

**SIA "Marijas 2"**

**Annual accounts for period 01.01.2024-31.12.2024**

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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	Riga, Marijas street 2A, LV-1018
EMAIL ADRESE	<a href="http://www.noviraplaza.lv">www.noviraplaza.lv</a>
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 Jolanta Jurga - member of the Board
SHARES IN COMPANIES	100% - Elektribas Sadale SIA
ACCOUNTING YEAR	01.01.2024-31.12.2024
RESPONSIBLE ACCOUNTANT	Edgars Sniegs SIA Cipari Baltic Kr. Valdemara Street 33-19, Riga, LV-1010 Phone: (371) 67212468   <a href="http://www.cipari.com">www.cipari.com</a>

## PROFIT OR LOSS ACCOUNT

	2024 EUR	2023 EUR
Net sales	1 480 627	-
Cost of sales	(657 968)	-
<b>Gross profit (loss)</b>	<b>822 659</b>	<b>-</b>
Selling expenses	(50 744)	(26 291)
Administrative expenses	(70 109)	(67 107)
Other operating income	16 021 956	-
Other operating expenses	(376 012)	(151)
Other interest income and similar income	24 566	109 124
(b) from other parties	24 566	109 124
Interest expenses and similar expenses	(2 154 176)	-
(b) from other parties	(2 154 176)	-
<b>Profit (loss) before corporate income tax</b>	<b>14 218 140</b>	<b>15 575</b>
Corporate income tax for the reporting year	(175)	(2 232)
<b>Current year's profit (loss)</b>	<b>14 217 965</b>	<b>13 343</b>

Financial statements are signed electronically.

Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board

**BALANCE**

<b>ASSETS</b>	<b>31.12.2024.</b>	<b>31.12.2023.</b>
	<b>EUR</b>	<b>EUR</b>
<b>Non-current assets</b>		
<b>Intangible assets</b>		
Other intangible assets	-	5 006
<b>Total intangible assets</b>	-	<b>5 006</b>
<b>Fixed assets</b>		
Land and buildings	85 200 000	60 288 483
(b) investment property	85 200 000	60 288 483
<b>Total fixed assets</b>	<b>85 200 000</b>	<b>60 288 483</b>
<b>Financial investments</b>		
Participation in related companies	82 800	2 800
Loans to related companies	170 000	-
<b>Total financial investments</b>	<b>252 800</b>	<b>2 800</b>
<b>Total non-current investments</b>	<b>85 452 800</b>	<b>60 296 289</b>
<b>Current assets</b>		
<b>Debtors</b>		
Trade receivables	936 400	304 920
Receivables from related companies	8 044	-
Deferred expenses	-	332 883
Other debtors	11 033	60 177
Accrued income	-	7 187
<b>Total debtors</b>	<b>955 477</b>	<b>705 167</b>
<b>Cash</b>	<b>3 262 863</b>	<b>5 623 908</b>
<b>Total current assets</b>	<b>4 218 340</b>	<b>6 329 075</b>
<b>Total assets</b>	<b>89 671 140</b>	<b>66 625 364</b>

**BALANCE**

<b>LIABILITIES AND EQUITY</b>	<b>31.12.2024.</b>	<b>31.12.2023.</b>
	<b>EUR</b>	<b>EUR</b>
<b>Equity</b>		
Share capital	14 502 800	14 502 800
Accumulated losses		
Prior year accumulated (loss)	(159 681)	(173 022)
Current year's profit (loss)	14 217 965	13 343
<b>Total equity</b>	<b>28 561 084</b>	<b>14 343 121</b>
<b>Creditors</b>		
<b>Long-term creditors</b>		
Amounts due to related companies	13 324 278	12 577 028
Other creditors	636 094	464 446
<b>Long-term creditors total</b>	<b>13 960 372</b>	<b>13 041 474</b>
<b>Short-term creditors</b>		
Bonds	46 410 744	37 483 636
Trade payables	553 259	57 280
Amounts due to related companies	5 045	9 220
Taxes and social security contributions	560	2 693
Other creditors	855	26 140
Accrued liabilities	179 221	1 661 800
<b>Total short-term creditors</b>	<b>47 149 684</b>	<b>39 240 769</b>
<b>Total creditors</b>	<b>61 110 056</b>	<b>52 282 243</b>
<b>Total liabilities and equity</b>	<b>89 671 140</b>	<b>66 625 364</b>

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Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board