

Newsletter - October 2019



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

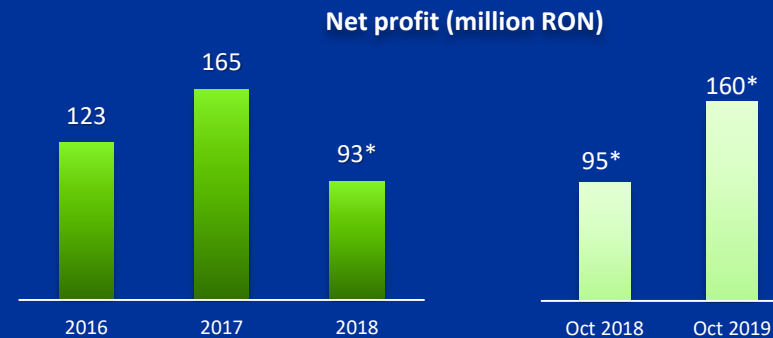
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CONTACT

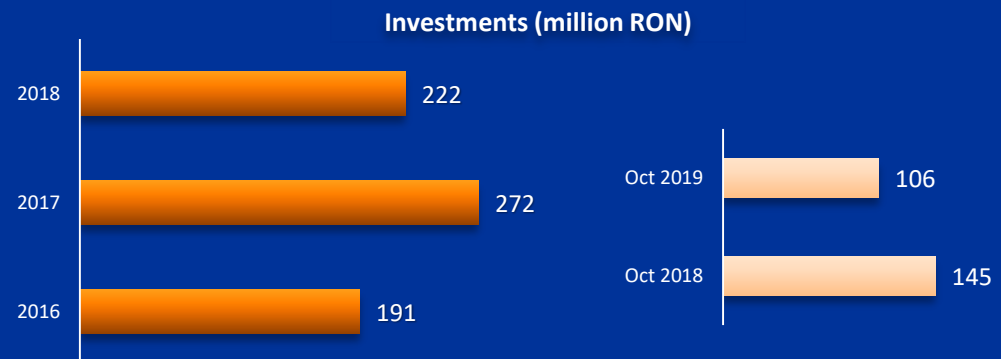
phone: 004 0234 576740 ; fax: 004 0234 570062

e-mail: sifm@sifm.ro; web site: www.sifm.ro

SHAREHOLDERS	Residents	Non-residents	Total
	weight in share capital %	weight in share capital %	shareholders
Individuals	36.4	0.2	5,751,665
Corporate	47.3	16.1	195
TOTAL	83.7	16.3	5,751,860



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



Assets under management

VALUES / STRUCTURE

Number of shares	1,002,179,176	
	RON	EUR*
Fair value	0.1	0.02
Share Capital	100,217,917	21,064,805
Market cap	1,423,094,430	299,120,235
Total Assets	2,233,539,817	469,467,760
Net Assets Value	2,087,271,104	438,723,538

*EUR/RON = 4.7576 (www.bnr.ro)

RON/share	August 2019	September 2019	October 2019
NAV/share**	2.0844	2.1324	2.1257
Price SIF2	1.4000	1.4300	1.4200
Discount %	33	33	33

** The number of shares used in the calculation of the NAV/share (981,909,539) has resulted by decreasing from the total number of shares the shares acquired under the ongoing buyback program / public share buyback offer (according to the applicable regulations).

ASSETS STRUCTURE	% of total assets
Shares, of which	80.1
• listed	70.7
• unlisted	9.4
Non – UCITS Securities (fund units)	11.3
Monetary instruments (deposits, cash)	7.6
Other assets	1.0

SECTOR EXPOSURE (share portfolio)	% of total assets
Financial	43.7
Energy	15.5
Manufacturing	8.6
Real estate	6.5
Other	5.8

TOP COMPANIES	Weight > 1% of total assets
BANCA TRANSILVANIA	38.6
ROMGAZ	8.5
AEROSTAR	5.3
TRANSGAZ	4.7
PROFESSIONAL IMO PARTNERS	2.8
TESATORIILE REUNITE	2.8
OMV PETROM	2.4
SIF BANAT CRISANA	2.1
AGROINTENS	1.7
STRAULESTI LAC ALFA	1.7
AGROLAND CAPITAL	1.5
SIF TRANSILVANIA	1.5
MECANICA CEAHLAU	1.3
TOTAL	74.9



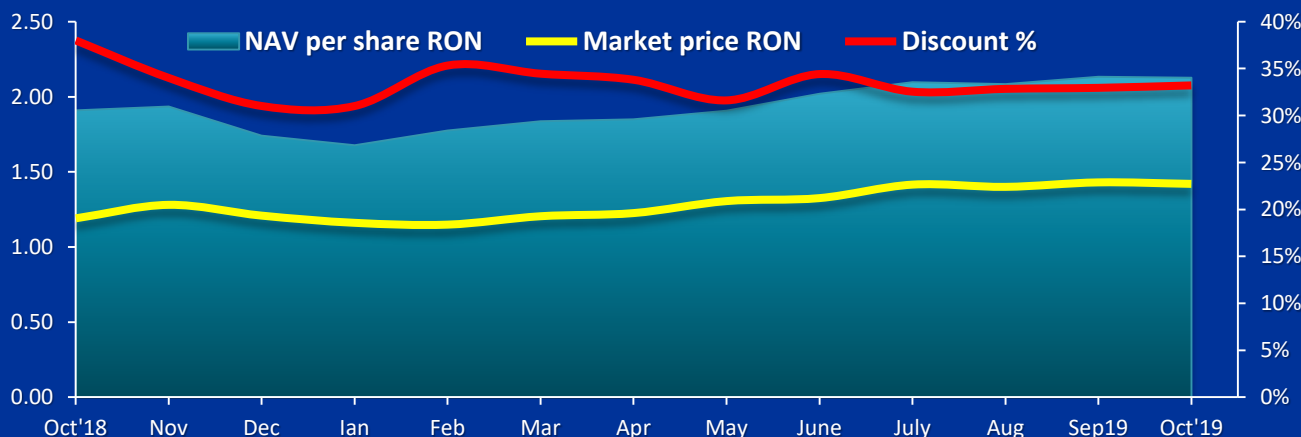
PERFORMANCE / RISK INDICATORS

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

Returns on October 2019 (%)	SIF2 Share	BET-FI	SIF2 NAV/share
1 M	-0.70	-0.90	-0.31
3 M	0.35	5.34	1.36
6 M	15.92	16.29	14.88
12 M	19.33	17.35	10.78

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

Indicator	SIF2 share	BET-FI
Annualized volatility (%)	23.38	15.37
Beta	1.11	1



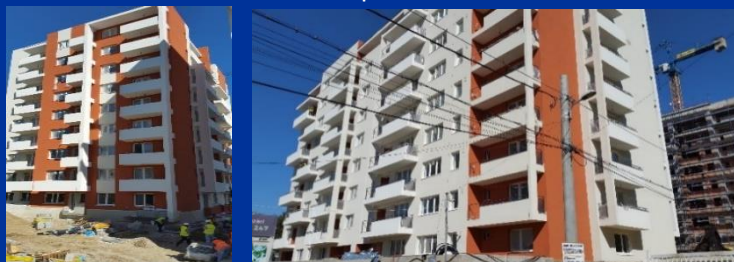
- ✓ The 20-day VaR on total assets exposed to market risk (historical method): 15.09%.
- ✓ The 20-day VaR indicator, calculated on a 99% confidence level, on the basis of the last year's profitability of the issuers which comprise the asset portfolio exposed to the price risk (shares and fund units), determines the classification of SIF Moldova portfolio in the medium risk profile.

Investment projects - "private equity" approach SIF Moldova Group

"BABA NOVAC RESIDENCE"

developed by Tesatoriile Reunite SA - ownership 100%

- ✓ Location: Bucharest, 61 Eufrosina Popescu street, sector 3
- ✓ 6 blocks with 363 apartments, 3 phases of achievement
- ✓ 98% of apartments are sold
- ✓ Phase 1 (121 apartments): completed; signing the final sale contracts is in progress
- ✓ Phases 2 and 3 will be completed in Q4 2019



"ATRIA URBAN RESORT"

developed by Straulesti Lac Alfa SA – ownership 50%

- ✓ Location: Bucharest, 242 Soseaua Chitilei, sector 1
- ✓ 1381 apartments on an area of 9 ha, in 5 phases
- ✓ Phase 1 (60% of 160 apartments is sold) is in the final stage of execution (term Q4 2019):
 - utilities connection works, landscaping works, cadastral and tabulation operations are in progress
 - the access roads and parking lots were completed
 - the minutes of receiving the apartments was completed
- ✓ The Building Permit for the Phase 2 was obtained



"VERANDA MALL"

developed by Professional IMO Partners SA -
indirect ownership 37%

- ✓ Location: Bucharest, 23 Ziduri Mosi street, sector 2
- ✓ Occupancy rate – 98%
- ✓ The shopping center expansion with 6.300 sqm is in progress (total of 33.300 sqm for rent):
 - the gallery area: completed
 - multiplex cinema: in the final stage of execution (term: December 2019)



"BLUEBERRIES FARM EXTENSION"

developed by Agroland Capital, ownership 100%

- ✓ Location: Vistea and Mandra villages in Brasov county; Popesti village, in Arges county
- ✓ In progress:
 - extension of the blueberries planted area at Popești farm
 - implementation of a "Cold Hall" in Vistea farm



"MECANICA CEAHLAU" Piatra Neamt - ownership: 73 %

- ✓ Manufactures and sells agricultural machines working the soil, seeding, crop maintenance
- ✓ Distributes: STEYR and HARS tractors, PROJECT herbicide equipment; STOLL loaders
- ✓ Participation at 2019 INDAGRA Bucharest International Fair



"IASI REAL ESTATE PROJECT"

developed by Agroland Capital, ownership 100%

- ✓ Location: Iasi, 2 Primaverii street
- ✓ In progress:
 - elaboration of the urban planning documentation by an architectural firm
 - steps for obtaining authorization for the demolition of deactivated constructions

