

## STRATEGIC OBJECTIVES

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

## TYPE OF THE INVESTMENT COMPANY

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

## MANAGEMENT

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

*Executive management:*

Claudiu Doros – President and CEO

Catalin Iancu – Vicepresident and Deputy CEO

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

## IDENTIFICATION DATA

FSA Register no.: PJR09FIAIR/040003

Bucharest Stock Exchange: EVER; ISIN: ROSIFBACNOR0

Bloomberg FIGI: BBG000BMN556

Reuters RIC: ROEVER.BX

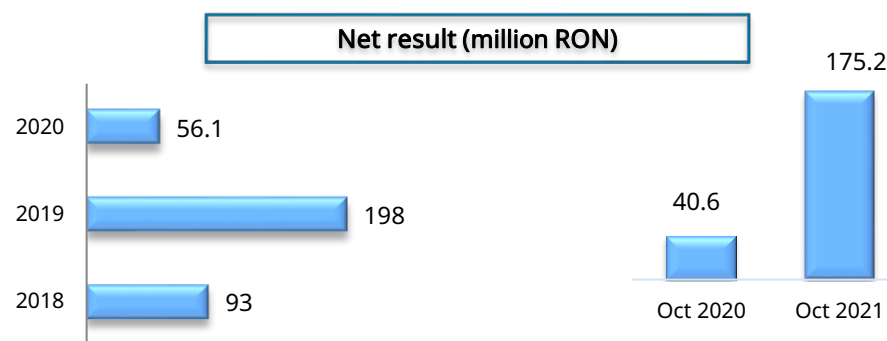
LEI: 254900Y1O0025N04US14

## CONTACT

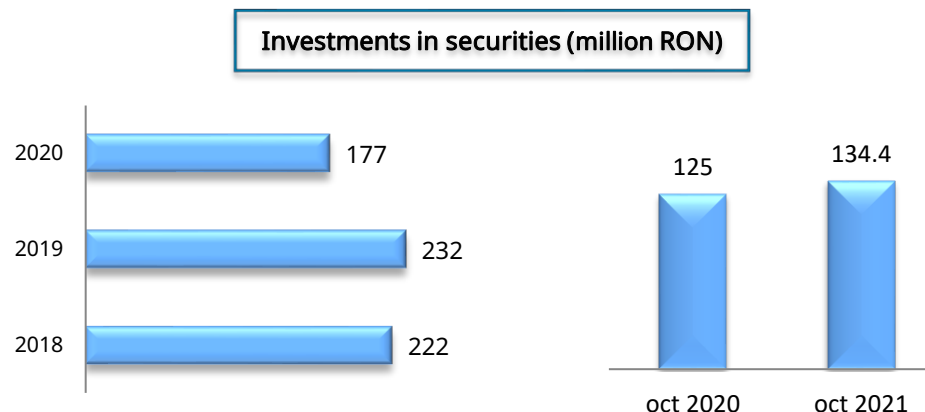
phone: 004 0234 576740; fax: 004 0234 570062

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

SHAREHOLDERS	Residents weight in share capital %	Non-residents weight in share capital %	Total shareholders
Individuals	37.0	0.3	5,746,329
Corporate	45.9	16.8	168
<b>TOTAL</b>	<b>82.9</b>	<b>17.1</b>	<b>5,746,497</b>



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	981.213.051	
	RON	EUR*
Fair value	0.1	0.02
Share Capital	98,121,305	19,826,892
Market cap	1,295,201,227	261,714,972
Total Assets	2,521,968,583	509,601,847
Net Assets Value	2,359,514,592	476,775,565

\*EUR/RON = 4.9489 (www.bnr.ro)

RON/share	Aug 2021	Sep 2021	Oct 2021
NAV/share**	2.3893	2.4674	2.4641
Price EVER	1.3500	1.4450	1.3200
Discount %	43	41	46

\*\* The number of shares used in the calculation of the NAV/share [957,563,544] 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	77.8
• listed	69.5
• unlisted	8.3
Non – UCITS Securities (fund units)	13.1
Monetary instruments (deposits, cash)	6.9
Other assets	2.2

SECTOR EXPOSURE (share portfolio)	% of total assets
Financial	44.4
Energy	12.7
Manufacturing	9.3
Real estate	6.0
Other	5.4

TOP COMPANIES	Weight > 1% of total assets
BANCA TRANSILVANIA	38.1
ROMGAZ	11.2
AEROSTAR	8.0
BRD	4.2
PROFESSIONAL IMO PARTNERS	2.3
AGROINTENS	1.9
EVERLAND	1.7
TESATORIILE REUNITE	1.7
STRAULESTI LAC ALFA	1.7
SIF TRANSILVANIA	1.6
NUCLEARELECTRICA	1.5
TOTAL	73.9



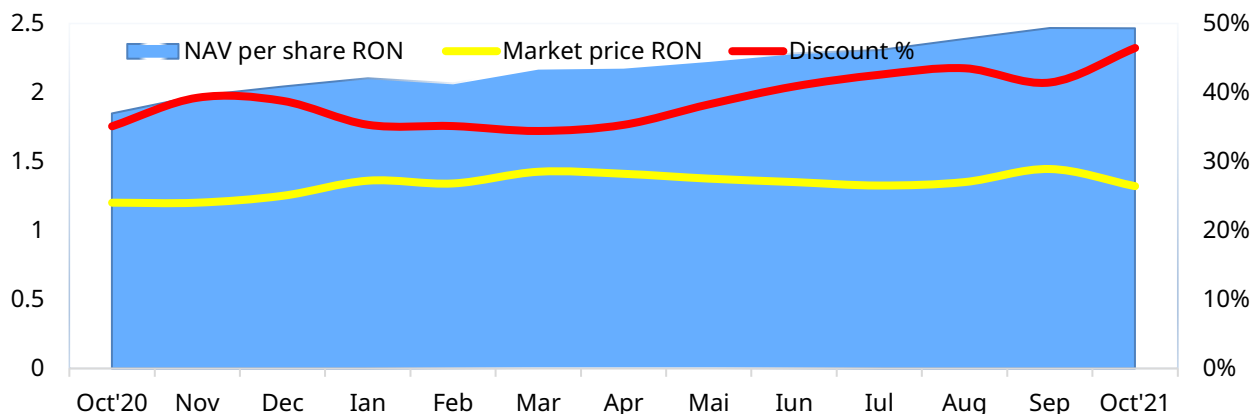
## PERFORMANCE / RISK INDICATORS

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

Returns on October 2021 (%)	EVER Share	BET-FI	EVER NAV/share
1 M	-8.65	-3.79	-0.13
3 M	-0.38	-1.13	6.83
6 M	-6.38	5.76	13.06
12 M	10.00	31.16	33.27

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

Indicator	EVER share	BET-FI
Annualized volatility (%)	22.80	11.80
Beta	1.03	1.00



✓ The 20-day VaR (historical method) on total assets exposed to market risk is 6.57%, within the internal limit approved for the market risk profile assumed – medium risk (25%).

# Private Equity Investments

## EVERGENT Investments Group



### “BABA NOVAC RESIDENCE”

developed by Tesatoriiile Reunite SA - ownership 100%

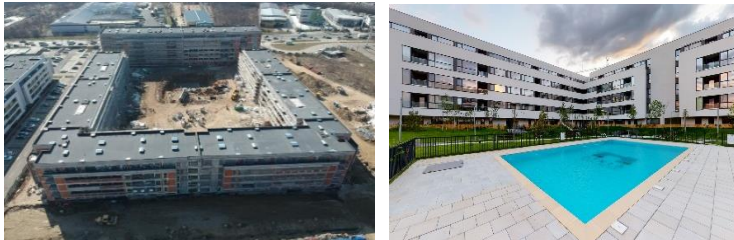
- ✓ Location: Bucharest, 61 Eufrosina Popescu street, sector 3
- ✓ 6 blocks with 363 apartments. 3 development phases
- ✓ Project completed
- ✓ Preparing a new real estate project by purchasing a land plot in the North of the Capital



### “ATRIA URBAN RESORT”

developed by Straulesti Lac Alfa SA – ownership 50%

- ✓ Location: Bucharest, 242 Soseaua Chitilei, sector 1
- ✓ 1381 apartments. land of 9 ha. 4 development phases
- ✓ Phase 1 (160 apartments): completed in December 2019
  - 97% of the apartments are sold
- ✓ Phase 2 (398 apartments): execution works in progress
  - about 67% of the apartments are pre-contracted
- ✓ Phase 3: design in progress



### “VERANDA MALL”

developed by Professional IMO Partners SA - indirect ownership 37%

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



### “BLUEBERRIES FARM EXTENSION” -

developed by Agroiintens SA - ownership 100%

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



### “MECANICA CEHLAU” Piatra Neamt - ownership: 73%

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



### “IASI REAL ESTATE PROJECT”

developed by Everland SA - ownership 100%

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

