

NOVIRA PLAZA

RIGA

Interim report SIA "Marijas 2"



Reporting period October-December 2024

February 2025
Riga

Highlights of the period

SIA "Marijas 2" has successfully raised 46 MEUR under the new bond program. Remaining amount of up to 4 MEUR will be raised in tranches to finance fitout of the premises. Bonds have been admitted to trading on the alternative market Baltic First North, a Multilateral Trading Facility (MTF) operated by AS Nasdaq Riga, before the end of November.

Financial advisors of the bond issue were Evernord UAB FMĻ and Redgate Capital AS, legal advice was provided by Law firm TGS Baltic ZAB SIA, issuing agent and escrow account agent was Šiaulių bankas AB. ZAB Vilgerts SIA is acting as Collateral agent.

The process of refinancing outstanding bonds is in motion. Negotiations with several reputable European financial institutions are being held. SIA "Marijas 2" management is working on the scenario, whereby, refinancing would include senior loan from the bank and a mezzanine layer. The latter may include additional equity or a bond issue, depending on the specific terms of the senior lender. Indicative non-binding terms will be received and ensuing loan committee approvals obtained by end of March 2025. Signing of the loan agreements will be completed by end of April 2025.

Construction works on recently rented out premises are on-going. Since the beginning of the project, construction works in amount of 42 MEUR out of 50.5 MEUR have been performed (83% of total amount of works).

More than half of the building is rented out to prominent tenants. Eleven premises, including two retail ones on the ground floor, have been rented out since the beginning of 2024. Several premises are under advanced negotiations with reputable tenants.

Total investment into project as of 31.12.2024 is ca 70 MEUR.

Confirmation of the management board

The management board of SIA „Marijas 2” gives their assurance that the Q4 2024 interim report provides a fair and accurate view of the Company`s operations, financial position and earnings.

The management board of SIA „Marijas 2” confirms that Property is mortgaged and Escrow account is pledged in favour of the Collateral agent, collaterals remain in place and no other pledge or mortgage over company`s assets have been established; no assets have been alienated; no change of control has taken place; no unsubordinated liabilities other than shareholders` loan have been assumed; LTV ratio of development costs does not exceed 70%.

Q4 2024 interim financial report is unaudited.

Jolanta Jurga

Nikolay Kryzhanovskiy

Members of the board of SIA „Marijas 2”

Statement of financial position

Balance sheet, EUR	31.12.2024	31.12.2023
Assets		
Cash and cash equivalents	3 262 863	5 623 908
Fixed assets*	85 200 000	60 288 483
Intangible assets	0	5 006
Deferred expenses	0	332 883
Trade receivables	944 444	304 920
Other assets	263 833	70 164
Total assets	89 671 140	66 625 364
Equity and liabilities		
Equity		
Share capital	14 502 800	14 502 800
Retained earnings	14 058 284	-159 679
Total equity	28 561 084	14 343 121
Liabilities		
Trade payables	553 259	57 280
Tenants' security deposits	636 094	464 446
Other short-term liabilities	185 681	1 699 853
Bonds	46 000 000	37 275 000
Bonds' interest	410 744	208 636
Amounts due to related companies	13 324 278	12 577 028
Total liabilities	61 110 056	52 282 243
Total equity and liabilities	89 671 140	66 625 364

*Fixed assets reflect real estate re-evaluation made as of 31.12.2024.

Income statement

Income statement, EUR	Q4 2024	Q4 2023	2024	2023
Turnover	574 575	0	1 480 627	0
Cost of sales	-255 965	0	-657 968	0
Gross profit	318 610	0	822 659	0
Revaluation	16 021 956	0	16 021 956	0
Other income	-14 191	24 701	24 566	109 124
Selling expenses	-115	-17 416	-50 744	-26 291
Administrative expenses	-36 160	-24 794	-70 109	-67 101
Other operating expenses	-375 322	-157	-376 012	-157
Interest expenses	-1 084 801	0	-2 154 176	0
Profit/loss before corporate income tax	14 829 977	-17 666	14 218 140	15 575
Corporate income tax	-175	-2 232	-175	-2 232
Current period's profit/loss	14 829 802	-19 898	14 217 965	13 343

As the buildings have been commissioned and are now fully operational, SIA „Marijas 2” board members have decided to revalue the real estate as of the end of year 2024 to evince the real value of the assets in the books.

Financial LTV ratio

LTV calculation, EUR	As of 31.12.2024
Project valuation as of 31.12.2024	85 200 000
TOTAL nominal amount of outstanding secured Bonds	46 000 000
Balance of the pledged Escrow Account	0
LTV	53,99%

Construction costs for the project

Construction works, EUR	As of 31.12.2024	Total contract	Completion
Underground	7 940 000	7 940 000	100,00%
Aboveground	34 013 860	42 500 000	80,03%
TOTAL	41 953 860	50 440 000	83,18%