

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 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 a unitary system, by a Board of Directors.

Executive management:

Claudiu Doros - CEO

Catalin Iancu - Deputy CEO

(FSA opinions no. 400, 401 and 402 of July 13, 2017)

IDENTIFICATION DATA

FSA Register no.: PJR071AFIAA/040002

Bucharest Stock Exchange: SIF2; ISIN: ROSIFBACNOR0

Bloomberg: BBGID BBGOOBMN5F5; Reuters: SIF2.BX

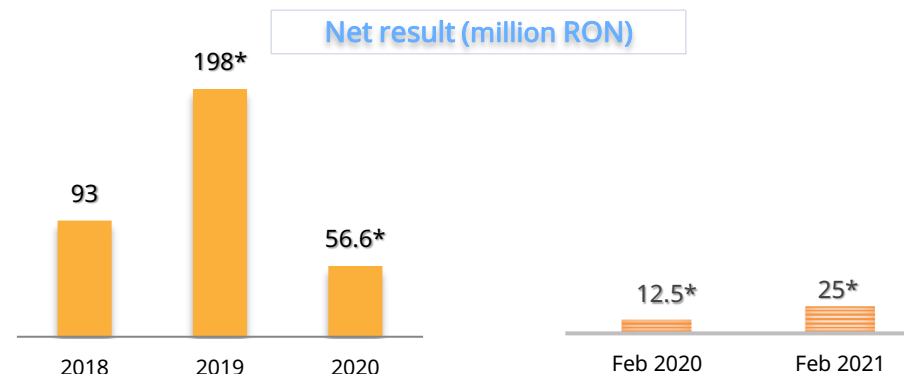
LEI: 254900Y100025N04US14

CONTACT

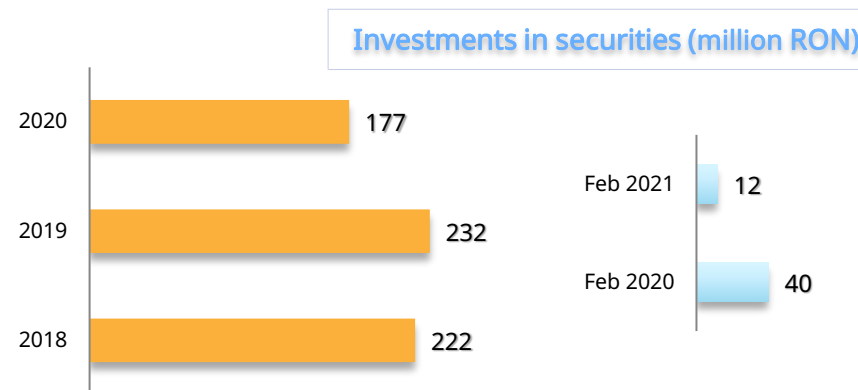
phone: 004 0234 576740; fax: 004 0234 570062

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

SHAREHOLDERS	Residents weight in share capital %	Non-residents weight in share capital %	Total shareholders
Individuals	36.5	0.4	5,748,264
Corporate	46.8	16.3	178
TOTAL	83.3	16.7	5,748,442



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



Assets under management

VALUES / STRUCTURE

Number of shares	989.479.176	
	RON	EUR*
Fair value	0.1	0.02
Share Capital	98,947,918	20,299,091
Market cap	1,325,902,096	272,007,815
Total Assets	2,156,026,318	442,307,174
Net Assets Value	2,019,557,310	414,310,660

*EUR/RON = 4.8745 (www.bnr.ro)

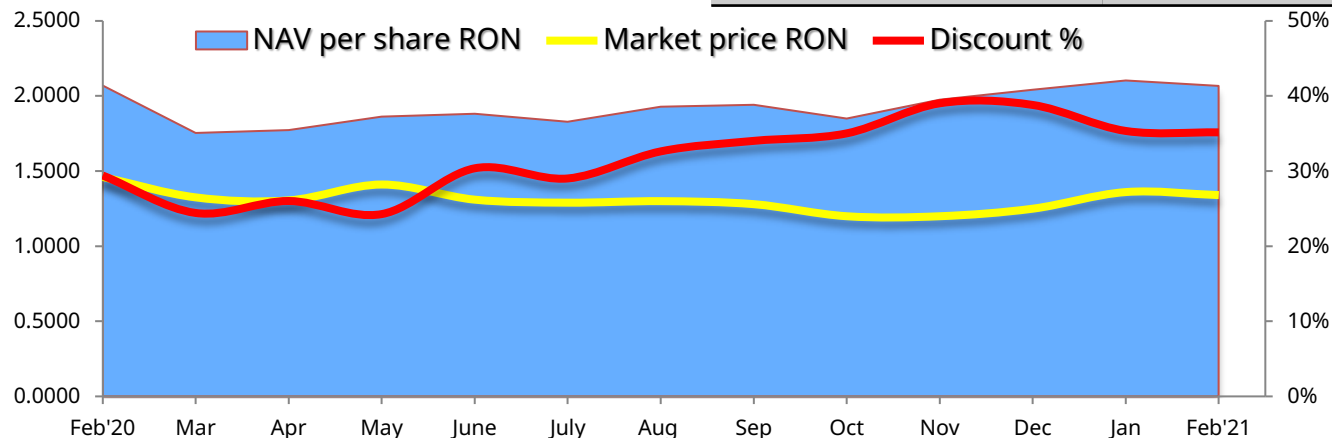
RON/share	Dec. 2020	Jan. 2021	Feb. 2021
NAV/share**	2.0417	2.1027	2.0656
Price SIF2	1.2500	1.3600	1.3400
Discount %	39	35	35

** The number of shares used in the calculation of the NAV/share (977.711.971) 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	77.9
• listed	68.4
• unlisted	9.5
Non - UCITS Securities (fund units)	14.2
Monetary instruments (deposits. cash)	6.3
Other assets	1.6

SECTOR EXPOSURE (share portfolio)	% of total assets
Financial	42.0
Energy	16.3
Real estate	6.7
Manufacturing	6.6
Other	6.3

TOP COMPANIES	Weight > 1% of total assets
BANCA TRANSILVANIA	36.6
ROMGAZ	11.1
AEROSTAR	4.4
PROFESSIONAL IMO PARTNERS	3.3
BRD	3.0
AGROINTENS	2.1
OMV PETROM	2.1
TESATORIILE REUNITE	2.0
STRAULESTI LAC ALFA	2.0
NUCLEARELECTRICA	1.9
AGROLAND CAPITAL	1.7
SIF TRANSILVANIA	1.7
TRANSGAZ	1.2
MECANICA CEHLAU	1.1
TOTAL	74.2



PERFORMANCE / RISK INDICATORS

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

Returns on February 2021 (%)	SIF2 Share	BET-FI	SIF2 NAV/share
1 M	-1.47	3.05	-1.76
3 M	11.67	18.36	4.61
6 M	3.08	11.02	7.09
12 M	-8.22	2.05	-0.12

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

Indicator	SIF2 share	BET-FI
Annualized volatility (%)	27.43	24.23
Beta	0.70	1.00

✓ The 20-day VaR (historical method) on total assets exposed to market risk is 21.13%, 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 Tesatoriile Reunite SA - ownership 100%

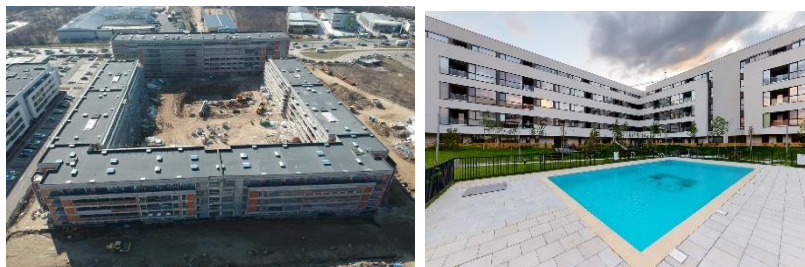
- ✓ Location: Bucharest, 61 Eufrosina Popescu street, sector 3
- ✓ 6 blocks with 363 apartments. 3 development phases
- ✓ Phases 1+2+3: Completed
- ✓ Preparing a new real estate project by purchasing a land plot in the North of the Capital



“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
 - 94% of the apartments are sold
- ✓ Phase 2 (398 apartments): execution works in progress
 - about 40% 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)
- ✓ Restricted activity caused by the new SARS-CoV-2 coronavirus



“BLUEBERRIES FARM EXTENSION” -

developed by Agroitens 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 CEAHLAU” Piatra Neamt - ownership: 73%

- ✓ Manufactures and sells agricultural machines for working the soil. seeding. crop maintenance
- ✓ Distributes: STEYR tractors. PROJECT herbicide equipment; STOLL loaders
- ✓ Activity affected by pedological drought and COVID-19 pandemic



“IASI REAL ESTATE PROJECT”

developed by Agroland Capital - ownership 100%

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

