,629,285</b>

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**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.5 Interest rate risk (continued)**

The following table summarizes the Company's exposure to interest rate risk. The table presents the Company's assets and liabilities at carrying amount, classified according to the most recent date between the date of the change in interest rate and the maturity date.

<b>31 March 2021</b>	<b>&lt; 1 month</b>	<b>1 month - 3 months</b>	<b>3 months - 1 year</b>	<b>1 year – 5 years</b>	<b>No interest</b>	<b>Total</b>
<b>Financial assets</b>						
Cash and cash equivalents	79,330,221	-	-	-	6,567	79,336,788
Financial assets at fair value through other comprehensive income	-	-	-	-	640,013,904	640,013,904
Financial assets at fair value through profit or loss	-	-	-	-	644,839,865	644,839,865
Financial assets at amortised cost	-	-	-	-	1,464,380	1,464,380
<b>Total financial assets</b>	<b>79,330,221</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,286,324,716</b>	<b>1,365,654,937</b>
<b>Financial liabilities</b>						
Financial liabilities (at amortised cost)	-	-	-	-	42,870,445	42,870,445
Loans from banks	-	-	39,967,480	-	-	39,967,480
Lease liabilities	13,280	26,559	87,089	560,741	-	687,669
<b>Total financial liabilities</b>	<b>-</b>	<b>-</b>	<b>40,055,569</b>	<b>-</b>	<b>42,870,445</b>	<b>83,525,594</b>
<b>Net position</b>	<b>79,316,941</b>	<b>(26,559)</b>	<b>(40,055,569)</b>	<b>(560,741)</b>	<b>1,243,454,271</b>	<b>1,282,129,343</b>

### **31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

#### **31.6 Liquidity risk**

Liquidity risk is the current or future risk that profits and equity are negatively affected by the Company's inability to meet its obligations at maturity.

Given that Transilvania Investments is a closed-end investment fund, the related liquidity risk is lower than in the case of an open-end investment fund, due to the fact that shareholders do not have the option to buy back their holdings individually; liquidity requirements are relatively low, thus reducing the impact of the potentially low liquidity of the portfolio and / or the occurrence of a very high liquidity requirement.

The main focus was placed on the Company's ability to invest in liquid assets in a reasonable time frame, so as the Company, in accordance with its portfolio management policy, be able to face easier challenges on the financial markets such as high volatility, discrepancies between markets, reduced level of transactions on Bucharest Stock Exchange, inability of liquidity suppliers / market makers to perform their roles, etc.

The Company's strategy on liquidity risk management is focused on portfolio restructuring, so that the most important weight in portfolio, both in terms of quantity and value, is represented by assets with high liquidity.

The portfolio of shares held by Transilvania Investments includes:

- shares held in companies listed on a regulated market, which are constantly analysed from the perspective of liquidity risk. As at 31 March 2022, the weight of the high liquidity assets in total assets, namely those participations that meet the criteria established at the level of the Company to be considered liquid, was 51.20% (as at 31.03.2021: 47.30%)
- other holdings (unlisted and listed on an alternative trading system) that do not meet the criteria specific to assets considered liquid
- the Company includes among the illiquid assets also the majority ownership in companies listed on a regulated market.

Both in the context generated by the recent geopolitical developments, and in normal market conditions, the Company monitors the liquidity conditions specific to the managed portfolio, where its holding is below the 20% threshold, according to specific regulations regarding the risk management.

During the first quarter of 2022, the liquidity risk related to the managed portfolio was proactively managed through a mix of measures:

- the Company analysed monthly the liquidity of assets with a high degree of liquidity, in order to ensure the necessary liquidity related to the payment obligations due in the next 30 days;
- an asset sale program was implemented focused on calibrating / adapting the size of each relevant holdings to the parameters of the optimal holding packages from the perspective of historical liquidity values, so that the efforts to consolidate the aggregate treasury also contribute to improving portfolio liquidity;
- the Company has contracted two credit lines (partially used at the end of this reporting period), intended to ensure a degree of flexibility in the implementation of the investment programs and to prevent the performance of sales operations at inconvenient times in the market.

**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.6 Liquidity risk (continued)**

- also, at the level of the Company, in 2021, liquidity crisis simulations were carried out, meant to detect possible vulnerabilities regarding the liquidity risk and which can proactively highlight a possible need to implement action plans meant to avoid or manage periods of high liquidity risk. Through these actions, a wide range of scenarios for analysing liquidity crisis situations was analysed. The scenarios used included both market risk and liquidity-specific conditions recorded by the main holdings in times of crisis.

The table below presents the financial liabilities as at 31 March 2022 according to their remaining contractual maturities. The amounts included in the table are undiscounted future cash flows. Undiscounted future cash flows are different to the amounts from the statement of financial position because the amount from the later represents discounted cash flows.

The table below presents an analysis of non-derivative financial assets at undiscounted value and according to their contractual maturities. These financial assets are included in the maturity analysis according to the future expected sale day.

When the amount to be paid is not fix, the presented amount is determined based on the existing conditions at the reporting period. The payments in foreign currency are translated using the exchange rate at the end of the reporting period.

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**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.6 Liquidity risk (continued)**

<b>31 March 2022</b>	<b>&lt; 1 month</b>	<b>1 month - 3 months</b>	<b>3 months – 1 year</b>	<b>1 year - 5 years</b>	<b>Over 5 years</b>	<b>Without due date</b>	<b>Total</b>
<b>Financial assets</b>							
Cash and cash equivalents	3,252,249	-	-	-	-	-	3,252,249
Financial assets at fair value through other comprehensive income	-	-	-	-	-	764,750,629	764,750,629
Financial assets at fair value through profit or loss	-	-	-	-	-	715,711,268	715,711,268
Financial assets (at amortised cost)	39,306,672	-	258,260	-	-	-	39,564,932
<b>Total financial assets</b>	<b>42,558,921</b>	<b>-</b>	<b>258,260</b>	<b>-</b>	<b>-</b>	<b>1,480,461,897</b>	<b>1,523,279,078</b>
<b>Financial liabilities</b>							
Financial liabilities (at amortised cost)	1,730,275	33,849,325	-	-	-	-	35,579,600
Loans from banks	-	-	56,338,672	-	-	-	56,338,672
Lease liabilities	22,666	45,332	126,637	1,011,269	525,617	-	1,731,521
<b>Total financial liabilities</b>	<b>1,752,941</b>	<b>33,894,657</b>	<b>56,465,309</b>	<b>1,011,269</b>	<b>525,617</b>	<b>,</b>	<b>93,649,793</b>
<b>Net liquidity impact</b>	<b>40,805,980</b>	<b>(33,894,657)</b>	<b>(56,207,049)</b>	<b>(1,011,269)</b>	<b>(525,617)</b>	<b>1,480,461,897</b>	<b>1,429,629,285</b>

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**31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

**31.6 Liquidity risk (continued)**

<b>31 March 2021</b>	<b>&lt; 1 month</b>	<b>1 month - 3 months</b>	<b>3 months – 1 year</b>	<b>1 year - 5 years</b>	<b>Without due date</b>	<b>Total</b>
<b>Financial assets</b>						
Cash and cash equivalents	79,336,788	-	-	-	-	79,336,788
Financial assets at fair value through other comprehensive income	-	-	-	-	640,013,904	640,013,904
Financial assets at fair value through profit or loss	-	-	-	-	644,839,865	644,839,865
Bonds at fair value through profit or loss	-	-	-	-	-	-
Financial assets (at amortised cost)	-	-	1,464,380	-	-	1,464,380
<b>Total financial assets</b>	<b>79,336,788</b>	<b>-</b>	<b>1,464,380</b>	<b>-</b>	<b>1,284,853,769</b>	<b>1,365,654,937</b>
<b>Financial liabilities</b>						
Financial liabilities (at amortised cost)	1,154,854	41,715,591	-	-	-	42,870,445
Loans from banks	-	-	39,967,480	-	-	39,967,480
Lease liabilities	13,280	26,559	87,089	560,741	-	687,669
<b>Total financial liabilities</b>	<b>1,168,134</b>	<b>41,742,150</b>	<b>40,056,569</b>	<b>560,741</b>	<b>-</b>	<b>83,525,594</b>
<b>Net liquidity impact</b>	<b>78,168,654</b>	<b>(41,742,150)</b>	<b>(38,590,189)</b>	<b>(560,741)</b>	<b>1,284,853,769</b>	<b>1,282,129,343</b>

## **31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

### **31.7 Business environment**

Globally, during the first quarter of 2022, the overall developments centred around the geopolitical events generated by the outbreak of hostilities on the territory of Ukraine were highlighted.

The Central banks announced strategies to normalize the monetary policies applied, through the full range of instruments available to them.

The Company's investment activity has adapted to the national and international context, characterized by excessive volatility and a high degree of unpredictability.

The Company's management cannot reliably estimate the impact on the financial statements brought about by a number of relevant factors such as future declines in financial market liquidity and financial asset quotations, due to the increased volatility of the capital and foreign exchange markets. However, Transilvania Investments does not estimate difficulties in fulfilling its commitments to shareholders and obligations to third parties, the current and estimated cash flows for the future being sufficient to cover debts to third parties.

### **31.8 Operational risk**

Operational risk is defined as the risk of loss caused either by the use of inadequate or inaccurate processes, systems and human resources that have not performed their function properly, or by external events and actions and includes also the legal risk. Transilvania Investments implemented a risk management system which relies on three lines of defence:

- the first line is provided by the Company's departments, which have the first responsibility and importance for the effective management and control of the risks in the daily activities performed;
- the second line is represented by the Risk Management Office, which identifies, analyses and monitors the risks at the level of the entire company. The second line of defence also include the compliance function which ensures the compliance of the Company's activity with the legal regulations in force and verifies the accomplishment of the controls from the first line and the third line of defence;
- the third line of defence is represented by the Internal Audit, which periodically examines the fulfilment of the risk management function and controls the activities and all the systems that generated the respective operational risks.

The operational risks at the level of the organizational structures are assessed quarterly, in order to monitor, manage and maintain a high level of awareness. During Q1 2022, there were no events of actual occurrence of operational risk at the level of the functional departments of the Company or situations that would prevent the Company from continuing its activity.

## **31. FINANCIAL RISK MANAGEMENT (CONTINUED)**

### **31.9 Capital adequacy**

As regards the financial risks to which it is exposed, Transilvania Investments applied in Q1 2022 also a capital-based approach, according to EU Regulation no. 575/2013 on prudential requirements for credit institutions and investment firms. The impact of the financial risks takes into account the size of the financial resources that are affected by the respective financial risks (calculated by dividing the level of the capital adequacy ratio by the minimum level required by law, i.e. 8%). Transilvania Investments seeks that the solvency ratio, determined as a ratio between capital requirements afferent to financial risks and own funds (financial resources) is at least two times higher than the required minimum level (resulting in a minimum capital adequacy rate of 16%). At 31 March 2022, Transilvania Investments recorded a high level of capital adequacy ratio of 44.45%.

Transilvania Investments' own funds as at 31 March 2022, calculated in accordance with the methodology laid down in EU Regulation no. 575/2013, amount to RON 717,437,418. The Company's own funds are Level 1 own funds, namely share capital, reserves, retained earnings, other comprehensive income, less the deductions provided for by the same regulation.

Being a reporting prepared based on unaudited interim (quarterly) financial statements, and prior to a formal decision confirming the Company's final profit or loss for the financial year 2022, the calculation of own funds at the reference date 31.03.2022 does not include the amount of RON 47,757,140.47 (representing current result and retained earnings for 2022).

## **32. CAPITAL MANAGEMENT**

The Company's objectives regarding the capital management are to maintain the Company's ability to continue as a going concern in order to generate added value for shareholders and benefits for other users of information regarding the Company's activity and to maintain an optimal capital structure so as to reduce the cost of capital to the optimal level. In order to maintain or adjust the capital structure, the Company may opt to adjust the amount of dividends to be paid to shareholders, to change the added value created for shareholders, to issue new shares or to sell assets in order to reduce debt. The equity managed by the Company as at 31 March 2022 amounted to RON 1,403,075,783 (31 March 2021: RON 1,243,917,209).

Consistent with others in the industry, the Company monitors the capital on the basis of net asset value per unit. This value is calculated as a ratio between total assets and number of shares issued by the Company.

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS AS AT 31 MARCH 2022**  
**(All amounts are expressed in RON, unless otherwise stated)**

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**33. COMMITMENTS AND CONTINGENCIES**

**33.1. Litigations**

The Company continues to be involved in a number of legal actions specific to the activity performed. The Company's management believes that these litigations will not have a material adverse effect on the economic and financial position of the Company as they are reflected in these financial statements.

During Q1 2022, the existing litigations concerned the defence of the corporate rights of the Company and other patrimony rights of the later.

**33.2 Contingent liabilities**

As at 31 March 2022 and 31 March 2021, the Company did not record contingent liabilities.

**33.3 Transfer pricing**

The Romanian tax legislation has been providing rules on transfer pricing between related parties ever since 2000. The current legislative framework defines the "market value" principle in relation to transactions between related parties, as well as the methods of determining transfer prices. Thus, it is likely that the tax authorities conduct verifications of the transfer pricing to make sure that the tax result and/or customs value of imported goods is not distorted by the effect of the prices practiced in the relations with related parties. The Company cannot measure the result of such verifications.

**34. SUBSEQUENT EVENTS**

In accordance with the Resolution of the General Meeting of Shareholders of 28 April 2022, the Company allocated the net profit achieved in the financial year 2021 as follows:

<b>Destination</b>	<b>Amount (RON)</b>
Other reserves – own financing sources from profit	96,611,495
<b>TOTAL profit - achieved and allocated</b>	<b>96,611,495</b>

The Company registered no other subsequent events requiring adjustments or presentation in the financial statements.



# Transilvania Investments

According to the F.S.A. Regulation no. 7/2020

Certified by BRD - Groupe Société Générale S.A. Bucharest

STATEMENT			
OF ASSETS AND LIABILITIES OF TRANSILVANIA INVESTMENTS ALLIANCE - Recalculated			
as of 31.03.2022			
		LEI	% of total assets
1	Intangible Assets	159,661.66	0.01
2	Tangible Assets	12,612,080.40	0.81
3	Real Estate Investments	2,066,451.00	0.13
4	Biological Assets	0.00	0.00
5	Right-Of-Use Assets Under Leases	1,530,524.47	0.10
<b>6</b>	<b>Financial Assets, out of which:</b>	<b>1,480,720,156.95</b>	<b>94.78</b>
<b>6.1</b>	<b>Financial Assets at Amortized Cost, out of which:</b>	<b>258,259.50</b>	<b>0.02</b>
6.1.1	Accounts Receivable from Share Sales to be settled during the next month	0.00	0.00
<b>6.2</b>	<b>Financial Assets at Fair Value through Profit or Loss</b>	<b>715,711,268.34</b>	<b>45.81</b>
<b>6.2.1</b>	<b>Shares</b>	<b>683,355,095.57</b>	<b>43.74</b>
6.2.1.1	Listed Shares	630,015,288.97	40.33
6.2.1.1.1	Shares Listed on Romanian Markets	630,015,288.97	40.33
6.2.1.1.2	Shares Listed on Markets in EU Member States	0.00	0.00
6.2.1.1.3	Shares Listed on Markets in Third Countries	0.00	0.00
6.2.1.3	Unlisted Shares	53,339,806.60	3.41
6.2.1.3.1	Domestic Unlisted Shares	53,168,302.20	3.40
6.2.1.3.2	Foreign Unlisted Shares	171,504.40	0.01
<b>6.2.2</b>	<b>UCITS and/or AIF Equity Securities</b>	<b>32,356,172.77</b>	<b>2.07</b>
6.2.2.1	Listed Shares	0.00	0.00
6.2.2.2	Listed Fund Units	1,700,025.76	0.11
6.2.2.2.1	Fund Units Listed on Romanian Markets	1,700,025.76	0.11

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Transilvania Investments  
Alliance S.A.

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Braşov 500057, România

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www.transilvaniainvestments.ro

CUI/CIF: RO 3047687  
R.C. J08/3306/1992

Autorizată A.F.I.A.:  
Autorizaţie ASF nr. 40/15.02.2018

Autorizată F.I.A.I.R.:  
Autorizaţie ASF nr. 150/09.07.2021

Cod LEI (Legal Entity Identifier):  
254900E2IL36VM93H128

Capital social:  
216 244 379,70 lei

Nr. Registru ASF:  
PJR071AFIAA/080005

Nr. Registru ASF:  
PJR09FIAIR/080006

IBAN B.C.R. Braşov:  
RO08 RNCB 0053 0085 8144 0001

Societate administrată în sistem dualist



6.2.2.2.2	Fund Units Listed on Markets in EU Member States	0.00	0.00
6.2.2.2.3	Fund Units Listed on Markets in Third Countries	0.00	0.00
6.2.2.3	Unlisted Fund Units	30,656,147.01	1.96
<b>6.2.3</b>	<b>Bonds</b>	<b>0.00</b>	<b>0.00</b>
6.2.3.1	Municipal Bonds	0.00	0.00
6.2.3.2	Corporate Bonds	0.00	0.00
6.2.3.2.1	Listed Corporate Bonds	0.00	0.00
<b>6.3</b>	<b>Financial Assets at Fair Value Through Other Comprehensive Income</b>	<b>764,750,629.11</b>	<b>48.95</b>
<b>6.3.1</b>	<b>Shares</b>	<b>671,889,097.52</b>	<b>43.01</b>
6.3.1.1	Listed Shares	653,473,983.47	41.83
6.3.1.1.1	Shares Listed on Romanian Markets	653,473,983.47	41.83
6.3.1.1.2	Shares Listed on Markets in EU Member States	0.00	0.00
6.3.1.1.3	Shares Listed on Markets in Third Countries	0.00	0.00
6.3.1.3	Unlisted Shares	18,415,114.05	1.18
<b>6.3.2</b>	<b>UCITS and/or AIF Equity Securities</b>	<b>92,367,031.59</b>	<b>5.91</b>
6.3.2.1	Listed Shares	92,367,031.59	5.91
6.3.2.2	Unlisted Shares	0.00	0.00
<b>6.3.3</b>	<b>Equity interests</b>	<b>494,500.00</b>	<b>0.03</b>
7	Cash and Cash Equivalents	-49,680,837.72	-3.18
7.1	Cash and cash equivalents - current accounts	1,950,163.07	0.13
7.2	Credit line used	-51,631,000.79	-3.31
8	Bank Deposits	1,302,150.43	0.08
9	Other Assets	112,921,591.32	7.23
9.1	Dividends or Other Accounts Receivable	39,306,672.28	2.52
9.2	Newly issued securities	0.00	0.00
9.3	Other Assets	73,614,919.04	4.71
10	Prepaid Expenses	586,702.79	0.04
<b>11</b>	<b>TOTAL ASSETS</b>	<b>1,562,218,481.30</b>	<b>100.00</b>
<b>12</b>	<b>TOTAL LIABILITIES, out of which:</b>	<b>154,892,697.17</b>	
12.1	Financial Assets at Amortized Cost	93,649,792.92	
12.1.1	Dividends Payable	33,849,324.68	
12.1.2	Amounts Owed to Credit and Leasing Institutions	58,070,192.85	
12.1.3	Trade Payables	1,591,426.70	
12.1.4	Advance Payments from Customers	20.00	
12.1.5	Accounts Payable to Companies within the Group	1,106.28	
12.1.6	Accounts Payable Related to Participation Interests	0.00	
12.1.7	Accounts Payable for Share Acquisitions to be settled during next month	137,722.41	



# Transilvania Investments

12.2	Deferred Income Tax Liabilities	45,349,747.96	
12.3	Other Liabilities- total, out of which:	15,893,156.29	
12.3.1	Amounts Subscribed and Not Paid-In to Share Capital Increases and Bond Issues	0.00	
12.3.2	Other Liabilities	15,893,156.29	
<b>13</b>	<b>Provisions for Risks and Taxes</b>	<b>4,250,000.00</b>	
14	Deferred Income	0.00	
<b>15</b>	<b>Shareholders' Equity, out of which:</b>	<b>1,403,075,784.15</b>	
15.1	Subscribed and Paid-in Share Capital	216,244,379.70	
15.2	Equity- related Items	0.00	
15.3	Other Shareholders' Equity Items	233,890,613.20	
15.3.1	Changes in the Fair Value of Non-Monetary Financial Assets Measured at Fair Value through Other Comprehensive Income	229,640,613.20	
15.4	Capital-Related Premium	0.00	
15.5	Revaluation Reserves	11,979,484.28	
15.6	Reserves	691,314,508.18	
15.7	Own Shares	-4,522,164.10	
15.8	Retained Earnings	212,564,305.25	
15.9	Profit (Loss) For the Period	41,604,657.64	
15.10	Profit Appropriation	0.00	
<b>16</b>	<b>NET ASSET VALUE</b>	<b>1,403,075,784.13</b>	
<b>17</b>	<b>NUMBER OF SHARES ISSUED AND OUTSTANDING*</b>	<b>2,152,000,000</b>	
<b>18</b>	<b>NET ASSET VALUE PER SHARE (RON/share)</b>	<b>0.6520</b>	
<b>19</b>	<b>Number of Companies in Portfolio - total, out of which:</b>	<b>92</b>	
19.1	Companies Admitted to Trading on an EU Trading Venue	53	
19.2	Companies Admitted to Trading on a Stock Exchange in a Third Country	0	
19.3	Companies Not Admitted to Trading	39	
<b>20</b>	<b>Number of Investment Funds in which the Company holds Fund Units - total, of which:</b>	<b>8</b>	
20.1	Number of Open-End Investment Funds	3	
20.2	Number of Closed-End Investment Funds	5	
21	Newly issued securities (Number of Companies)	0	

\* In accordance with art. 47 para. (4) of the F.S.A. Regulation no.7/2020 regarding the NAVPS calculation, this position represents: "the number of shares issued and outstanding as at that date, excluding the own shares redeemed by the Company"

**Note:** The methodology for the calculation of the net asset value is available on the Company's website: [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro) – "Rules and methods regarding the valuation of Transilvania Investments Alliance's financial assets".



# Transilvania Investments

EXECUTIVE PRESIDENT /CEO,  
ROSCA RADU-CLAUDIU

EXECUTIVE VICE-PRESIDENT/ DEPUTY CEO,  
BUFTEA THEO-DORIAN

FINANCIAL DEPARTMENT  
Head of Department,  
VERES DIANA

PORTFOLIO MANGEMENT DEPARTMENT  
Head of Department,  
RADULESCU SORIN ION

COMPLIANCE OFFICER,  
STOICA MIHAELA CORINA

CERTIFIED BY THE DEPOSITORY  
COMPANY  
BRD-Groupe Societe Generale S.A.  
Bucuresti  
SECURITIES DIVISION  
Director Claudia IONESCU  
Verified by \_\_\_\_\_



TRANSILVANIA INVESTMENTS ALLIANCE's portfolio assets valued based on valuation methods in accordance with the International Valuation Standards, as at 31.03.2022											
Pos.	Tax Code	Company name	Symbol	No. of shares held	Value		Valuation Report Number and Date	Valuation Report	Remarks	Weight in issuer's share capital (%)	Weight in SIF's total assets (%)
					RON / share	Total value					
Listed on AeRO (SMT/SOT)											
1	1102041	ARO-PALACE SA	ARO	345,704,600	0.1047	36,195,271.62	1213 / 17.02.2022	YES *		85.74	2.32
2	23058338	CASA ALBA INDEPENDENTA SIBIU	CAIN	782,468	51.1266	40,004,928.45	1234 / 17.02.2022	YES *		53.35	2.56
3	327763	COCOR SA	COCR	30,911	165.6144	5,119,306.72	1214 / 17.02.2022	YES *		10.25	0.33
4	1153932	CONCAS SA	CONK	336,756	43.5893	14,678,958.31	1217 / 17.02.2022	YES *		47.21	0.94
5	742395	DORNA TURISM SA	DOIS	455,793	9.0452	4,122,738.84	1220 / 17.02.2022	YES *		32.01	0.26
6	1118838	DUPLEX SA	DUPX	32,772	17.4884	573,129.84	3638 / 05.05.2021	YES **		26.87	0.04
7	803115	EMAILUL SA	EMAI	729,551	14.6314	10,674,352.50	1221 / 17.02.2022	YES *		28.93	0.68
8	752	FEPER SA	FEP	312,123,729	0.1762	54,996,201.05	1222 / 17.02.2022	YES *		85.80	3.52
9	2577677	INDEPENDENTA SA	INTA	1,530,636	8.1529	12,479,122.24	10836 / 29.12.2021	YES **		53.30	0.80
10	1122928	MECANICA CODLEA SA	MEOY	60,156,150	0.0803	4,830,538.85	1224 / 17.02.2022	YES *		81.07	0.31
11	1113237	MECON SA	MECP	58,966	17.8369	1,051,770.65	10839 / 29.12.2021	YES **		12.28	0.07
12	2423562	NEPTUN-OLIMP SA	NEOL	30,194,757	0.4381	13,228,323.04	1225 / 17.02.2022	YES *		41.18	0.85
13	1108834	ROMRADIATOARE SA BRASOV	RRD	11,477,141	1.1756	13,492,526.96	1226 / 17.02.2022	YES *		76.51	0.86
14	1879871	SANTIERUL NAVAL CONSTANTA SA	SNC	456,755	1.7993	821,839.27	10840 / 29.12.2021	YES **		0.70	0.05



# Transilvania Investments

15	790619	SEMBRAZ SA	SEBZ	719,900	5.4566	3,928,206.34	10842 / 29.12.2021	YES **		90.97	0.25
16	14686600	SERVICE NEPTUN 2002 SA	SECE	3,610,420	0.5664	2,044,941.89	4526 / 04.06.2021	YES **		39.62	0.13
17	9845734	TRANSILVANIA LEASING SI CREDIT IFN SA BRASOV	TSLA	353,282,752	0.0529	18,688,657.58	1228 / 17.02.2022	YES *		68.64	1.20
18	1849307	TRATAMENT BALNEAR BUZIAS SA	BALN	145,615,772	0.0464	6,756,571.82	1229 / 17.02.2022	YES *		91.87	0.43
19	559747	TURISM COVASNA SA	TUAA	439,760,355	0.0665	29,244,063.61	1230 / 17.02.2022	YES *		93.33	1.87
20	4241753	TUSNAD SA	TSND	230,601,476	0.0746	17,202,870.11	1235 / 17.02.2022	YES *		76.41	1.10
21	2410198	UTILAJ GREU SA	UTGR	476,226	10.7570	5,122,763.08	1232 / 17.02.2022	YES *		70.39	0.33
22	23058320	VIROLA-INDEPENDENTA SIBIU	VIRO	74,307	81.7369	6,073,623.83	1233 / 17.02.2022	YES *		53.62	0.39
<b>Listed on BSE</b>											
23	1868287	COMCM SA CONSTANTA	CMCM	134,049,930	0.3266	43,780,707.14	1215 / 17.02.2022	YES *		56.72	2.80
<b>Unlisted</b>											
24	14662474	APOLLO ESTIVAL 2002 SA		2,350,890	0.8838	2,077,716.58	5193 / 28.06.2021	YES **		39.62	0.13
25	405195	ARCOM S.A. BUCURESTI		667	100.7424	67,195.18	7903 / 05.10.2021	YES **		0.19	0.00
26	361560	BANCA DE EXPORT IMPORT A ROMANIEI EXIMBANK S.A.		414,740	5.7234	2,373,722.92	10831 / 29.12.2021	YES **		0.31	0.15
27	41850416	CCP.RO BUCHAREST S.A.		142,500	8.7736	1,250,238.00	3636 / 05.05.2021	YES **		1.79	0.08
28	1559737	CONTINENTAL HOTELS SA BUCURESTI		2,729,171	4.2385	11,567,591.28	1218 / 17.02.2022	YES *		9.30	0.74



# Transilvania Investments

29	7800027	CRISTIANA SA		153,410	112.7398	17,295,412.72	1219 / 17.02.2022	YES *		99.80	1.11
30	9638020	DEPOZITARUL CENTRAL SA BUCURESTI		10,128,748	0.0650	658,368.62	10832 / 29.12.2021	YES **		4.00	0.04
31	1170151	FERMIT SA		151,468	11.4361	1,732,203.19	10833 / 29.12.2021	YES **		16.37	0.11
32	3682077	FONDUL ROMAN DE GARANTARE A CREDITELOR PT. INTREPRI		3,697,948	0.7445	2,753,122.29	10834 / 29.12.2021	YES **		23.02	0.18
33	18846755	GRUP BIANCA TRANS SA		8,414,200	0.3064	2,578,110.88	10835 / 29.12.2021	YES **		77.47	0.17
34	8012400	INTERNATIONAL TRADE&LOGISTIC CENTER SA		81,708,428	0.0951	7,770,471.50	10837 / 29.12.2021	YES **		87.30	0.50
35	515406	IRUCOM SA		6,269	9.9690	62,495.66	4523 / 04.06.2021	YES **		17.41	0.00
36	1154806	LEGUME FRUCTE BUZAU S.A.		207,822	7.5014	1,558,955.95	10838 / 29.12.2021	YES **		25.23	0.10
37	32947925	S.I.F. TRANSILVANIA PROJECT MANAGEMENT COMPANY SA		44,999	6.7910	305,588.21	10843 / 29.12.2021	YES **		100.00	0.02
38	33782418	SOCIETATEA DE INVESTITII CERTINVEST IMM S.A.		1,125	176.1829	198,205.76	5190 / 28.06.2021	YES **		15.63	0.01
39	2577839	SOFT APLICATIV SI SERVICII SA		47,728	27.9194	1,332,537.12	1227 / 17.02.2022	YES *		28.33	0.09
40	14630120	TOMIS ESTIVAL 2002 SA		522,893	1.1924	623,497.61	5191 / 28.06.2021	YES **		39.62	0.04
41	14686589	TRANSILVANIA ESTIVAL 2002 SA		3,589,861	0.1407	505,093.44	5988 / 03.08.2021	YES **		11.14	0.03
42	26261034	TURISM LOTUS FELIX SA		484,853,142	0.0348	16,872,889.34	1231 / 17.02.2022	YES *		38.27	1.08
43	B187535	The Foundations Feeder		124,000	1.3831	171,504.40	3641 / 05.05.2021	YES **		26.67	0.01
<b>TOTAL</b>						<b>416,866,334.39</b>					<b>26.68</b>



# Transilvania Investments

## Explanatory note:

For the holdings whose value is estimated based on a valuation report, the valuation approaches and methodology used are those defined by the valuation standards in force, these being included in the 'Asset valuation policy and procedure.'

Transilvania Investments Alliance's leverage and exposure, calculated in accordance with the Regulation (EU) no. 231/2013

Method	Leverage ratio	Exposure
Gross method	111.53%	1,564,829,913
Commitment method	111.74%	1,567,733,723

EXECUTIVE PRESIDENT/CEO,  
ROSCA RADU-CLAUDIU

EXECUTIVE VICE-PRESIDENT/DEPUTY CEO,  
BUFTEA THEO-DORIAN

Head of Department,  
RADULESCU SORIN ION

Certified by BRD-Groupe Societe Generale S.A.  
Securities Division  
Director: Claudia IONESCU

## Caption

YES\* = PricewaterhouseCoopers Management Consultants S.R.L. Bucuresti

YES\*\* = TRANSILVANIA INVESTMENTS ALLIANCE

Remark = Valuation report + correction according to corporate event

Note: This statement is prepared only for companies whose share price used for the calculation of the Net Asset Value was determined based on a Valuation Report



# Transilvania Investments

DETAILED STATEMENT OF INVESTMENTS AS AT 31.03.2022 - Recalculated

According to Annex no. 11  
to the F.S.A. Regulation no. 7/2020

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31.03.2022

No.	Item	Beginning of the reporting period (31.12.2021)				End of the reporting period (31.03.2022)				Differences
		% of net assets	% of total assets	Currency	RON	% of net assets	% of total assets	Currency	RON	RON
1	<b>I. Total assets</b>	108.098	100.000	8,754,351	1,483,175,241	111.342	100.000	22,082,538	1,540,135,942	70,288,888
2	<b>I.1. Securities and money market instruments, out of which:</b>	88.138	81.535	0	1,216,449,073	91.477	82.158	0	1,283,489,272	67,040,199
3	I.1.1. Securities and money market instruments admitted to trading or traded on a regulated market in Romania, out of which:	88.138	81.535	0	1,216,449,073	91.477	82.158	0	1,283,489,272	67,040,199
4	I.1.1.1. - Shares	88.138	81.535	0	1,216,449,073	91.477	82.158	0	1,283,489,272	67,040,199
5	I.1.1.2. - Bonds	0.000	0.000	0	0	0.000	0.000	0	0	0
6	I.1.2. Securities and money market instruments admitted to trading or traded on a regulated market in a Member State, out of which:	0.000	0.000	0	0	0.000	0.000	0	0	0
7	I.1.2.1. - Shares	0.000	0.000	0	0	0.000	0.000	0	0	0
8	I.1.2.2. - Bonds	0.000	0.000	0	0	0.000	0.000	0	0	0
9	I.1.3. Securities and money market instruments admitted to	0.000	0.000	0	0	0.000	0.000	0	0	0

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CUI/CIF: RO 3047687  
R.C. J08/3306/1992

Autorizată A.F.I.A.:  
Autorizaţie ASF nr. 40/15.02.2018

Autorizată F.I.A.I.R.:  
Autorizaţie ASF nr. 150/09.07.2021

Cod LEI (Legal Entity Identifier):  
254900E2IL36VM93H128

Capital social:  
216 244 379,70 lei

Nr. Regstru ASF:  
PJR071AFIAA/080005

Nr. Regstru ASF:  
PJR09FIAIR/080006

IBAN B.C.R. Braşov:  
RO08 RNCB 0053 0085 8144 0001

Societate administrată în sistem dualist

	official stock exchange listing in a Third Country or negotiated on another regulated market in a Third Country									
10	I.1.3.1. - Shares	0.000	0.000	0	0	0.000	0.000	0	0	0
11	I.1.3.2. - Bonds	0.000	0.000	0	0	0.000	0.000	0	0	0
12	<b>I.2. Newly issued securities</b>	0.072	0.067	0	999,760	0.000	0.000	0	0	-999,760
13	<b>I.3. Other securities and money market instruments referred to in art. 83 para. (1) indent a) of G.E.O no. 32/2012, out of which:</b>	5.213	4.822	171,554	71,773,638	5.114	4.593	171,504	71,583,416	-190,272
14	I.3.1. - Unlisted shares	5.213	4.822	171,554	71,773,638	5.114	4.593	171,504	71,583,416	-190,272
15	I.3.2. - Unlisted bonds	0.000	0.000	0	0	0.000	0.000	0	0	0
16	<b>I.4. Bank deposits, out of which:</b>	2.754	2.548	0	38,012,180	0.093	0.083	0	1,302,150	-36,710,030
17	I.4.1. Bank deposits set up with credit institutions in Romania	2.754	2.548	0	38,012,180	0.093	0.083	0	1,302,150	-36,710,030
18	I.4.2. Bank deposits set up with credit institutions in a Member State	0.000	0.000	0	0	0.000	0.000	0	0	0
19	I.4.3. Bank deposits set up with credit institutions in a Third Country	0.000	0.000	0	0	0.000	0.000	0	0	0
20	<b>I.5. Derivatives traded on a regulated market</b>	0.000	0.000	0	0	0.000	0.000	0	0	0
21	<b>I.6. Current accounts and cash</b>	0.714	0.660	8,571,540	1,278,767	-3.541	-3.180	348,504	-50,029,342	-59,531,145
22	I.6.1. Cash and cash equivalents - current accounts					0.139	0.125	348,504	1,601,659	1,950,163
23	I.6.2. Credit line used					-3.680	-3.305	0	-51,631,001	-51,631,001
24	<b>I.7. Money market instruments, other than those traded on a regulated market, in accordance with art. 82 indent g) of G.E.O. no. 32/2012 - Repo type contracts on securities</b>	0.000	0.000	0	0	0.000	0.000	0	0	0
25	<b>I.8. AIF/UCITS equity securities</b>	9.408	8.703	0	129,843,124	8.889	7.984	0	124,723,205	-5,119,919
26	I.8.1. Shares listed on the stock exchange	6.536	6.047	0	90,213,368	6.583	5.913	0	92,367,032	2,153,664
27	I.8.2. Fund units - Investment Funds	2.871	2.656	0	39,629,756	2.306	2.071	0	32,356,173	-7,273,583
28	<b>I.9. Structured products</b>	0.000	0.000	0	0	0.000	0.000	0	0	0
29	<b>I.10. Equity interests</b>					0.035	0.032	0	494,500	494,500
30	<b>I.11. Dividends or other receivable rights</b>	0.000	0.000	0	0	2.801	2.516	0	39,306,672	39,306,672
31	<b>I.12. Preemptive/assignment rights</b>	0.000	0.000	0	0	0.000	0.000	0	0	0

32	<b>I.13. Other assets (amounts in transit, amounts at distributors, amounts at financial investment service firms, tangible and intangible assets, receivables etc.)</b>	1.799	1.664	11,257	24,818,699	6.474	5.814	21,562,530	69,266,069	65,998,643
33	<b>II. Total liabilities</b>	8.098	7.491	0	111,766,939	11.342	10.187	0	159,142,697	47,375,758
34	II.1. Fees due to the A.I.F.M.	0.000	0.000	0	0	0.000	0.000	0	0	0
35	II.2. Fees due to the Depositary	0.002	0.002	0	22,460	0.002	0.001	0	21,924	-536
36	II.3. Fees due to the intermediaries	0.000	0.000	0	0	0.000	0.000	0	0	0
37	II.4. Turnover fees and other bank service fees	0.000	0.000	0	0	0.000	0.000	0	0	0
38	II.5. Interest expense	0.128	0.118	0	1,761,619	0.123	0.111	0	1,731,521	-30,098
39	II.6. Issue expense	0.000	0.000	0	0	0.000	0.000	0	0	0
40	II.7. Fees and tariffs owed to the F.S.A.	0.008	0.007	0	107,755	0.007	0.007	0	102,115	-5,640
41	II.8. Financial auditing expenses	0.000	0.000	0	0	0.000	0.000	0	0	0
42	II.9. Other approved expenses	7.961	7.365	0	109,875,105	11.210	10.068	0	157,287,137	47,412,032
43	II.10. Redemptions payable	0.000	0.000	0	0	0.000	0.000	0	0	0
44	<b>III. Net Asset Value (I-II)</b>	100.000	92.509	8,754,351	1,371,408,302	100.000	89.813	22,082,538	1,380,993,245	22,913,130

Net Asset Value per Share			
Item	Current period (31.03.2022)	Corresponding period of the previous year (31.03.2021)	Differences
NET ASSET VALUE	1,403,075,784.13	1,244,004,163.00	159,071,621.13
NUMBER OF SHARES ISSUED AND OUTSTANDING*	2,152,000,000	2,162,443,797	-10,443,797
NET ASSET VALUE PER SHARE (RON/share)	0.6520	0.5753	0.0767

\* In accordance with art. 47 para. (4) of the F.S.A. Regulation no.7/2020 regarding the NAVPS calculation, this position represents: “the number of shares issued and outstanding as at that date, excluding the own shares redeemed by the Company”

## DETAILED STATEMENT OF INVESTMENTS

### I. Securities admitted to or traded on a regulated market in Romania

#### 1. Shares traded during the last 30 trading days (working days)

No.	Issuer	Symbol	Date of last trading session	No. of shares held	Nominal value	Share value	Total value	Weight in the issuer's share capital	Weight in RIAIF's total assets
					RON	RON	RON	%	%
1	AQUILA PART PROD COM S.A.	AQ	31.03.2022	475,200	0.1500	0.8500	403,920.00	0.040	0.026
2	ARMAX GAZ SA **	ARAX	29.03.2022	88,135	10.0000	0.0000	0.00	1.435	0.000
3	ARO-PALACE SA *	ARO	17.03.2022	345,704,600	0.1000	0.1047	36,195,271.62	85.740	2.317
4	AROBS TRANSILVANIA SOFTWARE S.A.	AROBS	31.03.2022	923,414	0.1000	2.0300	1,874,530.42	0.203	0.120
5	BANCA TRANSILVANIA SA	TLV	31.03.2022	98,119,354	1.0000	2.4400	239,411,223.76	1.555	15.325
6	BIROUL DE TURISM PENTRU TINERET (BTT) SA	BIBU	09.03.2022	576,540	2.5000	0.0000	0.00	10.644	0.000

7	BRD - GROUPE SOCIETE GENERALE S.A.	BRD	31.03.2022	17,122,763	1.0000	17.4800	299,305,897.24	2.457	19.159
8	BURSA DE VALORI BUCURESTI SA	BVB	31.03.2022	681,769	10.0000	27.8000	18,953,178.20	8.470	1.213
9	CASA ALBA INDEPENDENTA SIBIU *	CAIN	30.03.2022	782,468	2.5000	51.1266	40,004,928.45	53.348	2.561
10	COCOR SA *	COCR	22.03.2022	30,911	40.0000	165.6144	5,119,306.72	10.246	0.328
11	COMCM SA CONSTANTA *	CMCM	28.03.2022	134,049,930	0.1000	0.3266	43,780,707.14	56.725	2.802
12	COMPA SA SIBIU	CMP	31.03.2022	3,353,936	0.1000	0.5840	1,958,698.62	1.533	0.125
13	CONDMAG BRASOV **	COMI	31.03.2022	19,000,000	0.1000	0.0000	0.00	4.982	0.000
14	DIGI Communications N.V.	DIGI	31.03.2022	50,000	0.0100	39.0000	1,950,000.00	0.141	0.125
15	DORNA TURISM SA *	DOIS	01.03.2022	455,793	2.5000	9.0452	4,122,738.84	32.014	0.264
16	ELECTROMAGNETICA S.A.	ELMA	30.03.2022	5,426,452	0.1000	0.1100	596,909.72	0.803	0.038
17	EMAILUL SA *	EMAI	30.03.2022	729,551	2.5000	14.6314	10,674,352.50	28.926	0.683
18	EVERGENT INVESTMENTS S.A.	EVER	31.03.2022	46,094,532	0.1000	1.2200	56,235,329.04	4.698	3.600
19	FEPER SA *	FEP	30.03.2022	312,123,729	0.1000	0.1762	54,996,201.05	85.800	3.520
20	FONDUL PROPRIETATEA SA	FP	31.03.2022	15,300,000	0.5200	2.1100	32,283,000.00	0.239	2.066
21	GOCAB SOFTWARE SA	CAB	30.03.2022	697,000	0.1000	0.1550	108,035.00	0.822	0.007
22	HOLDE AGRI INVEST S.A.	HAI	31.03.2022	1,938,093	1.0000	1.8550	3,595,162.52	3.025	0.230
23	HOLDINGROCK1 SA ***	ROC1	31.03.2022	99,976	10.0000	10.0000	999,760.00	0.565	0.064

24	INDEPENDENTA SA *	INTA	30.03.2022	1,530,636	2.5000	8.1529	12,479,122.24	53.301	0.799
25	MECANICA CODLEA SA *	MEOY	30.03.2022	60,156,150	0.1000	0.0803	4,830,538.85	81.072	0.309
26	NEPTUN-OLIMP SA *	NEOL	31.03.2022	30,194,757	0.1000	0.4381	13,228,323.04	41.185	0.847
27	OMV PETROM SA BUCURESTI	SNP	31.03.2022	200,320,492	0.1000	0.4700	94,150,631.24	0.354	6.027
28	PROSPECTIUNI SA BUCURESTI **	PRSN	31.03.2022	41,129,011	0.1000	0.0000	0.00	5.728	0.000
29	PURCARI WINERIES PUBLIC COMPANY Ltd	WINE	31.03.2022	380,000	0.0100	11.1000	4,218,000.00	0.947	0.270
30	ROMRADIATOARE SA BRASOV *	RRD	15.03.2022	11,477,141	1.6300	1.1756	13,492,526.96	76.514	0.864
31	S.N. NUCLEARELECTRICA	SNN	31.03.2022	388,797	10.0000	44.1500	17,165,387.55	0.129	1.099
32	S.N.G.N. ROMGAZ S.A.	SNG	31.03.2022	654,307	1.0000	40.0500	26,204,995.35	0.170	1.677
33	S.N.T.G.N. TRANSGAZ SA	TGN	31.03.2022	5,446	10.0000	213.0000	1,159,998.00	0.046	0.074
34	SANTIERUL NAVAL CONSTANTA SA *	SNC	14.03.2022	456,755	2.5000	1.7993	821,839.27	0.703	0.053
35	SANTIERUL NAVAL SA	SNO	31.03.2022	5,711,432	2.5000	5.3500	30,556,161.20	50.000	1.956
36	SOCIETATEA DE INVESTITII FINANCIARE OLTENIA S.A.	SIF5	31.03.2022	1,957,631	0.1000	1.9660	3,848,702.55	0.392	0.246
37	SOCIETATEA ENERGETICA ELECTRICA SA	EL	31.03.2022	153,825	10.0000	9.2000	1,415,190.00	0.044	0.091
38	SPHERA FRANCHISE GROUP	SFG	31.03.2022	65,000	15.0000	15.5000	1,007,500.00	0.168	0.064
39	TRANSILVANIA LEASING SI CREDIT IFN SA BRASOV *	TSLA	31.03.2022	353,282,752	0.1000	0.0529	18,688,657.58	68.635	1.196
40	TRATAMENT BALNEAR BUZIAS SA *	BALN	30.03.2022	145,615,772	0.1000	0.0464	6,756,571.82	91.871	0.432

41	TURISM COVASNA SA *	TUAA	31.03.2022	439,760,355	0.1000	0.0665	29,244,063.61	93.326	1.872
42	TURISM FELIX SA	TUFE	30.03.2022	313,208,036	0.1000	0.3300	103,358,651.88	63.750	6.616
43	TURISM, HOTELURI, RESTAURANTE MAREA NEAGRA SA	EFO	31.03.2022	449,920,140	0.1000	0.2000	89,984,028.00	78.110	5.760
44	TUSNAD SA *	TSND	31.03.2022	230,601,476	0.1000	0.0746	17,202,870.11	76.408	1.101
45	UTILAJ GREU SA *	UTGR	24.03.2022	476,226	2.5000	10.7570	5,122,763.08	70.387	0.328
<b>TOTAL</b>							<b>1,347,505,673.17</b>		<b>86.254</b>

\* in accordance with the Fund Rules at the fair value determined based on a Valuation Report according to the valuation standards

\*\* in accordance with the Fund Rules at 0 (zero) value – companies undergoing judicial reorganization

\*\*\* in accordance with the Fund Rules, by way of exception, at acquisition value

## 2. Shares not traded during the last 30 trading days (working days)

No.	Issuer	Symbol	Date of last trading session	No. of shares held	Nominal value	Share value	Total value	Weight in the issuer's share capital	Weight in RIAIF's total assets
					RON	RON	RON	%	%
1	CONCAS SA	CONK	17.10.2013	336,756	2.5000	43.5893	14,678,958.31	47.207	0.940
2	DUPLEX SA	DUPX	07.09.2021	32,772	2.5000	17.4884	573,129.84	26.867	0.037
3	MECON SA	MECP	30.06.2021	58,966	11.6000	17.8369	1,051,770.65	12.284	0.067
4	ORGANE DE ASAMBLARE SA	ORAS	02.02.2022	12,984,511	0.1000	0.0000	0.00	95.697	0.000
5	PRAHOVA ESTIVAL 2002 SA	PRAH	23.08.2019	1,288,584	0.1000	0.0000	0.00	39.624	0.000
6	SEMBRAZ SA	SEBZ	23.04.2020	719,900	2.0000	5.4566	3,928,206.34	90.968	0.251
7	SERVICE NEPTUN 2002 SA	SECE	05.04.2021	3,610,420	0.1000	0.5664	2,044,941.89	39.624	0.131
8	VIROLA-INDEPENDENTA SIBIU	VIRO	19.01.2022	74,307	2.5000	81.7369	6,073,623.83	53.616	0.389
<b>TOTAL</b>							<b>28,350,630.86</b>		<b>1.815</b>

## 3. Shares not traded during the last 30 trading days (working days) for which the financial statements are not obtained within 90 days from the legal submission dates

Not applicable

## 4. Preemptive / assignment rights

Not applicable

## 5. Bonds admitted to trading, issued or guaranteed by local public administration authorities / corporate bonds

Not applicable

## 6. Bonds admitted to trading, issued or guaranteed by central public administration authorities

Not applicable

**7. Other securities admitted to trading on a regulated market**

Not applicable

**8. Amounts under settlement for securities admitted to trading or traded on a regulated market in Romania**

No.	Issuer	Securities' type	Symbol	Unit value	No. of securities traded	Total value	Weight in the issuer's share capital / total bonds of an issuer	Weight in RIAIF's total assets
				RON		RON	%	%
1	HOLDE AGRI INVEST S.A.	Shares	HAI	1.8402	-74,693	-137,447.52	0.117	-0.009
<b>TOTAL</b>						<b>-137,447.52</b>		<b>-0.009</b>

**II. Securities admitted to trading or traded on a regulated market in another Member State****1. Shares traded during the last 30 trading days (working days)**

Not applicable

**2. Bonds admitted to trading, issued or guaranteed by local public administration authorities / corporate bonds**

Not applicable

**3. Bonds admitted to trading, issued or guaranteed by central public administration authorities**

Not applicable

**4. Other securities admitted to trading on a regulated market in another Member State**

Not applicable

**5. Amounts under settlement for securities admitted to trading or traded on a regulated market in another Member State**

Not applicable

**III. Securities admitted to trading or traded on a regulated market in a Third Country**

**1. Shares traded during the last 30 trading days (working days)**

Not applicable

**2. Bonds admitted to trading, issued or guaranteed by local public administration authorities / corporate bonds, traded during the last 30 trading days**

Not applicable

**3. Other securities admitted to trading on a regulated market in a Third Country**

Not applicable

**4. Amounts under settlement for securities admitted to trading or traded on a regulated market in a Third Country**

Not applicable

**IV. Money market instruments admitted to trading or traded on a regulated market in Romania**

Not applicable

**Amounts under settlement for money market instruments admitted to trading or traded on a regulated market in Romania**

Not applicable

**V. Money market instruments admitted to trading or traded on a regulated market in another Member State**

Not applicable

**Amounts under settlement for money market instruments admitted to trading or traded on a regulated market in another Member State**

Not applicable

**VI. Money market instruments admitted to trading or traded on a regulated market in a Third Country**

Not applicable

**Amounts under settlement for money market instruments admitted to trading or traded on a regulated market in a Third Country**

Not applicable

## VII. Newly issued securities

### 1. Newly issued shares

Not applicable

### 2. Newly issued bonds

Not applicable

### 3. Preemptive rights (after registration with the central depository, prior to admission to trading)

Not applicable

## VIII. Other securities and money market instruments

### VIII.1 Other securities

#### 1. Shares not admitted to trading

No.	Issuer	No. of shares held	Nominal value	Share value	Total value	Weight in the issuer's share capital / total bonds of an issuer	Weight in RIAIF's total assets
			RON		RON	%	%
1	APOLLO ESTIVAL 2002 SA	2,350,890	0.1000	0.8838	2,077,716.58	39.624	0.133
2	ARCOM S.A. BUCURESTI	667	7.2100	100.7424	67,195.18	0.187	0.004
3	BANCA DE EXPORT IMPORT A ROMANIEI EXIMBANK S.A.	414,740	6.0000	5.7234	2,373,722.92	0.311	0.152
4	CCP.RO BUCHAREST S.A.	142,500	10.0000	8.7736	1,250,238.00	1.786	0.080
5	CNM PETROMIN SA CONSTANTA	5,358,861	2.5000	0.0000	0.00	23.830	0.000
6	COMSIG SA	29,304	2.5000	0.0000	0.00	27.094	0.000

7	CONTINENTAL HOTELS SA BUCURESTI	2,729,171	3.3000	4.2385	11,567,591.28	9.302	0.740
8	CRISTIANA SA	153,410	100.0000	112.7398	17,295,412.72	99.798	1.107
9	DEPOZITARUL CENTRAL SA BUCURESTI	10,128,748	0.1000	0.0650	658,368.62	4.005	0.042
10	DIVERSIS SA	11,149	2.5000	0.0000	0.00	6.680	0.000
11	ENERGO SA	317,061	2.5000	0.0000	0.00	15.000	0.000
12	FELAM SA	374,907	2.5000	0.0000	0.00	36.223	0.000
13	FERMIT SA	151,468	2.5000	11.4361	1,732,203.19	16.372	0.111
14	FONDUL ROMAN DE GARANTARE A CREDITELOR PT. INTREPRI	3,697,948	1.0000	0.7445	2,753,122.29	23.018	0.176
15	GRUP BIANCA TRANS SA	8,414,200	0.1000	0.3064	2,578,110.88	77.474	0.165
16	HARGHITA SA	45,633	2.5000	0.0000	0.00	31.422	0.000
17	ICIM SA	29,748	2.5000	0.0000	0.00	3.590	0.000
18	INTERNATIONAL TRADE&LOGISTIC CENTER SA	81,708,428	0.1000	0.0951	7,770,471.50	87.302	0.497
19	IRUCOM SA	6,269	2.5000	9.9690	62,495.66	17.412	0.004
20	LEGUME FRUCTE BUZAU S.A.	207,822	2.5000	7.5014	1,558,955.95	25.227	0.100
21	MECANICA SA	422,503	2.5000	0.0000	0.00	10.892	0.000
22	ROMAGRIBUZ RIMNICU SARAT S.A.	83,146	2.5000	0.0000	0.00	7.878	0.000
23	ROMAGRIBUZ VERGULEASA SA	280,631	2.5000	0.0000	0.00	37.298	0.000

24	S.I.F. TRANSILVANIA PROJECT MANAGEMENT COMPANY SA	44,999	10.0000	6.7910	305,588.21	99.998	0.020
25	SIBAREX SA	1,215,711	1.6000	0.0000	0.00	52.853	0.000
26	SIMARO-SIB SA	20,732	2.5000	0.0000	0.00	10.019	0.000
27	SIMEC SA	197,044	2.5000	0.0000	0.00	45.775	0.000
28	SIRETUL PASCANI	17,116,533	0.1000	0.0000	0.00	10.781	0.000
29	SOCIETATEA DE INVESTITII CERTINVEST IMM S.A.	1,125	200.0000	176.1829	198,205.76	15.625	0.013
30	SOFT APLICATIV SI SERVICII SA	47,728	2.5000	27.9194	1,332,537.12	28.326	0.085
31	TERRACOTTA STAR SA	2,209,017	1.8000	0.0000	0.00	97.483	0.000
32	TOMIS ESTIVAL 2002 SA	522,893	0.1000	1.1924	623,497.61	39.624	0.040
33	TRANSILVANIA ESTIVAL 2002 SA	3,589,861	0.1000	0.1407	505,093.44	11.136	0.032
34	TRANSILVANIA HOTELS & TRAVEL S.A.	1,123,180	2.5000	0.0000	0.00	37.014	0.000
35	TURISM LOTUS FELIX SA	484,853,142	0.1000	0.0348	16,872,889.34	38.268	1.080
36	The Foundations Feeder	124,000	1.0000	0.2796	171,504.40	26.667	0.011
37	VERITAS PANCIU SA	656,693	2.5000	0.0000	0.00	26.333	0.000
38	VITIVINICOLA BASARABI SA	342,580	2.5000	0.0000	0.00	10.860	0.000
<b>TOTAL</b>					<b>71,754,920.65</b>		<b>4.592</b>

**2. Shares traded within other systems than regulated markets**

Not applicable

**3. Shares not admitted to trading measured at zero value (lack of updated financial statements submitted to the Trade Register)**

Not applicable

**4. Bonds not admitted to trading**

Not applicable

**5. Amounts under settlement for shares traded within other systems than regulated markets**

Not applicable

**VIII.2. Other money market instruments referred to in art. 83 para. (1) indent a) of G.E.O. no. 32/2012****1. Commercial papers**

Not applicable

**IX. Current accounts and cash****1. Current accounts and cash, in RON**

No.	Bank name	Present value	Weight in RIAIF's total assets
		RON	%
<b>BANCA COMERCIALA ROMANA SA Sucursala BRASOV</b>			
1	RO08RNCB0053008581440001	199,996.00	0.013
2	RO34RNCB0053008581442637 - linie de credit	-51,631,000.79	-3.305
<b>Total BANCA COMERCIALA ROMANA SA Sucursala BRASOV</b>		<b>-51,431,004.79</b>	<b>-3.292</b>
<b>BANCA CREDIT AGRICOLE Sucursala BRASOV</b>			
3	RO82BSEA0110000002421088	3,846.52	0.000
<b>Total BANCA CREDIT AGRICOLE Sucursala BRASOV</b>		<b>3,846.52</b>	<b>0.000</b>
<b>BANCA ROMANEASCA</b>			
4	RO11BRMA0999100094603805	359.52	0.000

<b>Total BANCA ROMANEASCA</b>		<b>359.52</b>	<b>0.000</b>
<b>BANCA TRANSILVANIA SA</b>			
5	RO74BTRLRONCRT0422456702	3,026.14	0.000
6	RO36BTRLRONDIB000703201	465,544.41	0.030
7	RO84BTRLRONDIB000703501	488,258.54	0.031
8	RO04BTRLRONCRT0422456701	383,663.48	0.025
9	RO67BTRLRONVBSG422456701	4,588.13	0.000
<b>Total BANCA TRANSILVANIA SA</b>		<b>1,345,080.70</b>	<b>0.086</b>
<b>BRD - GROUPE SOCIETE GENERALE S.A.</b>			
10	RO12BRDE080SV08838330800	64.59	0.000
<b>Total BRD - GROUPE SOCIETE GENERALE S.A.</b>		<b>64.59</b>	<b>0.000</b>
<b>ING BANK</b>			
11	RO10INGB5011999910727283	2,510.12	0.000
12	RO37INGB5011999910727282	11,865.53	0.001
13	RO27INGB0009008221788911	1,063.54	0.000
<b>Total ING BANK</b>		<b>15,439.19</b>	<b>0.001</b>
<b>OTP BANK ROMANIA SA Sucursala Brasov</b>			
14	RO05OTPV211000012040RO04	29,458.54	0.002
<b>Total OTP BANK ROMANIA SA Sucursala Brasov</b>		<b>29,458.54</b>	<b>0.002</b>
<b>TRANSILVANIA INVESTMENTS ALLIANCE</b>			
15	Casa	6,863.78	0.000
<b>Total TRANSILVANIA INVESTMENTS ALLIANCE</b>		<b>6,863.78</b>	<b>0.000</b>
<b>UNICREDIT TIRIAC BANK</b>			
16	RO41BACX0000000563501000	550.48	0.000
<b>Total UNICREDIT TIRIAC BANK</b>		<b>550.48</b>	<b>0.000</b>

TOTAL	-50,029,341.47	-3.202
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## 2. Current accounts and cash, in foreign currency

No.	Bank name	Present value	NBR exchange rate	Present value RON	Weight in RIAIF's total assets
		Currency			%
<b>Current accounts and cash in EUR</b>					
1	BANCA COMERCIALA ROMANA SA - RO78RNCB0053008581440002	5,020.03	4.9466	24,832.08	0.002
2	BRD - GROUPE SOCIETE GENERALE S.A. - RO90BRDE080SV27929280800	38,485.59	4.9466	190,372.82	0.012
3	ING BANK - RO34INGB0009008122750718	403.91	4.9466	1,997.98	0.000
<b>Current accounts and cash in GBP</b>					
1	BANCA COMERCIALA ROMANA SA - RO29RNCB0053008581442242	96.49	5.8374	563.25	0.000
<b>Current accounts and cash in USD</b>					
1	BANCA COMERCIALA ROMANA SA - RO67RNCB0053008581440006	93.45	4.4508	415.93	0.000
2	BRD - GROUPE SOCIETE GENERALE S.A. - RO58BRDE080SV35468760800	29,280.51	4.4508	130,321.69	0.008
<b>TOTAL</b>				<b>348,503.75</b>	<b>0.022</b>

## X. Bank deposits by categories: deposits set up with credit institutions in Romania / in another Member State / in a Third Country

### 1. Bank deposits in RON

No.	Bank name	Set up date	Maturity date	Initial value	Daily increase	Accrued interest	Total value	Weight in RIAIF's total assets
				RON	RON	RON	RON	%
<b>BRD - GROUPE SOCIETE GENERALE S.A.</b>								
1	BRD - GROUPE SOCIETE GENERALE S.A.	31.03.2022	01.04.2022	894,347.72	64.59	64.59	894,412.31	0.057
<b>Total BRD - GROUPE SOCIETE GENERALE S.A.</b>							<b>894,412.31</b>	<b>0.057</b>

ING BANK								
1	ING BANK	31.03.2022	01.04.2022	407,729.99	8.13	8.13	407,738.12	0.026
Total ING BANK							407,738.12	0.026
TOTAL							1,302,150.43	0.083

## 2. Bank deposits in foreign currency

Not applicable

## XI. Derivatives traded on a regulated market

- by categories: on a regulated market in Romania/in a Member State/in a Third Country

### 1. Futures contracts

Not applicable

### 2. Options

Not applicable

### 3. Amounts under settlement for derivatives traded on a regulated market

Not applicable

## XII. Derivatives negotiated outside the regulated markets

### 1. Forward contracts

Not applicable

**2. Swaps contracts**

- valuation based on quotation

Not applicable

- valuation based on the determination of the present value of payments under the contract

Not applicable

**3. Contracts for difference (CFD)**

Not applicable

**4. Other derivative contracts in relation to securities, currencies, interest or profitability rates or other derivatives, financial indexes or indicators/other derivative contracts in relation to commodities that have to be settled in cash or can be settled in cash at the request of one of the parties**

Not applicable

**XIII. Money market instruments, other than those traded on a regulated market, in accordance with art. 82 indent g) of G.E.O. no. 32/2012**

Not applicable

**XIV. UCITS/AIF equity securities****1. Equity securities denominated in RON**

No.	Fund name	Date of last trading session	No. of fund units/shares held	Fund unit value (NAV per unit)	Market price	Total value	Weight in UCITS/AIF's total equity securities	Weight in RIAIF's total assets
				RON	RON	RON	%	%
1	BT MAXIM		527,797.325827	17.3040		9,133,004.93	4.578	0.585
2	FDI GlobUS BlueChips		27,486.870000	11.4428		314,526.76	7.002	0.020
3	FDI NAPOCA		413,086.580000	0.7347		303,494.71	1.721	0.019
4	FIA MULTICAPITAL INVEST		2,458.000000	2,902.5000		7,134,345.00	17.235	0.457
5	FIA STAR VALUE		6,857.000000	1,079.9200		7,405,011.44	15.613	0.474

6	FIAIP Professional Globinvest		100.000000	9,099.0400		909,904.00	19.881	0.058
7	FIAIR FONDUL PRIVAT COMERCIAL		11,932.550000	457.2250		5,455,860.17	3.427	0.349
8	FOND INCHIS DE INVESTITII BET-FI INDEX INVEST	30.03.2022	2,054.000000	827.6659		1,700,025.76	16.009	0.109
<b>Total</b>						<b>32,356,172.77</b>		<b>2.071</b>

## 2. Equity securities denominated in foreign currency

Not applicable

## 3. Amounts under settlement for equity securities denominated in RON

Not applicable

## 4. Amounts under settlement for equity securities denominated in foreign currency

Not applicable

## XV Equity interests

No.	Issuer	No. of equity interests	Acquisition date	Acquisition price/unit	Valued amount	Date of last valuation	Weight in RIAIF's total assets
				RON	RON		%
1	KOGNITIVE MANUFACTURING TECH S.R.L. ***	238	23.02.2022	2,077.7311	494,500.00		0.032
<b>TOTAL</b>					<b>494,500.00</b>		<b>0.032</b>

\*\*\* in accordance with the Fund Rules, by way of exception, at acquisition value

## XVI. Dividends or other receivable rights

### 1. Dividends receivable

No.	Issuer	Ex-dividend date	No. of shares held	Gross dividend	Amount receivable	Weight in RIAIF's total assets
1	BRD - GROUPE SOCIETE GENERALE S.A.	11.03.2022	17,122,763	41,375,444.51	39,306,672.28	2.516
<b>Total</b>					<b>39,306,672.28</b>	<b>2.516</b>

### 2. Shares distributed without consideration in cash

Not applicable

### 3. Shares distributed with consideration in cash

Not applicable

### 4. Amounts payable for shares distributed with consideration in cash

Not applicable

### 5. Preemptive rights (prior to admission to trading and after the trading period)

Issuer	Share symbol	Ex-dividend date	Number of preemptive rights	Preemptive right's theoretical value	Total value	Weight in R.I.A.I.F.'s total assets
				lei	lei	%
HOLDE AGRI INVEST S.A.	HAI		1.800.000	0,0000	0,00	0,000
<b>TOTAL</b>					<b>0,00</b>	<b>0,000</b>

### Evolution of Net Asset Value and NAV per share during the last 3 reporting periods

	31.03.2020	31.03.2021	31.03.2022
<b>NET ASSET VALUE</b>	1,017,378,863.00	1,244,004,163.00	1,403,075,784.13
<b>NET ASSET VALUE PER SHARE (RON/share)</b>	0.4705	0.5753	0.6520

Transilvania Investments Alliance's leverage and exposure, calculated in accordance with the Regulation (EU) no. 231/2013 (in accordance with art. 38, para. (4) of Law no. 243/2019).

<b>Method</b>	<b>Leverage ratio</b>	<b>Exposure value</b>
Gross method	111.53%	1,564,829,913
Commitment method	111.74%	1,567,733,723

EXECUTIVE PRESIDENT / CEO,  
ROSCA RADU-CLAUDIU

CERTIFIED BY THE DEPOSITORY COMPANY  
BRD-Groupe Societe Generale S.A. Bucuresti  
SECURITIES DIVISION  
Director Claudia IONESCU  
Verified by \_\_\_\_\_

EXECUTIVE VICE-PRESIDENT / DEPUTY CEO,  
BUFTEA THEO-DORIAN

FINANCIAL DEPARTMENT  
Head of Department,  
VERES DIANA

PORTFOLIO MANGEMENT DEPARTMENT  
Head of Department,  
RADULESCU SORIN ION

COMPLIANCE OFFICER,  
STOICA MIHAELA CORINA