



## SIF BANAT-CRIȘANA

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### CURRENT REPORT

according to Regulation no. 5/2018  
and Law no. 24/2017 on issuers of financial instruments and market operations

Report date: January 31, 2020

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Issuer **Societatea de Investiții Financiare Banat-Crișana SA (SIF Banat-Crișana)** | Registered office **35A Calea Victoriei, Arad 310158, Romania** | Phone **+40257 304 438** | Fax **+40257 250 165** | Webpage **www.sif1.ro** | Email **sifbc@sif1.ro** | Tax Identification Code **RO2761040** | Trade Register Number **J02 / 1898 / 02.09.1992** | Number In ASF AFIAA Register **PJR07.1AFIAA / 020007 / 09.03.2018** | Number In ASF SIIRS Register **PJR09SIIR / 020002 / 02.02.2006** | Legal Entity Identifier (LEI) **254900GAQ2XT8DPA7274** | Subscribed and paid-up share capital **RON 51,746,072.40** | Regulated market on which the issued securities are traded: **Bucharest Stock Exchange (BVB) Premium category (symbol: SIF1)**

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Important event to be reported:

### Auditor report as per art. 82 of Law no. 24/2017

SIF Banat-Crișana, in compliance with the provisions of article 82 of Law no. 24/2017 and article 144 of ASF Regulation no. 5/2018, submits the *Limited Independent Assurance Report on the information included in the current reports prepared by the company in accordance with the provisions of Law no. 24/2017 and Regulation no. 5/2018*, prepared by the financial auditor Deloitte Audit SRL concerning the transaction reported by the company on 07.10.2019 with the company Administrare Imobiliare SA Bucharest, a SIF Banat-Crișana subsidiary.

The report of the financial auditor Deloitte Audit SRL is attached to this current report.

Chairman and CEO

**Bogdan-Alexandru DRĂGOI**

Compliance Officer, Eugen Cristea

**LIMITED INDEPENDENT ASSURANCE REPORT  
ON THE INFORMATION INCLUDED IN THE CURRENT REPORT PREPARED BY THE COMPANY IN  
ACCORDANCE WITH THE PROVISIONS OF LAW NO. 24/2017  
AND REGULATION NO. 5/2018**

To the Shareholders and Board of Directors  
Societatea de Investitii Financiare Banat-Crișana SA  
Arad, Romania

### **Object of the independent auditor's report**

In accordance with the provisions of art. 144. B of Regulation no. 5/2018 issued by the Financial Supervisory Authority ("the FSA"), and further to your request, we have been engaged to report on the information included in the current report sent by Societatea de Investitii Financiare Banat-Crișana SA ("the Company") to the Bucharest Stock Exchange ("the BSE") and the FSA, listed in Appendix A, regarding the transaction concluded by the Company with her subsidiary. The report included in Appendix A have been prepared by the Company's management in order to report to the FSA pursuant to the requirements of Law no. 24/2017 art. 82 (1) - (4) and Regulation no. 5/2018 art. 144.B (1) - (3), referred here as "the Regulation".

### **Responsibility of the Company's management**

Management is responsible for the preparation and fair presentation of Appendix A, that is free from material misstatement, in accordance with the Regulation, and for the information presented therein. Such responsibility implies the design, implementation and maintenance of such internal control relevant to the preparation and presentation of the information disclosed in Appendix A, that is free from material misstatement, whether due to fraud or error. Also, such responsibility implies the compliance with the Regulation and keeping of proper supporting documents in relation to Appendix A. The Company's management is responsible for preventing and identifying fraud and ensuring that the Company complies with the legislation and regulations in force.

### **Auditor's Responsibility**

Our responsibility is to analyze the financial information included in the Appendix A and to report in the form of an independent conclusion of limited assurance perform based on the evidence obtained. We conducted the engagement in accordance with ISAE 3000 regarding the assurance engagements other than Audits or Reviews of Historical Financial Information. This standard requires that we plan and perform our procedures in order to obtain a limited assurance whether the financial information included in the Appendix A comply, in all material respects, with the Regulation, as a basis for our independent conclusion.



We apply the International Standard on Quality Control 1 and, accordingly, maintain a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

The procedures selected depend on our understating of the information contained in Appendix A and other circumstances of the engagement, as well as on our judgment of the areas that may show significant misstatements. In developing our understanding of the information included in Appendix A, we have considered the Company's internal control relevant for drawing up and presenting such information in accordance with the Regulation, in order to determine the relevant procedures in the given circumstances, and not for the purpose of expressing a conclusion of the efficiency of the Company's internal control in the drawing up and presentation of Appendix A and in carrying out the reported transaction.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This report does not constitute a legal opinion.

We formed our conclusion based on, and in connection with, the aspects revealed herein. In our opinion, the evidence we have obtained is sufficient and adequate to form a basis for our limited assurance conclusion.

### **Summary of Work Performed**

Our procedures have been conducted only on the transaction included in Appendix A related to the transaction concluded by the Company, as follows:

- 1) We obtained the current report included in the Appendix A issued by the Company and signed by the management, contract which include the reported transaction in semester 2, 2019 and we checked the information presented there with the information from the contract with Administrare Imobiliare S.A.;
- 2) We checked the financial information included in the contract with Administrare Imobiliare S.A. in order to determine whether they contain provisions related to: contracting parties, date of conclusion and nature of the document, description of the object thereof, total value, payment terms and modalities, in accordance with the Regulation 5/2018 art. 144. B (4);
- 3) We discussed with the Company management on the Company's internal policies related to the transaction decision, as presented in the Appendix A, including about the price mentioned in the contract.

### **Conclusion**

Based on the procedures performed and evidence obtained nothing has come to our attention that causes us to believe that the Appendix A has not been prepared in all material respects in accordance with Regulation no. 5/2018 art. 144.B point (4).



**Limitations on use**

This report is solely for the purpose set forth in the first paragraph hereof and for your information and for the information of the BSE and the FSA and it is not to be used for any other purpose or to be distributed to any other parties without our prior written permission. Our report should not be deemed adequate for use by any party wishing to acquire rights over us, other than the Company, for any purpose or in any circumstances. Any party except the Company, which is granted access to our report or a copy hereof and chooses to rely on our report (or a part thereof), shall do so on their own account. Our engagement was undertaken so as to report to the Board of Directors and the Company's Management those aspects that we are required to report in a limited independent assurance report, and not for other purposes. Deloitte does not authorize distribution or use of this report unless a release letter in a form and content acceptable to Deloitte has been executed. This report relates only to the items specified above and does not extend to any financial statements of the Company taken as a whole.

On behalf of:  
Deloitte Audit SRL

Irina Dobre

***For signature, please refer to the original Romanian version.***

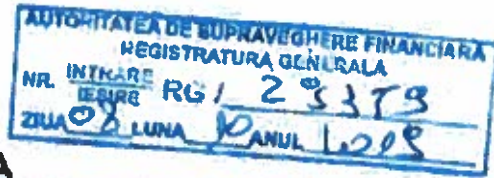
Bucharest, Romania  
January 30, 2020

## Appendix A



### SIF BANAT-CRIȘANA

ADRESA CALA VICTORIEI TSA AAAU 114178 • TELEFON 0257 304 438 • FAX 0257 250 165 • EMAIL SIFBC@SIF1.RO • INTERNET WWW.SIF1.RO



Către,  
**AUTORITATEA DE SUPRAVEGHERE FINANCIARĂ**  
SECTORUL INSTRUMENTE ȘI INVESTIȚII FINANCIARE

**BURSA DE VALORI BUCUREȘTI - Piața reglementată**



### RAPORT CURENT

conform Regulamentului nr. 5/2018 și Legii nr. 24/2017 privind emitenții de instrumente financiare și operațiuni de piață  
Data raportului: 07.10.2019

Societatea emite în calitate de Societate de Investiții Financiare Banat-Crișana SA (SIF Banat-Crișana) | Strada socială Calea Victoriei nr. 35 A, Arad 310130 | Tel: +40257 304 438 | Fax: +40257 250 165 | Web: www.sif1.ro | E-mail: sifbc@sif1.ro | CIF: RO2261040 | Nr. CRT: 102 / 1886 / 03.09.1992 | Scrisorile de Acționari nr. 07/2019, 14/FIAA/020007/03.03.2018 | Nr. Registre ASIF SIF1 PJ 08558/020002/02.02.2006 | Căsuțâ de Distribuție a Actelor Juridice nr. 1254900GAQZKTBOPA7374 | Capital social 51.746.672,40 lei | Plata raportului: BVB - categoria Premiuri (simbol: SIF1)

Eveniment important de raportat:

### Tranzacție prevăzută la art. 82 din Legea 24/2017

SIF Banat-Crișana informează acționarii cu privire la Încheierea contractului de închiriere a spațiului de la adresa din București, sector 2, Str. Serghei Vasilevici Rahmaninov, nr. 46-48, etaj 3 deținut de societatea Administrare Imobiliare SA București, tranzacție ce se încadrează în prevederile art. 82 din Legea 24/2017.

Partea actului juridic	Data încheierii și natura actului juridic	Obiectul actului juridic	Valoarea totală a actului juridic	Debitorii reciproci ce decurg din actul juridic	Garanta constituită Penalități supulate	Termene și modalități de plată
SIF Banat-Crișana SA în calitate de locator, Administrare Imobiliare SA în calitate de locatar	7 octombrie 2019 Contract de închiriere	Închirierea spațiului de la adresa din București, sector 2, Str. Serghei Vasilevici Rahmaninov, nr. 46-48, etaj 3 pentru o durată de 5 ani.	Chirie de 3.179,50 EURO/lună, plus TVA. Costuri de funcționare de 794,87 EURO/lună plus TVA	Nu este cazul	Penalități de întârziere de 0,5% / zi de întârziere	Chiria se plătește în lei la termenul de plată este de 10 zile calendaristice de la data emisiei facturii

Președinte Director General,  
**Bogdan-Alexandru Drăgoi**



RC Conformatate,  
Eugen Cristea

*[Handwritten signature]*

CAPITAL SOCIAL VERIFICAT ȘI VĂRSAT: 51.746.672,40 LEI • NUMĂR DE ÎNREGISTRARE ÎN REGISTRUL COMERȚIILOR ÎN ROMÂNIA: 02261040 • COD DE IDENTIFICARE FISCALĂ: 310130378  
NUMĂR REGISTRU ASIF AFMA PJ 08558 / 020002 / 02.02.2006 • NUMĂR REGISTRU ASIF SIF1 PJ 08558 / 020002 / 02.02.2006  
COD DE IDENTIFICARE A ENTITĂȚII JURIDICE (CIF): 1254900GAQZKTBOPA7374 • CONT BANCAR RO 22610401000120012000100 • BANCA TRANSILVANIA SA BUCUREȘTI