



# Transilvania Investments

Nr. 1097/15.02.2023

**To: Bucharest Stock Exchange  
Financial Supervisory Authority  
Financial Instruments and Investments Sector**

**CURRENT REPORT  
According to Law no. 24/2017 and F.S.A. Regulation no. 5/2018  
Report date: 15.02.2023**

Transilvania Investments Alliance S.A.  
Headquarters: 2, Nicolae Iorga Street, Brasov 500057  
Telephone: +40 268 415529, 416171; Fax: +40 268 473215, 473216  
Tax registration code: RO3047687  
Order number in the Trade Register: J08/3306/92  
LEI Code (Legal Entity Identifier): 254900E2IL36VM93H128  
Subscribed and paid-in share capital: RON 216,244,379.70  
Regulated market on which the issued securities are traded: B.S.E., Premium Category (Symbol: TRANSI)

**Important event to be reported: Preliminary financial results for 2022**

According to the financial calendar for 2023, Transilvania Investments Alliance presents the preliminary financial results for the financial year 2022, unaudited.

The preliminary Statement of Financial Position and the preliminary Statement of Profit or Loss and Other Comprehensive Income as at 31 December 2022, prepared in accordance with the F.S.A. Rule no 39/2015 *on the approval of the accounting regulations complying with the International Financial Reporting Standards, applicable to entities authorized, regulated and supervised by the F.S.A. from the Financial Instruments and Investments Sector* are attached to this current report.

The final annual financial statements, prepared in accordance with the IFRS and the F.S.A. Rule no 39/2015 will be subject to the financial audit and will be submitted for approval to the shareholders. The final form of the financial statements, accompanied by the independent auditor's report will be available on the date that will be communicated in the convening notice of the general meeting of shareholders.

The preliminary financial statements for the year ended 31 December 2022 are available to shareholders and investors starting on 15 February 2023, 6:00 pm, as follows:

- **on the Company's website**, [www.transilvaniainvestments.ro](http://www.transilvaniainvestments.ro), Section "Investor Relations/Reports"
- **on the Bucharest Stock Exchange website**, [www.bvb.ro](http://www.bvb.ro) and
- **at the Company's headquarters** in Brasov, 2, Nicolae Iorga Street, Corporate Governance Department.

**Radu-Claudiu Roșca, Executive President**

**Mihaela-Corina Stoica, Compliance Officer**

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CUJ/CIF: RO 3047687  
R.C. J08/3306/1992

Autorizată A.F.I.A.:  
Autorizație ASF nr. 40/15.02.2018

Autorizată F.I.A.I.R.:  
Autorizație ASF nr. 150/09.07.2021

Cod LEI (Legal Entity Identifier):  
254900E2IL36VM93H128

Capital social:  
216 244 379,70 lei

Nr. Registru ASF:  
PJR071AFIAA/080005

Nr. Registru ASF:  
PJR09FIAIR/080006

IBAN B.C.R. Brașov:  
RO08 RNCB 0053 0085 8144 0001

Societate administrată în sistem dualist

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME AS AT 31 DECEMBER 2022 –**  
**preliminary data, unaudited**  
**(All amounts are expressed in RON)**

Item	31 December 2022	31 December 2021
Dividend income	107,805,920	32,915,652
Bank interest income	1,259,682	648,723
Interest income from bonds and government securities classified as financial assets at fair value through profit or loss	638,889	-
Net gain (loss) on financial assets at fair value through profit or loss	(30,934,101)	87,550,963
Operating income	15,824,187	7,076,232
<b>Total net income</b>	<b>94,594,577</b>	<b>128,191,570</b>
Employee benefit expense, of which:	(12,157,454)	(20,482,083)
<i>Equity-based payments expense</i>	(1,545,798)	-
<i>Income/(expenses) from the reversal/set-up of the provision for the benefits of employees, members of the Executive Board and the Supervisory Board</i>	3,953,567	-
Commissions and fees	(2,112,657)	(2,058,120)
Impairment losses / Reversal of impairment losses of financial assets	208,904	(1,626,215)
Operating expenses	(11,292,834)	(7,623,130)
Financing costs	(878,469)	(908,300)
Loss on provisions	(1,809,107)	-
<b>Total expenses</b>	<b>(28,041,617)</b>	<b>(32,697,848)</b>
<b>Profit before tax</b>	<b>66,552,960</b>	<b>95,493,848</b>
Income tax (expense)/credit	556,556	1,117,772
<b>Net profit for the year</b>	<b>67,109,516</b>	<b>96,611,495</b>
<b>Other comprehensive income:</b>		
<b><i>Items that will not be classified to profit or loss:</i></b>		
Gain/(loss) on revaluation of financial assets at fair value through other comprehensive income, net of deferred tax	(88,134,703)	113,360,157
Increase/(Decrease) in revaluation reserve of property, plant and equipment, net of deferred tax	3,623,423	241,918
<b>Other comprehensive income for the year – total</b>	<b>(84,511,281)</b>	<b>113,602,075</b>
<b>Total comprehensive income for the year</b>	<b>(17,401,765)</b>	<b>210,213,570</b>

Executive President  
Roşca Radu Claudiu

Head of Financial Department  
Vereş Diana

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2022 - preliminary data, unaudited**  
**(All amounts are expressed in RON)**

	<b>31 December 2022</b>	<b>31 December 2021</b>
Cash and cash equivalents	47,173,996	47,862,487
Financial assets measured at fair value through profit or loss	649,765,385	706,841,055
Government securities measured at fair value through profit or loss	31,653,276	-
Financial assets measured at fair value through other comprehensive income	669,338,157	711,396,334
Financial assets at amortised cost	626,770	7,694,516
Other assets	7,190,722	1,605,185
Intangible assets	82,473	120,024
Property, plant and equipment	18,029,683	12,734,077
Investment property	2,119,862	2,066,451
Right of use assets under leases	3,514,086	1,609,463
<b>Total assets</b>	<b>1,429,494,410</b>	<b>1,491,929,592</b>
Financial liabilities	26,908,759	40,878,905
Loans from banks	-	-
Lease liabilities	3,988,871	1,761,619
Deferred income tax liabilities	30,129,459	49,473,069
Current income tax liabilities	3,663,755	14,587,916
Other liabilities	3,252,857	5,065,430
<b>Total liabilities</b>	<b>67,943,701</b>	<b>111,766,939</b>
Share capital	216,244,380	216,244,380
Retained earnings	209,392,720	206,411,822
Revaluation reserves on financial assets at fair value through other comprehensive income	133,897,466	254,484,622
Revaluation reserve for property, plant and equipment	15,602,907	11,979,484
Other reserves	783,403,839	691,314,508
Equity-based payments to employees and management	5,795,798	4,250,000
Own shares	(2,786,400)	(4,522,164)
<b>Total equity</b>	<b>1,361,550,709</b>	<b>1,380,162,653</b>
<b>Total liabilities and equity</b>	<b>1,429,494,410</b>	<b>1,491,929,592</b>

Executive President  
Roșca Radu Claudiu

Head of Financial Department  
Vereș Diana

**TRANSILVANIA INVESTMENTS ALLIANCE S.A.**  
**STATEMENT OF CASH FLOWS AS AT 31 DECEMBER 2022 - preliminary data, unaudited**  
**(All amounts are expressed in RON)**

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	<b>31 December 2022</b>	<b>31 December 2021</b>
<b>Cash flows from operating activities, total out of which:</b>	<b>11,155,871</b>	<b>22,298,736</b>
Receipts from clients	750,140	3,293
Payments to suppliers and employees	(18,444,643)	(12,682,138)
Proceeds from disposal of equity investments	169,229,944	216,998,568
Payments for purchase of equity investments	(226,392,487)	(208,923,986)
Income tax paid	(16,549,026)	(404,133)
Interest received	2,267,719	648,722
Dividends received (net of withholding tax)	107,805,919	32,915,620
Payments of contributions, tariffs, taxes owed to the state budget	(6,204,218)	(5,159,628)
Other payments from operating activities	(987,424)	(1,202,832)
Other payments from investment activities (including trading sales commission)	(320,055)	105,250
<b>Cash flows from investing activities, total out of which:</b>	<b>(1,947,643)</b>	<b>(402,705)</b>
Payments for purchase of tangible and intangible assets	(2,070,213)	(541,416)
Receipts from sale of tangible assets	122,570	138,711
<b>Cash flows from financing activities, total out of which:</b>	<b>(9,896,719)</b>	<b>(44,542,774)</b>
Dividends paid to shareholders (including dividend tax)	(963,988)	(3,400,934)
Short term loan	(437,918)	(40,000,000)
Interest paid	(262,007)	(838,867)
Payments related to lease contracts	(924,230)	(302,973)
Payments for own shares bought-back	(7,308,577)	-
<b>Net increase/(decrease) of cash and cash equivalents</b>	<b>(688,491)</b>	<b>(22,646,743)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>47,862,487</b>	<b>70,509,230</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>47,173,996</b>	<b>47,862,487</b>

Executive President  
Roşca Radu Claudiu

Head of Financial Department  
Vereş Diana