

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 Sàrl
Société à responsabilité limitée
R.C.S. Luxembourg B65716

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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

DRAFT

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

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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

DRAFT

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