

SIA "Marijas 2"

Annual accounts for period 01.01.2024-30.09.2024

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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 | www.noviraplaza.lv |
| 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 |
| ACCOUNTING YEAR | 01.01.2024-30.09.2024 |
| 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

| | 2024 | 2023 |
|--------------------------------------------------|------------------|---------------|
| | EUR | EUR |
| Net sales | 906 052 | - |
| Cost of sales | (402 003) | - |
| Gross profit (loss) | 504 049 | - |
| Selling expenses | (50 629) | (26 291) |
| Administrative expenses | (33 949) | (67 107) |
| Other operating expenses | (690) | (151) |
| Other interest income and similar income | 38 757 | 109 124 |
| (a) from related companies | 16 825 | - |
| (b) from other parties | 21 932 | 109 124 |
| Interest expenses and similar expenses | (1 069 375) | - |
| (b) from other parties | (1 069 375) | - |
| Profit (loss) before corporate income tax | (611 837) | 15 575 |
| Corporate income tax for the reporting year | - | (2 232) |
| Current year's profit (loss) | (611 837) | 13 343 |

Financial statements are signed electronically.

Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board

BALANCE

| ASSETS | 30.09.2024. | 31.12.2023. |
|--------------------------------------|-------------------|-------------------|
| | EUR | EUR |
| Non-current assets | | |
| Intangible assets | | |
| Other intangible assets | 1 252 | 5 006 |
| Total intangible assets | 1 252 | 5 006 |
| Fixed assets | | |
| Land and buildings | 68 633 384 | 14 500 000 |
| (a) land and buildings | 68 633 384 | 14 500 000 |
| Construction in progress | - | 45 788 483 |
| Total fixed assets | 68 633 384 | 60 288 483 |
| Financial investments | | |
| Participation in related companies | 2 800 | 2 800 |
| Loans to related companies | 266 825 | - |
| Total financial investments | 269 625 | 2 800 |
| Total non-current investments | 68 904 261 | 60 296 289 |
| Current assets | | |
| Debtors | | |
| Trade receivables | 980 856 | 304 920 |
| Receivables from related companies | 2 420 | - |
| Deferred expenses | - | 332 883 |
| Other debtors | 17 744 | 60 177 |
| Accrued income | - | 7 187 |
| Total debtors | 1 001 020 | 705 167 |
| Cash | 1 259 300 | 5 623 908 |
| Total current assets | 2 260 320 | 6 329 075 |
| Total assets | 71 164 581 | 66 625 364 |

BALANCE

| LIABILITIES AND EQUITY | 30.09.2024. | 31.12.2023. |
|-----------------------------------------|--------------------|--------------------|
| | EUR | EUR |
| Equity | | |
| Share capital | 14 502 800 | 14 502 800 |
| Accumulated losses | | |
| Prior year accumulated (loss) | (159 681) | (173 022) |
| Current year's profit (loss) | (611 837) | 13 343 |
| Total equity | 13 731 282 | 14 343 121 |
| Creditors | | |
| Long-term creditors | | |
| Amounts due to related companies | 13 136 445 | 12 577 028 |
| Other creditors | 586 057 | 464 446 |
| Long-term creditors total | 13 722 502 | 13 041 474 |
| Short-term creditors | | |
| Bonds | 43 146 670 | 37 483 636 |
| Trade payables | 424 045 | 57 280 |
| Amounts due to related companies | - | 9 220 |
| Taxes and social security contributions | 1 541 | 2 693 |
| Other creditors | 19 888 | 26 140 |
| Accrued liabilities | 118 653 | 1 661 800 |
| Total short-term creditors | 43 710 797 | 39 240 769 |
| Total creditors | 57 433 299 | 52 282 243 |
| Total liabilities and equity | 71 164 581 | 66 625 364 |

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Statements signed by:

Nikolay Kryzhanovskiy, Member of the Board

Jolanta Jurga, Member of the Board