

Fund Administrator: Franklin Templeton International Services S.à r.l.
 Administrator Code: PJM07.1AFIASMDLUX0037
 Fund: Fondul Proprietatea SA
 Fund Code: PJR09FIAIR/400018
 Reporting date: 30.11.2023

Statement of Assets and Liabilities of Fondul Proprietatea SA and the Net Asset Value calculation according with the FSA Regulations No. 9/2014 and No. 7/2020, as subsequently amended

	RON
1. Intangible assets	0.00
2. Tangible assets	0.00
3. Real estate investments	0.00
4. Biological assets	0.00
5. Assets representing rights to use the underlying assets in a leasing contract	0.00
6. Financial assets	2,101,433,063.82
6.1. Financial assets at amortised cost	0.00
6.2. Financial assets at fair value through profit or loss, <i>out of which:</i>	2,101,433,063.82
6.2.1. Shares traded or listed on regulated markets in Romania*	149,329,571.17
6.2.2. Shares admitted or traded on a regulated market from a member state	0.00
6.2.3. Shares traded or listed on regulated markets from a non-EU Member State	0.00
6.2.4. Shares issued by Romanian companies not admitted to trading	1,952,103,492.65
6.2.5. Bonds admitted to trading issued or guaranteed by central government authorities	0.00
6.2.6. Municipal bonds	0.00
6.2.7. Corporative bonds	0.00
6.2.8. Treasury bills	0.00
6.2.9. Newly issued securities	0.00
6.2.10. Participation titles of UCITS and/or of OCIU/AIF	0.00
6.2.11. Equity titles	0.00
6.2.12. Derivates	0.00
6.2.13. Other financial assets	0.00
6.3. Financial assets at fair value through other comprehensive income	0.00
7. Cash (cash and cash equivalents)	563,752,543.93
8. Bank deposits	948,193,515.55
9. Other assets	318,345,378.04
9.1. Dividends and other receivable rights	0.00
9.2. Other assets	318,345,378.04
10. Prepaid expenses	235,166.13
11. Total Assets	3,931,959,667.47

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12. Total liabilities	617,294,031.12
12.1. Financial liabilities at amortised cost	566,476,910.98
12.2. Deferred tax liability	0.00
12.3. Other debts	50,817,120.14
13. Provisions for risks and charges	0.00
14. Deferred income	0.00
15. Shareholders' equity, out of which:	3,314,665,636.35
15.1. Share capital	2,947,779,186.56
15.2. Elements similar to share capital	0.00
15.3. Other elements of shareholders' equity	0.00
15.4. Share capital premiums	0.00
15.5. Revaluation differences	-1,246.36
15.6. Reserves	646,805,768.60
15.7. Treasury shares	-785,109,068.45
15.8. Retained earnings	1,524,868,026.84
15.9. Period result	-1,019,677,030.84
16. Net Asset Value	3,314,665,636.35
17. Number of issued shares**	5,226,427,239
18. Net asset value per share	0.6342
19. Number of portfolio companies out of which:	25
19.1 Companies admitted to trading on an EU market	5
19.2 Companies admitted to trading on a non-EU market	0
19.3 Companies not admitted to trading	20

Legend:

* = Include also the value of holdings admitted to trading on AeRo market (alternative regulated market)

** = Represents the number of paid issued shares excluding treasury shares and repurchased own shares related to the global depositary receipts or certificates of interest of own shares, according with FSA Regulation no. 7/2020, as subsequently amended.

Leverage of the fund

Method type	Leverage level	Exposure amount
a) Gross method	63.42%	2,102,112,326.61
b) Commitment method	100.00%	3,314,665,636.35

Franklin Templeton International Services S.à r.l., in its capacity of alternative investment fund manager of Fondul Proprietatea SA

Johan Meyer
Permanent representative

Marius Nechifor
Compliance Officer

BRD Groupe Societe Generale
Victor Strâmbei
Manager Depositary Department

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Annex - Valuation methods used for the securities and the monetary market instruments held by Fondul Proprietatea S.A. (30 November 2023)

Listed shares

	Name	Symbol	Valuation method
1	Alcom SA	ALCQ	Value based on the valuation report as at 31 October 2022 (applying the income approach using the discounted cash flow method)
2	Alro Slatina SA	ALR	Closing Price
3	IOR SA	IORB	Reference price (Closing Price)
4	Mecon SA	MECP	Fair value (Last trading price)
5	Romaero SA	RORX	Reference price (Closing Price)

Unlisted shares

	Name	Symbol	Valuation method
1	Aeroportul International Mihail Kogalniceanu - Constanta SA		Value based on the valuation report as at 31 October 2022 (applying the income approach using the discounted cash flow method)
2	Aeroportul International Timisoara - Traian Vuia SA		Value based on the valuation report as at 31 October 2022 (applying the income approach using the discounted cash flow method)
3	CN Administratia Canalelor Navigabile SA		Value based on the valuation report as at 31 October 2022 (applying the market comparison technique using comparable trading multiples for EBITDA)
4	CN Administratia Porturilor Dunarii Fluviale SA		Value based on the valuation report as at 31 October 2022 (applying the market comparison technique using comparable trading multiples for EBITDA)
5	CN Administratia Porturilor Dunarii Maritime SA		Value based on the valuation report as at 31 October 2022 (applying the market comparison technique using comparable trading multiples for EBITDA)
6	CN Administratia Porturilor Maritime SA		Value based on the valuation report as at 31 May 2023 (applying the income approach using the discounted cash flow method)
7	CN Aeroporturi Bucuresti SA		Value based on the valuation report as at 31 May 2023 (applying the income approach using the discounted cash flow method)
8	Complexul Energetic Oltenia SA		Value based on the valuation report as at 31 October 2022 (valued at zero mainly due to high net debt position)
9	Engie Romania SA		Fair value/ share (Binding offer received)
10	Plafar SA		Value based on the valuation report as at 31 October 2022 (applying the income approach using the discounted cash flow method)
11	Posta Romana SA		Value based on the valuation report as at 31 October 2022 (applying the market comparison technique)

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	Name	Symbol	Valuation method
			using comparable trading multiples for Price/Earnings)
12	Societatea Nationala a Sarii SA		Value based on the valuation report as at 31 May 2023 (applying the income approach using the discounted cash flow method)
13	Societatea Electrocentrale Craiova SA		Priced at zero (lack of financial statements required for yearend valuation)
14	World Trade Hotel SA		Priced at zero (lack of annual financial statements for the last 10 financial years including the financial statements for the year-ended 31 December 2022; last available financial statements are those for the year-ended 31 December 2012)
15	Zirom SA		Value based on the valuation report as at 31 October 2022 (applying the income approach using the discounted cash flow method)

Shares of companies in insolvency/ judicial reorganization/liquidation/dissolution/ bankruptcy

	Name	Symbol	Valuation method
1	Gerovital Cosmetics SA		Valued at zero (bankruptcy)
2	Romplumb SA		Valued at zero (bankruptcy)
3	Salubriserv SA		Valued at zero (bankruptcy)
4	Simtex SA		Valued at zero (judicial reorganisation)
5	World Trade Center Bucuresti SA		Valued at zero (insolvency)

Bank deposits

Name	Symbol	Valuation method
Bank deposits		Bank deposit amount cumulated with the accrued interest receivable calculated for the period elapsed from its starting date

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Annex – Changes in the valuation methods used for the computation of the NAV of Fondul Proprietatea as of 30 November 2023

Engie Romania SA

Following the receipt of a binding offer from GDF International SA, the majority shareholder of Engie Romania SA, the Sole Director of Fondul Proprietatea updated the valuation of this holding.

For the computation of the NAV of Fondul Proprietatea SA as of 30 November 2023, the valuation method used for the valuation of the holding mentioned above has been updated from Fair value / share (Value based on valuation report as at 31 May 2023) to Fair value/ share (Binding offer received) as detailed in the table below.

Until the completion of the terms of the sale contract, the amount of 87 million euros from the binding offer was converted to RON using the National Bank of Romania exchange rate valid on 30 November 2023.

Company	Previous value per share	Previous value of the holding	Current value per share	Current value of the holding	Impact of the valuation update on NAV	Impact of the valuation change on NAV
	(RON/share)	(RON)	(RON/share)	(RON)	(RON)	%
Engie Romania SA	205.0865	490,299,885.38	180.9581	432,616,167.75	-57,683,717.63	-1.71%

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