

# Årsredovisning

för

## M7 Real Estate Sweden AB

559211-2402

Räkenskapsåret

2023

### Fastställelseintyg

Undertecknad verkställande direktör i M7 Real Estate Sweden AB intygar att resultaträkningen och balansräkningen i årsredovisningen har fastställts på årsstämma *2024-06-26*. Årsstämman beslutade att godkänna styrelsens förslag till resultatdisposition.

Jag intygar också att innehållet i årsredovisningen stämmer överens med originalen.

Stockholm *2024-06-26*

  
Mikkel Seitzberg Mikkelsen

# Årsredovisning

för

## M7 Real Estate Sweden AB

559211-2402

Räkenskapsåret

2023

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Org.nr 559211-2402

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Styrelsen för M7 Real Estate Sweden AB avger följande årsredovisning för räkenskapsåret 2023.

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 ska bedriva verksamhet avseende försäljning, förvaltning och avyttring av svenska fastigheter och fastighetsbolag och därmed förenlig verksamhet.

Bolaget ägs till 100 % av M7 Real Estate Europe Ltd, reg.nr 08500568.

Företaget har sitt säte i Stockholm.

#### *Väsentliga händelser under räkenskapsåret*

Inga väsentliga händelser har inträffat under räkenskapsåret.

<b>Flerårsöversikt (Tkr)</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2019/20</b> (18 mån)
Nettoomsättning	0	0	0	15 244
Resultat efter finansiella poster	-290	-147	-525	9 061
Soliditet (%)	100,0	99,0	73,7	55,5

### Förändringar i eget kapital

	<b>Aktie- kapital</b>	<b>Balanserat resultat</b>	<b>Årets resultat</b>	<b>Totalt</b>
Belopp vid årets ingång	50 000	4 816 537	-163 344	4 703 193
Disposition enligt beslut av årsstämman:		-163 344	163 344	0
Årets resultat			1 093 757	1 093 757
<b>Belopp vid årets utgång</b>	<b>50 000</b>	<b>4 653 193</b>	<b>1 093 757</b>	<b>5 796 950</b>

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### Resultatdisposition

Styrelsen föreslår att till förfogande stående vinstmedel (kronor):

balanserad vinst	4 653 193
årets vinst	1 093 757
	<b>5 746 950</b>

disponeras så att	
i ny räkning överföres	5 746 950
	<b>5 746 950</b>

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

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## Resultaträkning

Not

2023-01-01  
-2023-12-31

2022-01-01  
-2022-12-31

### Rörelsekostnader

Övriga externa kostnader

-431 609

-26 786

**Summa rörelsekostnader**

**-431 609**

**-26 786**

**Rörelseresultat**

**-431 609**

**-26 786**

### Finansiella poster

Resultat från övriga finansiella anläggningstillgångar

-39 192

-23 623

Övriga ränteintäkter och liknande resultatposter

2

180 982

130 658

Räntekostnader och liknande resultatposter

0

-227 062

**Summa finansiella poster**

**141 790**

**-120 027**

**Resultat efter finansiella poster**

**-289 819**

**-146 813**

**Resultat före skatt**

**-289 819**

**-146 813**

### Skatter

Skatt på årets resultat

1 383 576

-16 531

**Årets resultat**

**1 093 757**

**-163 344**

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## Balansräkning

Not

2023-12-31

2022-12-31

### TILLGÅNGAR

#### Omsättningstillgångar

##### *Kortfristiga fordringar*

Fordringar hos koncernföretag

3 582 342

3 882 342

Övriga kortfristiga fordringar

1 452 530

0

Förutbetalda kostnader och upplupna intäkter

696 538

551 613

**Summa kortfristiga fordringar**

**5 731 410**

**4 433 955**

##### *Kassa och bank*

Kassa och bank

65 539

298 269

**Summa kassa och bank**

**65 539**

**298 269**

**Summa omsättningstillgångar**

**5 796 950**

**4 732 224**

**SUMMA TILLGÅNGAR**

**5 796 950**

**4 732 224**

ank=20240705;2024070812978

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## Balansräkning

Not

2023-12-31

2022-12-31

### EGET KAPITAL OCH SKULDER

#### Eget kapital

##### *Bundet eget kapital*

Aktiekapital

50 000

50 000

**Summa bundet eget kapital**

**50 000**

**50 000**

##### *Fritt eget kapital*

Balanserat resultat

4 653 193

4 816 537

Årets resultat

1 093 757

-163 344

**Summa fritt eget kapital**

**5 746 950**

**4 653 193**

**Summa eget kapital**

**5 796 950**

**4 703 193**

#### Kortfristiga skulder

Skatteskulder

0

16 531

Upplupna kostnader och förutbetalda intäkter

0

12 500

**Summa kortfristiga skulder**

**0**

**29 031**

**SUMMA EGET KAPITAL OCH SKULDER**

**5 796 950**

**4 732 224**

ank=20240705;2024070812979

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## 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.

#### 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 Övriga ränteintäkter och liknande resultatposter

	2023	2022
Koncerninterna ränteintäkter	95 497	130 658
Skattefria ränteintäkter	85 485	0
	<b>180 982</b>	<b>130 658</b>

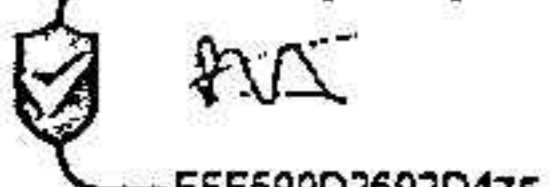
M7 Real Estate Sweden AB  
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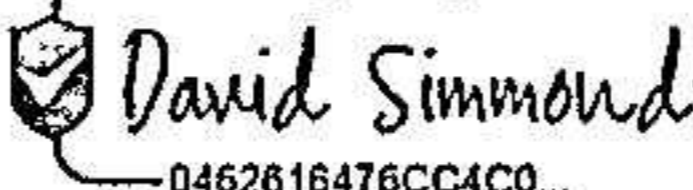
Stockholm

DocuSigned by:  
  
031E5BA816F04DE...

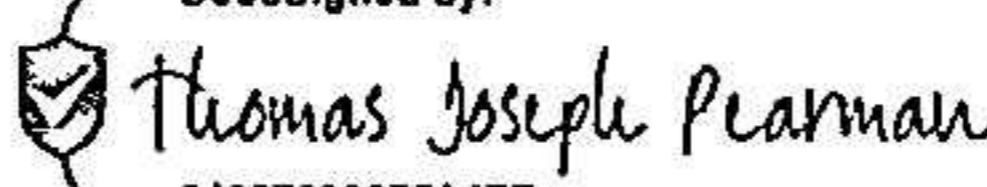
Mikkel Seitzberg Mikkelsen  
Verkställande direktör

DocuSigned by:  
  
FFF599D2602D475...

David Ebbrell  
Styrelseordförande

DocuSigned by:  
  
0462618476CC4C0...

David John Simmonds  
Styrelseledamot

DocuSigned by:  
  
04607380675A47E...

Tomas Joseph Pearman  
Styrelseledamot

ank=20240705;2024070812981

Certificate Of Completion

Envelope Id: FB68D330FEA84E5D917A3A1418B3C246
Subject: Complete with DocuSign: 20240603 AR FY2023 M7 Real Estate final.pdf
Source Envelope:
Document Pages: 8
Certificate Pages: 7
AutoNav: Enabled
Envelopeld Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Nathalie Grip Grip
nathalie.grip@intertrustgroup.com
IP Address: 20.61.29.115

Record Tracking

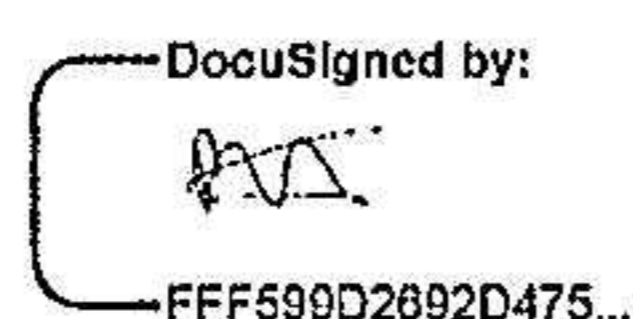
Status: Original
6/3/2024 6:29:41 AM
Holder: Nathalie Grip Grip
nathalie.grip@intertrustgroup.com

Location: DocuSign

Signer Events

David Ebbrell
David.Ebbrell@m7re.eu
Security Level: Email, Account Authentication
(None), Digital Certificate

Signature



Signature Adoption: Uploaded Signature Image
Using IP Address: 145.224.65.131

Timestamp

Sent: 6/3/2024 6:33:51 AM
Resent: 6/8/2024 5:15:09 AM
Resent: 6/10/2024 1:44:59 AM
Resent: 6/11/2024 1:43:16 AM
Resent: 6/14/2024 3:10:40 AM
Resent: 6/14/2024 3:21:03 AM
Resent: 6/18/2024 6:52:29 AM
Resent: 6/24/2024 5:54:22 AM
Viewed: 6/26/2024 5:37:48 AM
Signed: 6/26/2024 5:38:08 AM

Signature Provider Details:
Signature Type: DocuSign Protect & Sign (Client
ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)

Signature Provider Location: https://ps-ws.dsf.docusi
gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig
n/2PSIGAES/SERVID02

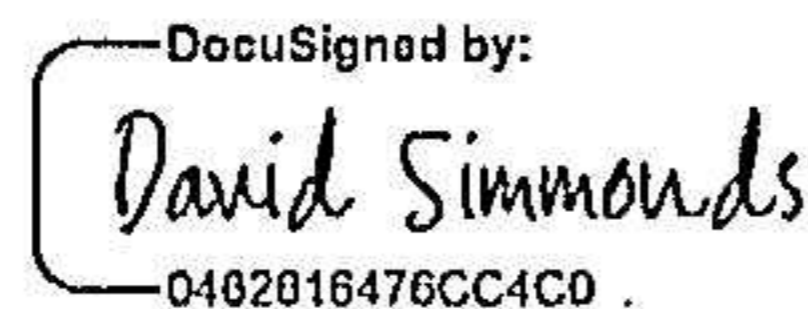
Authentication Details

Identity Verification Details:
Workflow ID: 6b2d3c20-6e49-4c91-b1d1-5bd580d827b6
Workflow Name: DocuSign ID Verification for EU Advanced
Workflow Description: The recipient will need to identify themselves with a valid government ID.
Identification Method: Government Issued Id Document
Type of Document: Driver's License
Identification Level: ID Only
Transaction Unique ID: 117b9545-c99a-5e05-9b99-aca0edd39317
Country or Region of ID: GB
Result: Passed
Performed: 6/26/2024 5:37:30 AM

Electronic Record and Signature Disclosure:

Accepted: 6/26/2024 5:37:48 AM
ID: 4e965a0c-c33b-424b-8e25-35b454af82dd

David Simmonds
David.Simmonds@m7re.eu
CFO



Sent: 6/3/2024 6:33:52 AM
Viewed: 6/3/2024 7:08:35 AM
Signed: 6/3/2024 7:08:57 AM

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

Signature Adoption: Pre-selected Style
Using IP Address: 62.232.75.210

Signature Provider Details:
Signature Type: DocuSign Protect & Sign (Client
ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)

Signature Provider Location: https://ps-ws.dsf.docusi
gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig
n/2PSIGAES/SERVID02

Authentication Details

ank=20240705-2024070812982

ank=20240705;2024070812983

**Signer Events**

**Signature**

**Timestamp**

**Identity Verification Details:**

Workflow ID: 6b2d3c20-6e49-4c91-b1d1-5bd580d827b6  
Workflow Name: DocuSign ID Verification for EU Advanced  
Workflow Description: The recipient will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Driver's License  
Identification Level: ID Only  
Transaction Unique ID: 6f0ea8cd-4ac5-5343-b89e-8be7ccd7a292  
Country or Region of ID: GB  
Result: Passed  
Performed: 6/3/2024 7:08:10 AM

**Electronic Record and Signature Disclosure:**

Accepted: 6/3/2024 7:08:35 AM  
ID: f9664f38-7989-4f42-8dd5-7eb3bfd2fcb

Mikkel Mikkelsen  
Mikkel.Mikkelsen@m7re.eu  
Security Level: Email, Account Authentication (None), Digital Certificate

DocuSigned by:  
*Mikkel Mikkelsen*  
031E5BA816F04DE...

Sent: 6/3/2024 6:33:52 AM  
Viewed: 6/4/2024 12:03:04 AM  
Signed: 6/4/2024 12:03:31 AM

**Signature Provider Details:**

Signature Type: DocuSign Protect & Sign (Client ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)  
Signature Issuer: DocuSign Cloud Signing CA - S11  
Signature Adoption: Pre-selected Style  
Using IP Address: 77.241.129.24  
Signature Provider Location: https://ps-ws.dsf.docuign.net/ds-server/s/noauth/psm/tsp/sign/psm-docusign/2PSIGAES/SERVID02

**Authentication Details**

**Identity Verification Details:**

Workflow ID: 6b2d3c20-6e49-4c91-b1d1-5bd580d827b6  
Workflow Name: DocuSign ID Verification for EU Advanced  
Workflow Description: The recipient will need to identify themselves with a valid government ID.  
Identification Method: Electronic ID  
Type of Electronic ID: MitID  
Transaction Unique ID: 219f1140-d291-58f0-8a52-6973112a0887  
Country or Region of ID: DK  
Result: Passed  
Performed: 6/4/2024 12:02:38 AM

**Electronic Record and Signature Disclosure:**

Accepted: 6/4/2024 12:03:04 AM  
ID: f40eb29f-80ec-4590-bc00-c5dee1fcb87a

Thomas Joseph Pearman  
Tom.Pearman@m7re.eu  
Security Level: Email, Account Authentication (None), Digital Certificate

DocuSigned by:  
*Thomas Joseph Pearman*  
04807380675A47E

Sent: 6/3/2024 6:33:53 AM  
Resent: 6/3/2024 6:48:56 AM  
Resent: 6/4/2024 1:58:42 AM  
Resent: 6/4/2024 3:01:46 AM  
Viewed: 6/4/2024 3:07:18 AM  
Signed: 6/4/2024 3:07:33 AM

**Signature Provider Details:**

Signature Type: DocuSign Protect & Sign (Client ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)  
Signature Issuer: DocuSign Cloud Signing CA - S11  
Signature Adoption: Pre-selected Style  
Using IP Address: 62.232.75.210  
Signature Provider Location: https://ps-ws.dsf.docuign.net/ds-server/s/noauth/psm/tsp/sign/psm-docusign/2PSIGAES/SERVID02

**Authentication Details**

**Identity Verification Details:**

Workflow ID: 6b2d3c20-6e49-4c91-b1d1-5bd580d827b6  
Workflow Name: DocuSign ID Verification for EU Advanced  
Workflow Description: The recipient will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Driver's License  
Identification Level: ID Only  
Transaction Unique ID: 7c0e02fc-4101-5368-8784-bd4a1018587e  
Country or Region of ID: GB  
Result: Failed - incorrect signer name  
Performed: 6/3/2024 11:33:39 AM

ank=20240705:2024070812984

**Signer Events**

**Signature**

**Timestamp**

**Identity Verification Details:**

Workflow ID: 6b2d3c20-6e49-4c91-b1d1-5bd580d827b6  
Workflow Name: DocuSign ID Verification for EU Advanced  
Workflow Description: The recipient will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Driver's License  
Identification Level: ID Only  
Transaction Unique ID: 14e75fb4-2b04-54f8-98e5-0b87cd3beb80  
Country or Region of ID: GB  
Result: Failed - incorrect signer name  
Performed: 6/4/2024 2:25:06 AM

**Identity Verification Details:**

Workflow ID: 6b2d3c20-6e49-4c91-b1d1-5bd580d827b6  
Workflow Name: DocuSign ID Verification for EU Advanced  
Workflow Description: The recipient will need to identify themselves with a valid government ID.  
Identification Method: Government Issued Id Document  
Type of Document: Driver's License  
Identification Level: ID Only  
Transaction Unique ID: c359a585-6752-5638-af30-b641ab8fbc00  
Country or Region of ID: GB  
Result: Passed  
Performed: 6/4/2024 3:06:24 AM

**Electronic Record and Signature Disclosure:**

Accepted: 6/4/2024 3:07:18 AM  
ID: 7e604011-4c07-4d53-a9f4-2067de7c0d23

**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**

Aysegul Tural  
aysegul.tural@intertrustgroup.com  
Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 6/3/2024 6:33:53 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Johan Partheen  
johan.partheen@intertrustgroup.com  
Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 6/3/2024 6:33:53 AM

**Electronic Record and Signature Disclosure:**

Accepted: 6/26/2024 3:54:00 AM  
ID: 280a3afc-1619-4049-a9e7-795e7734cd7f

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

Envelope Sent Hashed/Encrypted  
Envelope Updated Security Checked  
Envelope Updated Security Checked  
Envelope Updated Security Checked

6/3/2024 6:33:54 AM  
6/3/2024 6:48:56 AM  
6/4/2024 1:58:42 AM  
6/4/2024 3:01:46 AM

ank=20240705;2024070812985

**Envelope Summary Events**

**Status**

**Timestamps**

Certified Delivered  
Signing Complete  
Completed

Security Checked  
Security Checked  
Security Checked

6/4/2024 3:07:18 AM  
6/4/2024 3:07:33 AM  
6/26/2024 5:38:09 AM

**Payment Events**

**Status**

**Timestamps**

**Electronic Record and Signature Disclosure**

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- ii. send us an email to [emma.aspenberg@intertrustgroup.com](mailto:emma.aspenberg@intertrustgroup.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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