

Wagner Finance Holding Sàrl
Société à responsabilité limitée
R.C.S. Luxembourg B65716

ANNUAL ACCOUNTS FOR THE FINANCIAL YEAR ENDED

31 DECEMBER 2021

Wagner Finance Holding Sarl
Société à responsabilité limitée
R.C.S. Luxembourg B65716

TABLE OF CONTENTS

| | Page |
|--------------------------------|-------|
| ANNUAL ACCOUNTS | |
| - Balance sheet | 1 - 2 |
| - Profit and loss account | 3 |
| - Notes to the annual accounts | 4 - 9 |

Values EUR

| | Note | 2021 2021 | 2020 2020 |
|--|--------|----------------------|----------------------|
| C. Fixed assets | AC | 31 478 587,53 | 29 353 587,53 |
| III. Financial assets | ACIII | 31 478 587,53 | 29 353 587,53 |
| 1. Shares in affiliated undertakings | ACIII1 | 31 478 587,53 | 29 353 587,53 |
| D. Current Assets | AD | 23 266 688,16 | 3 919 684,93 |
| II. Debtors | ADII | 20 555 891,00 | 3 917 678,48 |
| 2. Amounts owed by affiliated undertakings | ADII2 | 19 863 535,89 | 3 431 385,76 |
| a) becoming due and payable after less than one year | ADII2a | 19 863 535,89 | 3 431 385,76 |
| 4. Other debtors | ADII4 | 692 355,11 | 486 292,72 |
| a) becoming due and payable after less than one year | ADII4a | 692 355,11 | 486 292,72 |
| IV. Cash at bank and in hand | ADIV | 2 710 797,16 | 2 006,45 |
| E. Prepayments and accrued income | AE | 193 750,00 | |
| TOTAL (ASSETS) | | 54 939 025,69 | 33 273 272,46 |

Values EUR

| | Note | 2021 2021 | 2020 2020 |
|---|--------|----------------------|----------------------|
| A Capital and reserves | PA | 33 822 809,33 | 31 759 749,52 |
| I. Subscribed capital | PAI | 30 540 000,00 | 30 540 000,00 |
| IV. Reserves | PAIV | 305 400,00 | |
| 1. Legal reserve | PAIV1 | 305 400,00 | |
| V. Profit or loss brought forward | PAV | 914 349,52 | (271 084,24) |
| VI. Result for the financial year | PAVI | 2 063 059,81 | 1 490 833,76 |
| C. Creditors | PC | 21 116 216,36 | 1 513 522,94 |
| 1. Debenture loans | PC1 | 310 000,00 | 10 000,00 |
| b) Non convertible loans | PC1b | 310 000,00 | 10 000,00 |
| ii) becoming due and payable after more than one year | PC1bii | 310 000,00 | 10 000,00 |
| 4. Trade creditors | PC4 | | 70 608,19 |
| a) becoming due and payable after less than one year | PC4a | | 70 608,19 |
| 6. Amounts owed to affiliated undertakings | PC6 | 5 717 530,46 | 1 389 881,35 |
| a) becoming due and payable after less than one year | PC6a | 5 717 530,46 | 1 389 881,35 |
| 8. Other creditors | PC8 | 15 088 685,90 | 43 033,40 |
| a) Tax authorities | PC8a | 88 685,90 | 43 033,40 |
| c) Other creditors | PC8c | 15 000 000,00 | |
| i) becoming due and payable within one year | PC8ci | 15 000 000,00 | |
| TOTAL (CAPITAL, RESERVES AND LIABILITIES) | | 54 939 025,69 | 33 273 272,46 |

Values EUR

| | Note | 2021 2021 | 2020 2020 |
|---|------|---------------------|---------------------|
| 1. Net turnover | R1 | 360 386,42 | |
| 5. Raw materials and consumables and other external expenses | R5 | (565 054,90) | (526 754,88) |
| b) Other external charges | R5b | (565 054,90) | (526 754,88) |
| 8. Other operating expenses | R8 | (69 838,17) | (49 639,15) |
| 9. Income from participating interests | R9 | 2 500 000,00 | 2 000 000,00 |
| a) derived from affiliated undertakings | R9a | 2 500 000,00 | 2 000 000,00 |
| 11. Other interest receivable and similar income | R11 | 631 590,62 | 89 445,64 |
| a) derived from affiliated undertakings | R11a | 596 861,76 | 87 593,35 |
| b) other interest and similar income | R11b | 34 728,86 | 1 852,29 |
| 14. Interest payable and similar charges | R14 | (778 019,16) | (17 402,85) |
| a) concerning affiliated undertakings | R14a | (136 991,53) | (16 902,85) |
| b) other interest and similar charges | R14b | (641 027,63) | (500,00) |
| 16. Profit or loss after taxation | R16 | 2 079 064,81 | 1 495 648,76 |
| 17. Other taxes not shown under items 1 to 16 | R17 | (16 005,00) | (4 815,00) |
| 18. Profit or loss for the financial year | R18 | 2 063 059,81 | 1 490 833,76 |
| Profit and loss account | | 2 063 059,81 | 1 490 833,76 |

Wagner Finance Holding Sarl
Société à responsabilité limitée
R.C.S. Luxembourg B65716
Notes to the annual accounts
as at December 31, 2021
(in EUR)

NOTE 1 – GENERAL INFORMATION

Wagner Finance Holding Sarl (hereafter the « Company ») was incorporated on July 28, 1998 and was organized under the laws of Luxembourg as a société anonyme under the initial denomination Promo Soparfi SA. As at September 6, 2019, the Company decided to change the name in Wagner Finance Holding SA. As at October 30, 2019 the Company decided to change the legal form and the name in Wagner Finance Holding Sarl.

The object of the Company is the acquisition, holding (including the administration, management and development) and disposal of securities or interests in Luxembourg and/or in foreign companies and undertakings in its own name and own account.

The Company may provide financing in any other kind or form or grant guarantees or security in any kind or form, in favour of the companies and undertakings forming part of the group of which the Company is a member.

The Company may borrow in any kind or form without limitation and privately issue bonds, notes or any other debt instruments as well as warrants or other share subscription rights.

In a general fashion, the Company may carry out any commercial, industrial or financial operation, which it may deem useful in the accomplishment and development of its object.

The registered office of the Company is established at 9 rue Robert Stümper, L-2557 Luxembourg.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General principles

The annual accounts are prepared in conformity with the Luxembourg legal and regulatory requirements as per the generally accepted accounting principles applicable in Luxembourg under the historical cost convention. The accounting policies and valuation principles are, apart from those enforced by the law, determined and applied by the Company's Managers ("the Management").

In the preparation of these annual accounts, the Management made use of certain judgements and accounting estimates. The Management believes that these judgements and estimates are appropriate and that the annual accounts therefore present the financial position and results fairly.

Financial assets

Financial assets such as shares in affiliated undertakings, participating interests and investments held as fixed assets are valued at their historical acquisition cost including any incidental costs of acquisition. Loans granted to affiliated undertakings or other companies and defined as financial fixed assets are valued at their nominal value.

If the Management determines that a durable impairment has occurred in the value of a financial fixed asset, a value adjustment is made in order to reflect that loss. These value adjustments are not continued if the reasons for which they were made have ceased to apply.

Debtors

Debtors are recorded at their nominal value. A value adjustment is made when their recovery is partly or completely in doubt. These value adjustments are not continued if the reasons for which they were made have ceased to apply.

Wagner Finance Holding Sarl
Société à responsabilité limitée
R.C.S. Luxembourg B65716
Notes to the annual accounts
as at December 31, 2021
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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Provisions

Provisions are intended to cover losses or debts, the nature of which is clearly defined and which, at the date of the balance sheet, are either likely to be incurred or certain to be incurred but uncertain as to their amount or the date on which they will arise.

Debts

Debts are recorded at their reimbursement value. Where the amount repayable on account is greater than the amount received, the difference is shown as an asset and is written off over the period of the debt based on a linear method.

Foreign currency translation

The Company maintains its books and records in the Euro (“EUR”).

All transactions expressed in a currency other than EUR are translated into EUR at the exchange rate prevailing at the date of the transaction.

The fixed assets expressed in a currency other than EUR are translated into EUR at the exchange rate prevailing at the date of their acquisition. At the balance sheet date, these fixed assets are maintained at their historical exchange rate.

Cash is translated at the exchange rate prevailing at the balance sheet date. Exchange gains and losses resulting from this conversion are accounted for in the profit and loss account for the year.

Other assets and liabilities are translated separately respectively at the lower (assets) or at the higher (liabilities) of the value converted at the historical exchange rate or the value determined on the basis of the exchange rates effective at the balance sheet date. The unrealised exchange losses are recorded in the profit and loss account. The realised exchange gains and losses are recorded in the profit and loss account at the moment of their realisation.

In the case there is an economic link between an asset and a liability, they are translated in total and only the unrealised net exchange losses are accounted for in the profit and loss account.

Wagner Finance Holding Sarl
Société à responsabilité limitée
R.C.S. Luxembourg B65716
Notes to the annual accounts
as at December 31, 2021
(in EUR)

NOTE 3 – FINANCIAL ASSETS

The movements for the year are as follows:

| | Affiliated undertakings | |
|---|--------------------------------|-----------------------------|
| | 2021 | 2020 |
| | EUR | EUR |
| Gross book value - opening balance | 29.353.587,53 | 28.510.000,00 |
| Additions for the year | 2.125.000,00 | 843.587,53 |
| Disposals for the year | - | - |
| Transfers for the year | - | - |
| Gross book value - closing balance | <u>31.478.587,53</u> | <u>29.353.587,53</u> |
| Accumulated value adjustments - opening balance | - | - |
| Allocations for the year | - | - |
| Reversals for the year | - | - |
| Transfers for the year | - | - |
| Accumulated value adjustments - closing balance | <u>-</u> | <u>-</u> |
| Net book value - closing balance | <u><u>31.478.587,53</u></u> | <u><u>29.353.587,53</u></u> |

Undertakings in which the Company holds at least 20% of the share capital or in which it is general partner are as follows:

| Name of undertaking | Registered office | Ownership | Last balance sheet date | Net equity at the balance sheet date of the company concerned | Profit or loss of the financial year |
|--|-------------------|-----------|-------------------------|---|--------------------------------------|
| | | | | EUR | EUR |
| Elwalux S.A. | Luxembourg | 100,00% | 31/12/2020 | 554.992,36 | 53.042,38 |
| WID Erfurt Betreutes Wohnen am Auenpark GmbH | Germany | 100,00% | 31/12/2020 | 18.553,36 | (6.446,64) |
| KTM S.A. | Luxembourg | 100,00% | 31/12/2020 | 2.179.316,50 | 411.446,14 |
| WID Neuwied GmbH | Germany | 100,00% | 31/12/2020 | 13.879,13 | (11.120,87) |
| Nuances Promotions Sarl | Luxembourg | 85,00% | 31/12/2020 | (475.347,64) | (244.519,22) |
| Ronndriesch 4 S.A. | Luxembourg | 100,00% | 31/12/2020 | 4.154.092,88 | 2.859.608,51 |
| WID Erfurt Wohnen am Auenpark GmbH | Germany | 100,00% | 31/12/2020 | (37.313,15) | (62.313,15) |
| Health Living GmbH | Germany | 100,00% | - | - | - |

The Board of managers is of the opinion that the fair value of each investment is above the book value and hence has not booked any impairment.

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 R.C.S. Luxembourg B65716
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 (in EUR)

NOTE 4 – DEBTORS

Debtors are mainly composed of :

| | becoming due and payable within one year | |
|---|---|----------------------------|
| | <u>31/12/2021</u> | <u>31/12/2020</u> |
| Amounts owed by affiliated undertakings | 19.863.535,89 | 3.431.385,76 |
| Other receivables | 692.355,11 | 486.292,72 |
| | <u><u>20.555.891,00</u></u> | <u><u>3.917.678,48</u></u> |

NOTE 5 – SUBSCRIBED CAPITAL

The subscribed capital amounts to EUR 30.540.000,00 and is divided into 1.000 shares fully paid up with a nominal value of EUR 30.540.

The movements during the year are as follows:

| | <u>Subscribed capital</u> | <u>Legal reserve</u> | <u>Profit or loss brought forward</u> | <u>Profit or loss for the financial year</u> | <u>Capital and reserves</u> |
|---------------------------|-----------------------------|--------------------------|---------------------------------------|--|-----------------------------|
| December 31, 2020 | 30.540.000,00 | - | (271.084,24) | 1.490.833,76 | 31.759.749,52 |
| Allocation of result 2020 | - | 305.400,00 | 1.185.433,76 | (1.490.833,76) | - |
| Result for the year | - | - | - | 2.063.059,81 | 2.063.059,81 |
| December 31, 2021 | <u><u>30.540.000,00</u></u> | <u><u>305.400,00</u></u> | <u><u>914.349,52</u></u> | <u><u>2.063.059,81</u></u> | <u><u>33.822.809,33</u></u> |

NOTE 6 - CREDITORS

Creditors are mainly composed of :

| | becoming due and payable within one year | | becoming due and payable after more than one year | |
|---|---|----------------------------|--|-------------------------|
| | <u>31/12/2021</u> | <u>31/12/2020</u> | <u>31/12/2021</u> | <u>31/12/2020</u> |
| Debenture loans | - | - | 310.000,00 | 10.000,00 |
| Trade creditors | - | 70.608,19 | - | - |
| Amounts owed to affiliated undertakings | 5.717.530,46 | 1.389.881,35 | - | - |
| Other creditors | 15.088.685,90 | 43.033,40 | - | - |
| | <u><u>20.806.216,36</u></u> | <u><u>1.503.522,94</u></u> | <u><u>310.000,00</u></u> | <u><u>10.000,00</u></u> |

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NOTE 6 – CREDITORS (CONTINUED)

The other creditors caption is mainly composed of a loan agreement for a total amount of EUR 15.000.000,00, bearing interest, entered by the Company on September 20, 2021 and having a maturity of 1 year. In relation to the loan the Company has granted several guarantees and mortgages, including rights and obligations in respect of its subsidiary Ronndriesch 4 S.A. and the building held. The Company has further received a guarantee from its beneficial up to the nominal amount of the loan agreement.

NOTE 7 – STAFF

The Company did not have any employees during the year.

NOTE 8 – NON-CONVERTIBLE DEBENTURE LOAN

On December 9, 2019 the Company, as Issuer has engaged in a private offering of securities through the issuance of Bearer Bonds with an aggregate principal amount of up to EUR 50.000.000,00, bearing interest at rate of five percent per year (the "Notes"). The holders of the Notes ("Holders") have the right to receive annual fixed-rate interest payments and the payment of the principal amount on the final maturity date. The Notes fall due on December 9, 2024. The Notes are represented by a global note in bearer form without interest coupons upon and are stored with Clearstream Banking AG, Eschborn, Germany. The Issuer will use the proceeds of the Offering to finance real estate projects of the Wagner Group, Luxembourg, besides the financing by bank loans or loans by other providers of finance.

The Notes constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer ranking *pari passu* among themselves and *pari passu* with all other un-secured and unsubordinated present and future obligations of the Issuer, unless such other obligations are accorded priority by mandatory provisions of law.

The Issuer undertakes, so long as the Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Paying Agent, not to create any mortgage, pledge, or other security interest (each such right a "Security") over the whole or any part of its undertakings, assets or revenues, present or future, to secure any Capital Market Indebtedness or to secure any guarantee or indemnity given by the Issuer or any of its subsidiaries in respect of any Capital Market Indebtedness of another person, without, at the same time securing all amounts payable under the Notes either with identical Security or providing all amounts payable under the Notes such other Security as shall be approved by an independent accounting firm of internationally recognized standing as being equivalent security. This undertaking according to this paragraph shall not apply to such Securities, (i) which are provided for by law, (ii) which are required as a condition precedent for public permissions, (iii) which are agreed within the framework of a securitization transaction, (iv) which are provided by subsidiaries for securing obligations under Capital Market Indebtedness which serve to finance the acquisition of individual real estate or real estate portfolios by the respective subsidiary or (v) which secure Capital Market Indebtedness which becomes an obligation of the Issuer or the group as a result of a future acquisition, provided this Capital Market Indebtedness has not been established in respect of this future acquisition. A Security to be provided in accordance with this paragraph may also be created for the benefit of a trustee of the Holders.

In an event of default, e.g. in case of a cross default relating to a capital market indebtedness or breach of certain covenants, each Holder is entitled to demand redemption of the Notes at their principal amount together with accrued interest.

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(in EUR)

NOTE 8 – NON-CONVERTIBLE DEBENTURE LOAN (CONTINUED)

If a change of control occurs, each Holder shall have the right, but not the obligation, to require the Issuer to redeem or, at the Issuer's option, purchase (or procure the purchase by a third party of) his Notes in whole or in part; such request must be declared within 30 days following a notice of the change of control towards the specified office of the paying agent and the Issuer.

The Issuer undertakes to use the proceeds out of the issuance of the Notes for the financing of real estate activities of the Wagner Group. Such financing should be done by way of loans on an arms-length base which should be, subject to restricting provisions like a subordination provided by intercreditor agreements, if any, with the bank or other financiers financing the respective real estate project, regularly bear interests and, further, should be secured by pledge of the shares of the respective real estate company and by the assignment of the claim for the proceeds, if any, out of the sale of the respective real estate project.

NOTE 9 – OFF-BALANCE SHEET COMMITMENTS

The Company has granted a pledge on the shares it holds in its subsidiary Elwalux S.A. in favor of the bank having provided the credit facility to Elwalux S.A., for securing the payment of all amounts including principal, interest, costs and incidentals whatsoever that may be owed by Elwalux S.A. to the bank and in particular the reimbursement of all amounts including principal, interest and costs whatsoever resulting from said credit facility.

On December 2, 2020 the Company has signed a letter of comfort to its subsidiaries WID Erfurt Betreutes Wohnen am Auenpark GmbH and WID Erfurt Wohnen am Auenpark GmbH for the acquisition of a property located in Erfurt (Germany) for a total amount of EUR 9.750.000,00.

NOTE 10 – SUBSEQUENTS EVENTS

There are no significant subsequent events to report.

Values EUR

| | Note | 2021 2021 | 2020 2020 |
|--|--------|----------------------|----------------------|
| C. Fixed assets | AC | 31 478 587,53 | 29 353 587,53 |
| III. Financial assets | ACIII | 31 478 587,53 | 29 353 587,53 |
| 1. Shares in affiliated undertakings | ACIII1 | 31 478 587,53 | 29 353 587,53 |
| 231001 Elwalux SA 100% | ACIII1 | 2 320 000,00 | 2 320 000,00 |
| 231002 WID Erfurt Betreutes Wohnen GmbH 100% | ACIII1 | 28 500,00 | 28 500,00 |
| 231003 KTM SA 100% | ACIII1 | 5 255 000,00 | 5 255 000,00 |
| 231004 WID Neuwied GmbH 100% | ACIII1 | 25 000,00 | 25 000,00 |
| 231005 Nuances Promotions Sàrl 85% | ACIII1 | 2 865 087,53 | 765 087,53 |
| 231006 Ronndriesch 4 SA 100% | ACIII1 | 20 935 000,00 | 20 935 000,00 |
| 231007 WID Erfurt Wohnen GmbH 100% | ACIII1 | 25 000,00 | 25 000,00 |
| 231008 Health Living GmbH 100% | ACIII1 | 25 000,00 | |
| D. Current Assets | AD | 23 266 688,16 | 3 919 684,93 |
| II. Debtors | ADII | 20 555 891,00 | 3 917 678,48 |
| 2. Amounts owed by affiliated undertakings | ADII2 | 19 863 535,89 | 3 431 385,76 |
| a) becoming due and payable after less than one year | ADII2a | 19 863 535,89 | 3 431 385,76 |
| 411110 Trade receivables | ADII2a | 360 386,42 | |
| 411121 Loan Elwalux SA | ADII2a | 205 676,69 | 267 111,83 |
| 411122 Loan WID Neuwied GmbH | ADII2a | 2 189 051,23 | 1 873 121,99 |
| 411123 Loan Nuances Promotions Sàrl | ADII2a | 1 997 636,59 | 316 450,69 |
| 411124 Loan Parwa SA | ADII2a | | 754 405,92 |
| 411125 Loan WID Erfurt Wohnen GmbH | ADII2a | 7 718 297,97 | 120 723,58 |
| 411126 Loan WID Erfurt Betreutes Wohnen | ADII2a | 4 607 613,74 | 60 009,17 |
| 411127 Loan Health Living GmbH | ADII2a | 2 430 117,59 | |
| 411141 Interest Elwalux SA | ADII2a | 2 217,76 | 3 940,03 |
| 411142 Interest WID Neuwied GmbH | ADII2a | 32 921,68 | 26 144,44 |
| 411143 Interest Nuances Promotions Sàrl | ADII2a | 35 212,91 | 3 228,72 |
| 411144 Interest WID Erfurt Wohnen | ADII2a | 134 793,30 | 1 696,84 |
| 411145 Interest Parwa SA | ADII2a | | 3 709,09 |
| 411146 Interest WID Erfurt Betreutes Wohnen | ADII2a | 74 647,84 | 843,46 |
| 411147 Interest Health Living GmbH | ADII2a | 52 462,17 | |
| 421880 Other miscellaneous receivables | ADII2a | 22 500,00 | |
| 4. Other debtors | ADII4 | 692 355,11 | 486 292,72 |
| a) becoming due and payable after less than one year | ADII4a | 692 355,11 | 486 292,72 |
| 421430 Net wealth tax | ADII4a | 17 580,00 | 7 757,50 |
| 421881 AWP SA - Share price Nuances Promotions | ADII4a | | 382 543,76 |
| 421883 Loan WID GmbH | ADII4a | 655 202,90 | 94 618,95 |
| 421884 Interest WID GmbH | ADII4a | 19 572,21 | 1 372,51 |
| IV. Cash at bank and in hand | ADIV | 2 710 797,16 | 2 006,45 |
| 513101 BGL LU74 0030 5634 5718 0000 | ADIV | 2 710 797,16 | 2 006,45 |
| E. Prepayments and accrued income | AE | 193 750,00 | |
| 481000 Deferr. charges(on one/more fin. years) | AE | 193 750,00 | |
| TOTAL (ASSETS) | | 54 939 025,69 | 33 273 272,46 |

Values EUR

| | Note | 2021 2021 | 2020 2020 |
|---|--------|----------------------|----------------------|
| A Capital and reserves | PA | 33 822 809,33 | 31 759 749,52 |
| I. Subscribed capital | PAI | 30 540 000,00 | 30 540 000,00 |
| 101000 Subscribed capital | PAI | 30 540 000,00 | 30 540 000,00 |
| IV. Reserves | PAIV | 305 400,00 | |
| 1. Legal reserve | PAIV1 | 305 400,00 | |
| 131000 Legal reserve | PAIV1 | 305 400,00 | |
| V. Profit or loss brought forward | PAV | 914 349,52 | (271 084,24) |
| 141200 Results brought forward (assigned) | PAV | 914 349,52 | (271 084,24) |
| VI. Result for the financial year | PAVI | 2 063 059,81 | 1 490 833,76 |
| C. Creditors | PC | 21 116 216,36 | 1 513 522,94 |
| 1. Debenture loans | PC1 | 310 000,00 | 10 000,00 |
| b) Non convertible loans | PC1b | 310 000,00 | 10 000,00 |
| ii) becoming due and payable after more than one year | PC1bii | 310 000,00 | 10 000,00 |
| 193100 due and payable within one year | PC1bii | 310 000,00 | 10 000,00 |
| 4. Trade creditors | PC4 | | 70 608,19 |
| a) becoming due and payable after less than one year | PC4a | | 70 608,19 |
| 441110 Suppliers | PC4a | | 70 608,19 |
| 6. Amounts owed to affiliated undertakings | PC6 | 5 717 530,46 | 1 389 881,35 |
| a) becoming due and payable after less than one year | PC6a | 5 717 530,46 | 1 389 881,35 |
| 411124 Loan Parwa SA | PC6a | 3 942 523,16 | |
| 411145 Interest Parwa SA | PC6a | 11 627,32 | |
| 451110 Purchases and services | PC6a | 156 343,59 | |
| 451111 Suppliers - invoices not yet received | PC6a | 100 466,00 | 133 627,00 |
| 451121 Loan KTM SA | PC6a | 199 283,59 | 73 295,93 |
| 451122 Loan Ronndriesch 4 SA | PC6a | 1 290 291,81 | 1 171 206,11 |
| 451141 Interest KTM SA | PC6a | 2 801,04 | 246,47 |
| 451142 Interest Ronndriesch 4 SA | PC6a | 14 193,95 | 11 505,84 |
| 8. Other creditors | PC8 | 15 088 685,90 | 43 033,40 |
| a) Tax authorities | PC8a | 88 685,90 | 43 033,40 |
| 461231 Net wealth tax - Tax accrual | PC8a | 12 030,00 | 5 350,00 |
| 461412 VAT payable | PC8a | 76 655,90 | 37 683,40 |
| c) Other creditors | PC8c | 15 000 000,00 | |
| i) becoming due and payable within one year | PC8ci | 15 000 000,00 | |
| 471611 Loan Empira | PC8ci | 15 000 000,00 | |
| TOTAL (CAPITAL, RESERVES AND LIABILITIES) | | 54 939 025,69 | 33 273 272,46 |

Values EUR

| | Note | 2021 2021 | 2020 2020 |
|---|------|---------------------|---------------------|
| 1. Net turnover | R1 | 360 386,42 | |
| 708000 Other components of turnover | R1 | 360 386,42 | |
| 5. Raw materials and consumables and other external expenses | R5 | (565 054,90) | (526 754,88) |
| b) Other external charges | R5b | (565 054,90) | (526 754,88) |
| 613320 Loans' issuance expenses | R5b | (387 797,47) | |
| 613330 Bank charges and commissions | R5b | (420,36) | (376,95) |
| 613380 Other bank.&sim. services (not interest) | R5b | (128,00) | (248,00) |
| 613410 Legal, litigation and similar fees | R5b | 16 120,93 | (60 678,39) |
| 613420 Accounting,tax consult.,audit. & similar | R5b | (250,00) | (250,00) |
| 613480 Other professional fees | R5b | (91 764,00) | (331 224,54) |
| 613481 Consulting fees | R5b | (100 466,00) | (133 627,00) |
| 618700 Contributions to professional associat. | R5b | (350,00) | (350,00) |
| 8. Other operating expenses | R8 | (69 838,17) | (49 639,15) |
| 646200 Non-refundable VAT | R8 | (69 838,17) | (49 639,15) |
| 9. Income from participating interests | R9 | 2 500 000,00 | 2 000 000,00 |
| a) derived from affiliated undertakings | R9a | 2 500 000,00 | 2 000 000,00 |
| 752110 Shares in affiliated undertakings | R9a | 2 500 000,00 | 2 000 000,00 |
| 11. Other interest receivable and similar income | R11 | 631 590,62 | 89 445,64 |
| a) derived from affiliated undertakings | R11a | 596 861,76 | 87 593,35 |
| 755410 Interest on amounts owed by aff. undtkg | R11a | 596 861,76 | 87 593,35 |
| b) other interest and similar income | R11b | 34 728,86 | 1 852,29 |
| 755210 Interest on bank accounts | R11b | 6 945,21 | 109,29 |
| 755820 Int. on other amounts receivable - other | R11b | 27 783,65 | 1 743,00 |
| 14. Interest payable and similar charges | R14 | (778 019,16) | (17 402,85) |
| a) concerning affiliated undertakings | R14a | (136 991,53) | (16 902,85) |
| 655410 Interest payable to affiliated undtkg | R14a | (136 991,53) | (16 902,85) |
| b) other interest and similar charges | R14b | (641 027,63) | (500,00) |
| 655120 Interest on debenture loans - other | R14b | (15 500,00) | (500,00) |
| 655210 Banking interest on current accounts | R14b | (527,63) | |
| 655820 Int. pay ./other loans & debts-other | R14b | (625 000,00) | |
| 16. Profit or loss after taxation | R16 | 2 079 064,81 | 1 495 648,76 |
| 17. Other taxes not shown under items 1 to 16 | R17 | (16 005,00) | (4 815,00) |
| 681100 Net wealth tax - current year | R17 | (12 030,00) | (4 815,00) |
| 681200 Net wealth tax - previous years | R17 | (8 790,00) | |
| 781000 Adjustments of net wealth tax | R17 | 4 815,00 | |
| 18. Profit or loss for the financial year | R18 | 2 063 059,81 | 1 490 833,76 |
| Profit and loss account | | 2 063 059,81 | 1 490 833,76 |