

**Årsredovisning**  
för  
**EEIC Sweden B Intermediate AB**  
559367-4335

Räkenskapsåret 2022-02-  
24 – 2022-12-31

**Fastställelseintyg**

Undertecknad styrelseledamot i EEIC Sweden B Intermediate AB intygar, dels att denna kopia av årsredovisningen stämmer överens med originalet, dels att resultaträkningen och balansräkningen i årsredovisningen har fastställts på årsstämma den 17 november 2023. Årsstämman beslutade att godkänna styrelsens förslag till resultatdisposition.

Stockholm den 17 november 2023



James Golunski

# **Årsredovisning**

för

## **EEIC Sweden B Intermediate AB**

559367-4335

Räkenskapsåret

2022-02-24 – 2022-12-31

Styrelsen för EEIC Sweden B Intermediate AB avger följande årsredovisning för räkenskapsåret 2022-02-24 – 2022-12-31, vilket är företagets första verksamhetsår.

Årsredovisningen är upprättad i svenska kronor, SEK. Om inte annat särskilt anges, redovisas alla belopp i hela kronor (kr).

## Förvaltningsberättelse

### Verksamheten

#### *Allmänt om verksamheten*

Bolaget bedriver investeringsverksamhet inom fastighetsområdet via förvärv av dotterbolag som i sin tur äger fastigheter.

Företaget har sitt säte i Stockholm.

#### *Väsentliga händelser under räkenskapsåret*

Den 2 mars 2022 EEIC Sweden B Intermediate köpte 100% aktier i EEIC Sweden B1 AB (org no 559367-4343).

Den 14 april 2022 (avtalsdagen) EEIC Sweden B1 AB köpte 100% aktier i fastighetsaktiebolaget Reach for the Stars Stigamo AB (org no 559337-5669).

Under året hade Reach for the Stars Stödorp AB andrade namn till EEIC Sweden Stigamo 1 AB.

Bolagsverket har genom beslut 30:e december 2022 lämnat tillstånd att verkställa fusionen. Tillståndet har registrerats 30:e december 2022 innebärande att EEIC Sweden Stigamo 1 AB är upplöst och har uppgått i EEIC Sweden B1 AB.

Bolaget har under året haft negativt eget kapital och mottagit kapitaltäckningsgaranti (aktieägartillskott) från sitt moderbolag, EEIC Sweden HoldCo S.á.r.l. per 2022-12-31.

Bolagets affärsverksamhet bygger i princip uteslutande på investeringsverksamhet genom helägda dotterföretag och genom deras direkt hyreskontrakten. Huvudverksamhet i företag är fastighetsverksamhet. Styrelsen är övertygad om att de pågående hyreskontrakten ska täcka eventuella förluster.

Flerårsöversikt (Tkr)	2022 (11 mån)
Nettoomsättning	0
Resultat efter finansiella poster	-104
Soliditet (%)	-245,8

För definitioner av nyckeltal, se Not 1 Redovisningsprinciper.

### Förändringar i eget kapital

	Aktie- kapital	Årets resultat	Totalt
Betalt aktiekapital	25 000		25 000
Årets resultat		-103 712	-103 712
<b>Belopp vid årets utgång</b>	<b>25 000</b>	<b>-103 712</b>	<b>-78 712</b>

Villkorade, ännu ej återbetalda, aktieägartillskott uppgår per balansdagen till x (y).

**Resultatdisposition**

Styrelsen föreslår att den ansamlade förlusten (kronor):

årets förlust	-103 712
behandlas så att	
i ny räkning överföres	-103 712
	<b>-103 712</b>

Företagets resultat och ställning i övrigt framgår av efterföljande resultat- och balansräkning med noter.

<b>Resultaträkning</b>	Not	2022-02-24 -2022-12-31 (11 mån)
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**Rörelsekostnader**

Övriga externa kostnader	-90 958
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Övriga rörelsekostnader	-12 754
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<b>Summa rörelsekostnader</b>	<b>-103 712</b>
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<b>Rörelseresultat</b>	<b>-103 712</b>
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<b>Resultat efter finansiella poster</b>	<b>-103 712</b>
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<b>Resultat före skatt</b>	<b>-103 712</b>
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<b>Årets resultat</b>	<b>-103 712</b>
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**Balansräkning**

Not

2022-12-31

**TILLGÅNGAR**

**Anläggningstillgångar**

*Finansiella anläggningstillgångar*

Andelar i koncernföretag	3	25 000
<b>Summa finansiella anläggningstillgångar</b>		<b>25 000</b>
<b>Summa anläggningstillgångar</b>		<b>25 000</b>

**Omsättningstillgångar**

*Kassa och bank*

Kassa och bank		7 021
<b>Summa kassa och bank</b>		<b>7 021</b>
<b>Summa omsättningstillgångar</b>		<b>7 021</b>

**SUMMA TILLGÅNGAR**

**32 021**

## Balansräkning

Not

2022-12-31

### EGET KAPITAL OCH SKULDER

#### Eget kapital

##### *Bundet eget kapital*

Aktiekapital 25 000

**Summa bundet eget kapital 25 000**

##### *Fritt eget kapital*

Årets resultat -103 712

**Summa fritt eget kapital -103 712**

**Summa eget kapital -78 712**

#### Kortfristiga skulder

Leverantörsskulder 24 824

Skulder till koncernföretag 11 737

Upplupna kostnader och förutbetalda intäkter 74 172

**Summa kortfristiga skulder 110 733**

**SUMMA EGET KAPITAL OCH SKULDER**

**32 021**

## Noter

### Not 1 Redovisningsprinciper

#### Allmänna upplysningar

Årsredovisningen är upprättad i enlighet med årsredovisningslagen och Bokföringsnämndens allmänna råd (BFNAR 2016:10) om årsredovisning i mindre företag.

#### Redovisningsprinciper för enskilda balansposter

##### Anläggningstillgångar

Immateriella och materiella anläggningstillgångar redovisas till anskaffningsvärde minskat med ackumulerade avskrivningar enligt plan och eventuella nedskrivningar.

Avskrivning sker linjärt över den förväntade nyttjandeperioden med hänsyn till väsentligt restvärde.

#### Finansiella instrument

##### Andelar i dotterföretag

Andelar i dotterföretag redovisas till anskaffningsvärde efter avdrag för eventuella nedskrivningar. I anskaffningsvärdet ingår köpeskillingen som erlagts för aktierna samt förvärvskostnader. Eventuella kapitaltillskott läggs till anskaffningsvärdet när de uppkommer.

#### Nyckeltalsdefinitioner

##### Nettoomsättning

Rörelsens huvudintäkter, fakturerade kostnader, sidointäkter samt intäktskorrigeringar.

##### Resultat efter finansiella poster

Resultat efter finansiella intäkter och kostnader men före bokslutsdispositioner och skatter.

##### Soliditet (%)

Justerat eget kapital (eget kapital och obeskattade reserver med avdrag för uppskjuten skatt) i procent av balansomslutning.

### Not 2 Uppgifter om moderföretag

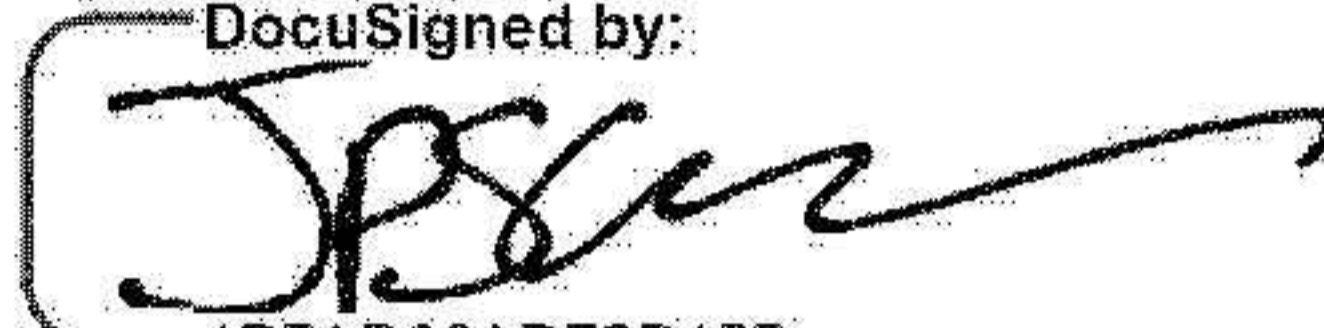
Moderföretag i den minsta koncern där företaget ingår och som upprättar koncernredovisning är Exter Europe Industrial Core HoldCo S.á.r.l. med organisationsnummer 239388 med säte i Luxembourg.


### Not 3 Andelar i koncernföretag

	2022-12-31
Ingående anskaffningsvärden	0
Inköp	25 000
<b>Utgående ackumulerade anskaffningsvärden</b>	<b>25 000</b>
<b>Utgående redovisat värde</b>	<b>25 000</b>


**Not 4 Väsentliga händelser efter räkenskapsårets slut**  
Inga väsentliga händelser efter räkenskapsårets slut

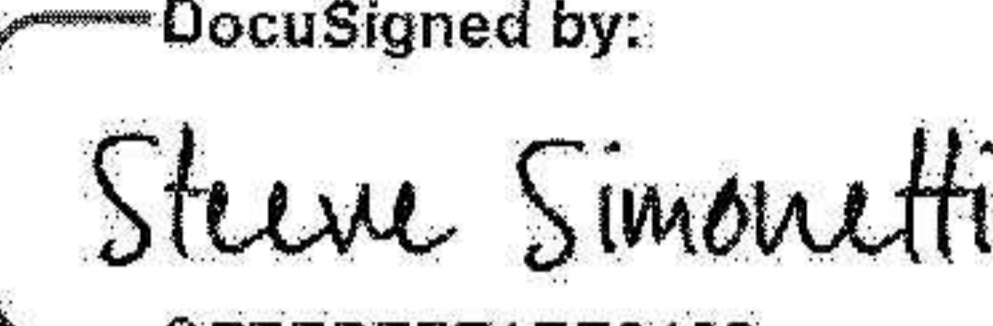
Stockholm den

DocuSigned by:  
  
1B7AD38ABF2B45B...  
**James Golunski**  
Ordförande

DocuSigned by:  
  
C9EF3A19BC3348F...  
**Paul Collin**

DocuSigned by:  
  
524C381B9EBE43B...  
**Maxime D'Hondt**

DocuSigned by:  
  
7B9560D6C84D44E...  
**Steven Richards**

DocuSigned by:  
  
CFEEBE7E1EE0402...  
**Steve Simonetti**

**Certificate Of Completion**

Envelope Id: 5B458F45FF624375BD6E86EE365B33CF  
Subject: EEIC Sweden B Intermediate AB - 2022 Annual Accounts  
Source Envelope:  
Document Pages: 16 Signatures: 10  
Certificate Pages: 6 Initials: 0  
AutoNav: Enabled  
Envelopeld Stamping: Disabled  
Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern, Rome, Stockholm, Vienna

Status: Completed

Envelope Originator:  
Jacqueline Fourie  
Regeringsgatan 25  
STOCKHOLM, ST 111 53  
jacqueline.fourie@eqtexeter.com  
IP Address: 194.154.195.147

**Record Tracking**

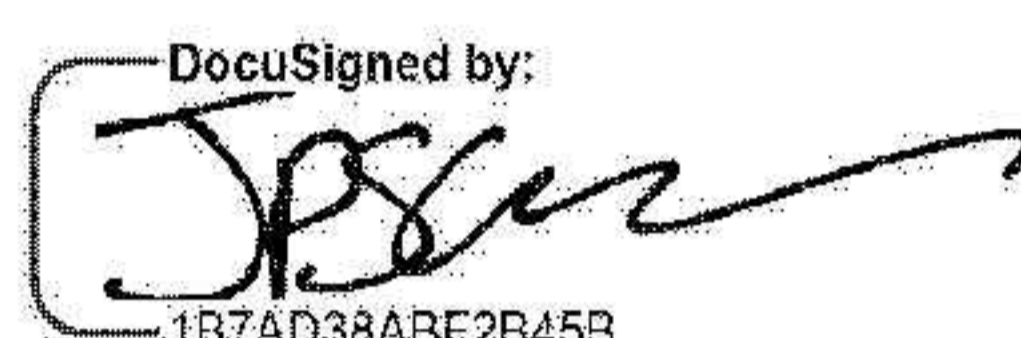
Status: Original  
10/12/2023 9:34:01 AM  
Holder: Jacqueline Fourie  
jacqueline.fourie@eqtexeter.com

Location: DocuSign

**Signer Events**

James Golunski  
james.golunski@eqtexeter.com  
Director  
EQT Exeter  
Security Level: Email, Account Authentication  
(None)

**Signature**



Signature Adoption: Drawn on Device  
Using IP Address: 87.115.204.187

**Timestamp**

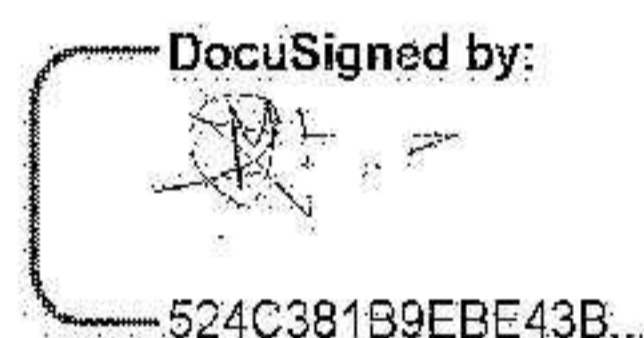
Sent: 10/12/2023 9:38:20 AM  
Viewed: 10/12/2023 11:29:28 AM  
Signed: 10/12/2023 11:29:34 AM

**Authentication Details**

Identity Verification Details:  
Workflow ID: db4f8730-7cbd-4fbf-8f83-f00aa6766129  
Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Electronic ID  
Type of Electronic ID: OneID  
Transaction Unique ID: 2d39ee42-cc1f-56a6-819c-04fb278d2479  
Country or Region of ID: GB  
Result: Passed  
Performed: 10/12/2023 11:29:12 AM

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Maxime D'Hondt  
maximedhondt@outlook.com  
Security Level: Email, Account Authentication  
(None)



Signature Adoption: Drawn on Device  
Using IP Address: 165.165.216.54

Sent: 10/12/2023 9:38:21 AM  
Viewed: 10/12/2023 1:35:53 PM  
Signed: 10/12/2023 1:35:58 PM

**Authentication Details**

Identity Verification Details:  
Workflow ID: db4f8730-7cbd-4fbf-8f83-f00aa6766129  
Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Photo ID  
Identification Level: ID Only  
Transaction Unique ID: 94b53a64-1aae-58ed-81ca-726d199837a1  
Country or Region of ID: LU  
Result: Failed  
Performed: 10/12/2023 1:29:21 PM

## Signer Events

## Signature

## Timestamp

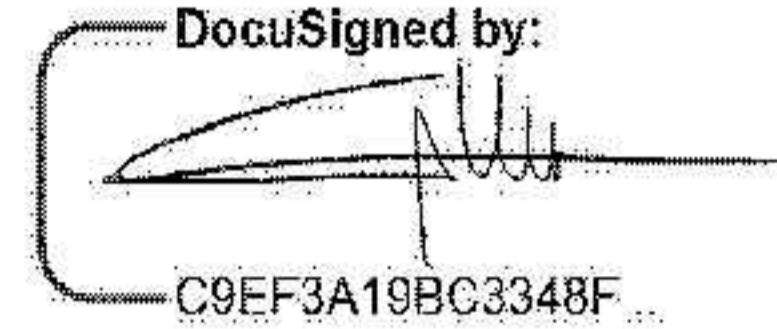
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Workflow ID: db4f8730-7cbd-4fbf-8f83-f00aa6766129  
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Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Photo ID  
Identification Level: ID Only  
Transaction Unique ID: 94b53a64-1aae-58ed-81ca-726d199837a1  
Country or Region of ID: BE  
Result: Passed  
Performed: 10/12/2023 1:35:22 PM

### Electronic Record and Signature Disclosure:

Accepted: 10/12/2023 1:35:53 PM  
ID: 17e3ed47-8227-4ab9-b5dc-074ed3484842

Paul Collin  
paul.collin@eqtexeter.com  
Director

DocuSigned by:  
  
C9EF3A19BC3348F...

EQT Exeter  
Security Level: Email, Account Authentication  
(None), Digital Certificate

Signature Adoption: Drawn on Device  
Using IP Address: 194.154.195.147

### Signature Provider Details:

Signature Type: IDnow GmbH Video Ident for  
QES (Client ID:  
432b0d94-c7e1-443b-8811-b0e336bb0b0a)

Signature Provider Location: <https://authentication.idnow.de/docusign/requests/signature>

Signature Issuer: IDnow GmbH Video Ident for  
QES (Client ID:  
432b0d94-c7e1-443b-8811-b0e336bb0b0a)

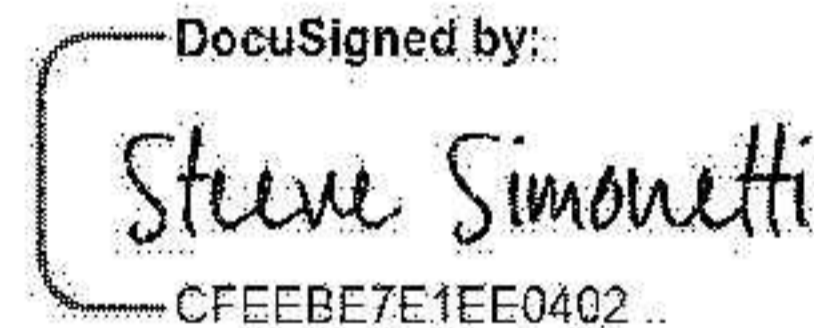
### Correlation Identifiers:

KSZ-PGZRS  
KSZ-PGZRS

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Steeve Simonetti  
steeve@efficient.lu  
Security Level: Email, Account Authentication  
(None)

DocuSigned by:  
  
CFEEBE7E1EE0402...

Signature Adoption: Pre-selected Style  
Using IP Address: 90.5.22.16

### Authentication Details

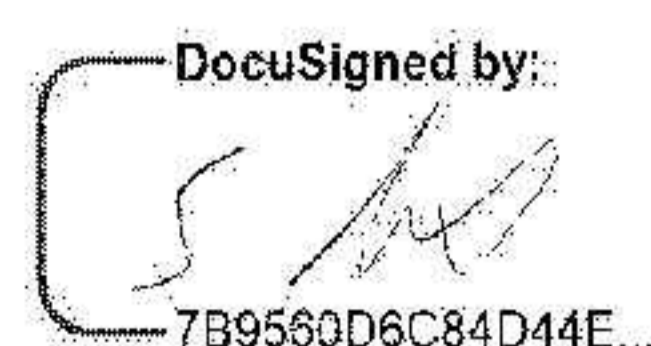
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Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Passport  
Identification Level: ID Only  
Transaction Unique ID: 6d9a0f08-a636-5834-a648-c13c3b623c7a  
Country or Region of ID: FR  
Result: Passed  
Performed: 10/15/2023 9:21:34 AM

### Electronic Record and Signature Disclosure:

Accepted: 10/15/2023 9:21:54 AM  
ID: 9aea458b-48ca-4f15-8278-d6374705bb00

Steven Richards  
steven.richards@eqtexeter.com  
Director

DocuSigned by:  
  
7B9569D6C84D44E...

EQT  
Security Level: Email, Account Authentication  
(None)

Signature Adoption: Drawn on Device  
Using IP Address: 212.161.35.212

### Authentication Details

Sent: 10/12/2023 9:38:22 AM  
Resent: 11/7/2023 10:56:46 AM  
Resent: 11/7/2023 11:11:09 AM  
Resent: 11/7/2023 5:58:46 PM  
Resent: 11/7/2023 5:58:54 PM  
Resent: 11/7/2023 6:04:13 PM  
Viewed: 11/7/2023 6:04:18 PM  
Signed: 11/7/2023 6:05:12 PM

Sent: 10/12/2023 9:38:22 AM  
Viewed: 10/15/2023 9:21:54 AM  
Signed: 10/15/2023 9:22:03 AM

Sent: 10/12/2023 9:38:23 AM  
Viewed: 10/23/2023 4:40:14 PM  
Signed: 10/23/2023 4:43:02 PM

**Signer Events****Signature****Timestamp****Identity Verification Details:**

Workflow ID: db4f8730-7cbd-4fbf-8f83-f00aa6766129  
 Workflow Name: DocuSign ID Verification  
 Workflow Description: The signer will need to identify themselves with a valid government ID.  
 Identification Method: Government Issued Id Document  
 Type of Document: Passport  
 Identification Level: ID Only  
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 Country or Region of ID: GB  
 Result: Passed  
 Performed: 10/23/2023 4:37:04 PM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

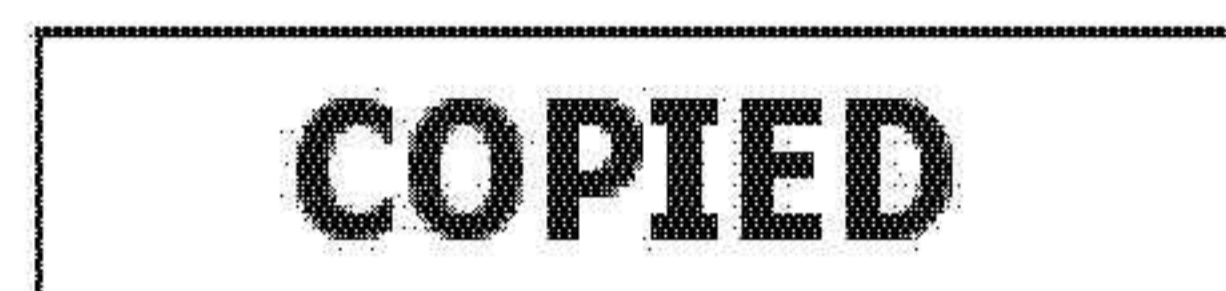
transaction\_support@eqtexeter.com

transaction\_support@eqtexeter.com

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**

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Sent: 10/12/2023 9:38:23 AM

**Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

10/12/2023 9:38:24 AM

Envelope Updated

Security Checked

11/7/2023 10:56:45 AM

Certified Delivered

Security Checked

10/23/2023 4:40:14 PM

Signing Complete

Security Checked

10/23/2023 4:43:02 PM

Completed

Security Checked

11/7/2023 6:05:13 PM

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

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Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari®, 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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