

SIA "Marijas 2"

Annual accounts for period 01.01.2023-30.09.2023

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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 - 30.09.2023
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- 30.09.2023	2022
	EUR	EUR
Selling expenses	(8 875)	(30 164)
Administrative expenses	(42 307)	(88 167)
Other operating expenses	-	(213)
Interest income and similar income	84 423	-
(b) from other parties	84 423	-
Profit (loss) before corporate income tax	33 241	(118 544)
Current year's profit (loss)	33 241	(118 544)

Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board

BALANCE

ASSETS	30.09.2023	31.12.2022
	EUR	EUR
Non-current assets		
Intangible assets		
Other intangible assets	6 258	10 013
Total intangible assets	6 258	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	36 998 411	20 811 699
Total fixed assets	51 498 411	35 311 699
Financial investments		
Participation in related companies	2 800	-
Deferred expenses	187 066	64 086
Total financial investments	189 866	64 086
Total non-current investments	51 694 535	35 385 798
Current assets		
Debtors		
Trade receivables	5 334	65 146
Deferred expenses	240 930	372 068
Other debtors	49 632	48 701
Total debtors	295 896	485 915
Cash	7 401 683	9 932 144
Total current assets	7 697 579	10 418 059
Total assets	59 392 114	45 803 857

BALANCE

LIABILITIES AND EQUITY	30.09.2023	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)	33 241	(118 544)
Total equity	14 363 018	14 329 779
Creditors		
Long-term creditors		
Borrowings against bonds	32 179 109	19 500 000
Amounts due to related companies	12 389 195	11 672 570
Other creditors	347 603	84 620
Long-term creditors total	44 915 907	31 257 190
Short-term creditors		
Borrowings against bonds	-	109 146
Trade payables	92 696	46 339
Amounts due to related companies	4 077	40 016
Other creditors	16 416	12 800
Accrued liabilities	-	8 587
Total short-term creditors	113 189	216 888
Total creditors	45 029 096	31 474 078
Total liabilities and equity	59 392 114	45 803 857

Statements signed by:

 Nikolay Kryzhanovskiy, Member of the Board

 Jolanta Jurga, Member of the Board