

Newsletter - January 2019



SIF MOLDOVA
SOCIETATE DE INVESTITII FINANCIARE

STRATEGIC OBJECTIVES

- ✓ Achieving higher value and higher quality for the assets under management by increasing the asset management's efficiency
- ✓ Increasing the speed and efficacy of the rebalancing and optimization processes of the portfolio.
- ✓ Investments in new companies of private-equity type in order to improve the portfolio performance.

TYPE OF THE INVESTMENT COMPANY

SIF Moldova SA is classified as an Alternative Investment Fund Manager (AIFM) authorized by the Financial Supervisory Authority under no. 20 of January 23, 2018.

MANAGEMENT

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

Executive management:

Claudiu Doros - CEO

Catalin Iancu - Deputy CEO

(ASF Opinion no. 400. 401.402 /July 13, 2017)

IDENTIFICATION DATA

ASF Register No.: PJR071AFIAA/040002

Bucharest Stock Exchange: SIF2; ISIN: ROSIFBACNOR0

Bloomberg: BBGID BBGOO0BMN5F5; Reuters: SIF2.BX

LEI: 254900Y1O0025N04US14

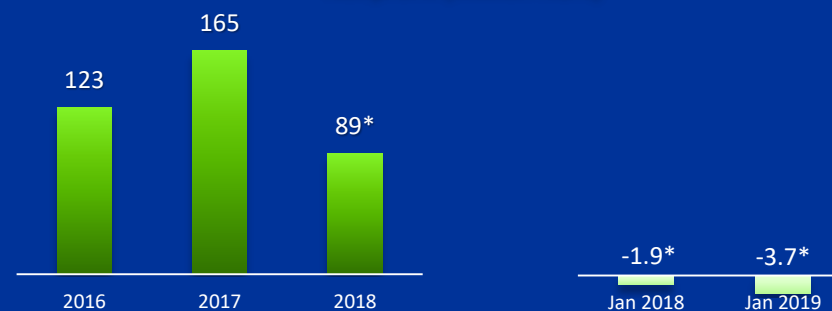
CONTACT

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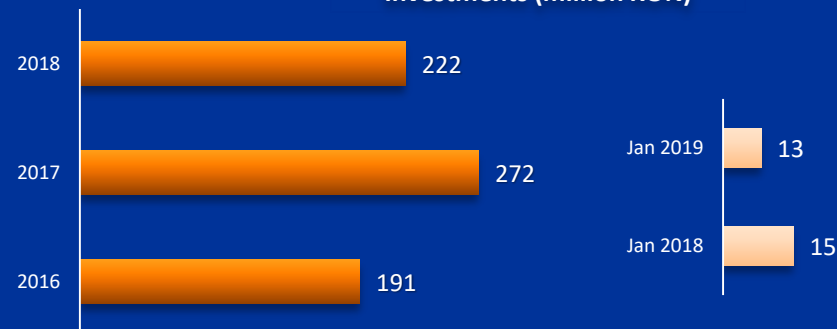
SHAREHOLDERS	Residents	Non-residents	Total
	weight in share capital %	weight in share capital %	shareholders
Individuals	36.8	0.3	5.755.700
Corporate	48.7	14.2	200
TOTAL	85.5	14.5	5.755.900

Net profit (million RON)



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

Investments (million RON)



Assets under management



VALUES / STRUCTURE

Number of shares	1.013.179.176	
	RON	EUR*
Fair value	0.1	0.02
Share Capital	101,317,917	21,398,563
Market cap	1,175,287,844	248,223,334
Total Assets	1,759,298,188	371,567,582
Net Assets Value	1,663,010,526	351,231,420

*EUR/RON = 4.6639 (www.bnr.ro)

RON/share	Nov 2018	Dec 2018	Jan 2019
NAV/share**	1.9360	1.7413	1.6779
Price SIF2	1.2800	1.2080	1.1600
Discount %	38	31	31

** The number of shares used in the calculation of the NAV/share (991,113,939) has resulted by decreasing, from the total number of shares, the shares acquired under the ongoing buyback program (according to the applicable regulations).

ASSETS STRUCTURE	% of total assets
Shares, of which	83.1
• listed	71.1
• unlisted	12.0
Non – UCITS Securities (fund units)	11.8
Monetary instruments (deposits, cash)	3.7
Other assets	1.4

SECTOR EXPOSURE (share portfolio)	% of total assets
Financial	35.6
Energy	17.6
Manufacturing	9.8
Real estate	8.2
Pharmaceutical industry	2.5
Other	9.4

TOP COMPANIES	Weight > 1% of total assets
BANCA TRANSILVANIA	31.34
OMV PETROM	7.06
AEROSTAR	6.23
TRANSGAZ	5.32
ROMGAZ	5.21
PROFESSIONAL IMO PARTNERS	5.11
TESATORIILE REUNITE	3.54
BIOFARM	2.55
STRAULESTI LAC ALFA	2.19
SIF BANAT CRISANA	2.10
AGROINTENS	1.98
AGROLAND CAPITAL	1.94
MECANICA CEHLAU	1.45
SIF TRANSILVANIA	1.37
TOTAL	77.38

PERFORMANCE / RISK INDICATORS

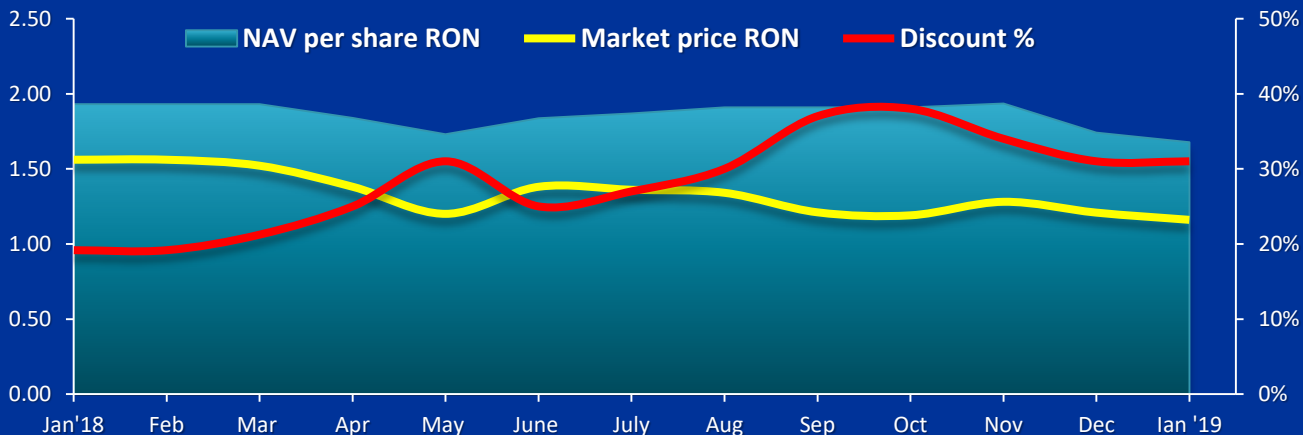
Returns: SIF2 NAV/share. SIF2 share. BET FI

Returns on Jan. 2019 (%)	SIF2 share	BET-FI	SIF2 NAV/share
1 M	-3.97	-3.90	-3.64
3 M	-2.52	-7.49	-12.56
6 M	-14.71	-11.84	-10.31
12 M	-25.64	-22.69	-13.21

The price series and the historical NAV/share series taken into account at the calculation of the yield/risk indicators are adjusted with the corporate events of the issuers.

Risk Analysis (1Y. daily series): SIF2 share / BET-FI

Indicator	SIF2 share	BET-FI
Annualized volatility (%)	26.56	14.80
Beta	1.35	1



- ✓ Exposure to the market risk quantified by SIRR: **14.96%**
- ✓ The Synthetic Indicator of Risk and Return (SIRR) calculated based on annualized volatility of the monthly NAV from the last 3 years of activity, places SIF Moldova portfolio in the medium risk category (currently is classified in the 5th class; 6th in December 31. 2018).

Investment projects - “private equity” approach SIF Moldova Group

“Baba Novac Residence” Bucharest - ownership 100%

- ✓ 6 blocks, 363 apartments - completion in 2019
- ✓ 89% of the apartments were sold by January 2019
- ✓ 121 completed apartments (Phase 1) are in the stage of being received by the developer and handed over to the buyers
- ✓ Phases 2 and 3 will be completed in Q4 2019



“Atria Urban Resort” Bucharest – ownership 50%

- ✓ The project is a phased out development of 1400 apartments on an area of approximately 9 ha, in 4 stages
- ✓ Positioning – North West of Bucharest
- ✓ Phase 1 under construction; 30% of the apartments were sold



“Veranda Mall” Bucharest – indirect ownership 37%

- ✓ GLE – 67000 sqm; GLA – 27000 sqm
- ✓ Occupancy rate – 97%
- ✓ Expansion of the shopping center with 6,300 sqm:
 - the gallery area is completed: gym, offices, shops, restaurant
 - multiplex cinema (completion in Q2 2019)



“Blueberries Farm” - developed by Agroitens SA, ownership 100%

- ✓ Blueberries planted area is under expansion
- ✓ It is aimed to reach an planted area of 84 ha by 2020



Mecanica Ceahlau - Piatra Neamt - ownership: 73 %

- ✓ Manufactures and sells agricultural machines. Its portfolio includes more than 20 product groups for agriculture (for working the soil, seeding, crop maintenance);
- ✓ The company is a distributor of STEYR and PROJET machinery.
- ✓ Development strategy:
 - development of new equipment and products for Romanian market;
 - export to neighboring countries.

