

SIA "Marijas 2"

Annual accounts for period 01.01.2023-30.06.2023

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INFORMATION OF THE COMPANY

COMPANY NAME	SIA "Marijas 2"
COMPANY LEGAL STATUS	Limited liability company
REGISTRATION NUMBER, PLACE AND DATE	50203281461 Riga, 21.12.2020
TYPE OF OPERATIONS (NACE CLASSIFICATION CODE)	68.20 (renting and managing own or leased real estate)
COMPANY LEGAL ADDRESS	Rīga, Krisjana Valdemara street 33 - 18, LV-1010
SHAREHOLDERS	65.38% - Evernord Real Estate Fund III Closed-end fund intended for informed investors (Lithuania) 34.62% - Novira SIA (Latvia)
MEMBERS OF THE BOARD	Nikolay Kryzhanovskiy - member of the Board (from 25.03.2022) Jolanta Jurga - member of the Board
ACCOUNTING YEAR	01.01.2023 - 30.06.2023
RESPONSIBLE ACCOUNTANT	Edgars Sniegs SIA Cipari Baltic Kr. Valdemara Street 33-19, Riga, LV-1010 Phone: (371) 67212468 www.cipari.com

PROFIT OR LOSS ACCOUNT

	01.01.2023- 30.06.2023	2022
	EUR	EUR
Selling expenses	(8 875)	(30 164)
Administrative expenses	(31 811)	(88 167)
Other operating expenses	(30)	(213)
Interest income and similar income	40 183	-
(b) from other parties	40 183	-
Profit (loss) before corporate income tax	(533)	(118 544)
Current year's profit (loss)	(533)	(118 544)

Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board

BALANCE

ASSETS	30.06.2023	31.12.2022
	EUR	EUR
Non-current assets		
Intangible assets		
Other intangible assets	7 510	10 013
Total intangible assets	7 510	10 013
Fixed assets		
Land and buildings	14 500 000	14 500 000
(a) land and buildings	14 500 000	14 500 000
Construction in progress	30 090 795	20 811 699
Total fixed assets	44 590 795	35 311 699
Financial investments		
Deferred expenses	148 755	64 086
Total financial investments	148 755	64 086
Total non-current investments	44 747 060	35 385 798
Current assets		
Debtors		
Trade receivables	2 021	65 146
Deferred expenses	375 755	372 068
Other debtors	51 532	48 701
Total debtors	429 308	485 915
Cash	10 790 772	9 932 144
Total current assets	11 220 080	10 418 059
Total assets	55 967 140	45 803 857

BALANCE

LIABILITIES AND EQUITY	30.06.2023	31.12.2022
	EUR	EUR
Equity		
Share capital	14 502 800	14 502 800
Accumulated losses		
Prior year accumulated (loss)	(173 023)	(54 477)
Current year's (loss)	(533)	(118 544)
Total equity	14 329 244	14 329 779
Creditors		
Long-term creditors		
Borrowings against bonds	29 000 000	19 500 000
Amounts due to related companies	12 149 412	11 672 570
Other creditors	84 620	84 620
Long-term creditors total	41 234 032	31 257 190
Short-term creditors		
Borrowings against bonds	161 597	109 146
Trade payables	159 613	46 339
Amounts due to related companies	4 077	40 016
Other creditors	78 027	12 800
Accrued liabilities	550	8 587
Total short-term creditors	403 864	216 888
Total creditors	41 637 896	31 474 078
Total liabilities and equity	55 967 140	45 803 857

Statements signed by:

 Nikolay Kryzhanovskiy, Member of the Board

 Jolanta Jurga, Member of the Board