

SIA "Marijas 2"

Annual accounts for period 01.01.2023-31.12.2023

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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 - 31.12.2023
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

	2023	2022
	EUR	EUR
Selling expenses	(26 291)	(30 164)
Administrative expenses	(67 257)	(88 167)
Other operating expenses	-	(213)
Interest income and similar income	109 124	-
(b) from other parties	109 124	-
Profit (loss) before corporate income tax	15 576	(118 544)
Current year's profit (loss)	15 576	(118 544)

Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board

BALANCE

ASSETS	31.12.2023	31.12.2022
	EUR	EUR
Non-current assets		
Intangible assets		
Other intangible assets	5 006	10 013
Total intangible assets	5 006	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	45 832 188	20 811 699
Total fixed assets	60 332 188	35 311 699
Financial investments		
Participation in related companies	2 800	-
Deferred expenses	109 951	64 086
Total financial investments	112 751	64 086
Total non-current investments	60 449 945	35 385 798
Current assets		
Debtors		
Trade receivables	316 764	65 146
Deferred expenses	222 932	372 068
Other debtors	52 324	48 701
Total debtors	592 020	485 915
Cash	5 623 908	9 932 144
Total current assets	6 215 928	10 418 059
Total assets	66 665 873	45 803 857

BALANCE

LIABILITIES AND EQUITY	31.12.2023	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)	15 576	(118 544)
Total equity	14 345 353	14 329 779
Creditors		
Long-term creditors		
Borrowings against bonds	37 483 908	19 500 000
Amounts due to related companies	12 577 028	11 672 570
Other creditors	464 446	84 620
Long-term creditors total	50 525 382	31 257 190
Short-term creditors		
Borrowings against bonds	-	109 146
Trade payables	110 197	46 339
Amounts due to related companies	11 688	40 016
Other creditors	18 640	12 800
Accrued liabilities	1 654 613	8 587
Total short-term creditors	1 795 138	216 888
Total creditors	52 320 520	31 474 078
Total liabilities and equity	66 665 873	45 803 857

Statements signed by:

 Nikolay Kryzhanovskiy, Member of the Board

 Jolanta Jurga, Member of the Board