

EEIC Sweden A Intermediate AB  
EQT, Box 16409  
10327 Stockholm

2023112301126

# Årsredovisning

för

## EEIC Sweden A Intermediate AB

559365-0970

Räkenskapsåret 2022-02-

11 – 2022-12-31

### Fastställelseintyg

Undertecknad styrelseledamot i EEIC Sweden A 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 A Intermediate AB**

559365-0970

Räkenskapsåret

2022-02-11 – 2022-12-31

Styrelsen för EEIC Sweden A Intermediate AB avger följande årsredovisning för räkenskapsåret 2022-02-11 – 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 förvärrrrrv av dotterbolag som i sin tur äger fastigheter.

Företaget har sitt säte i Stockholm.

#### *Väsentliga händelser under räkenskapsåret*

Den 14 februari EEIC Sweden A Intermediate AB köpte 100 % aktier i EEIC Sweden A1 AB (org no 559365-0988).

Den 17 februari 2022 (avtalsdagen) EEIC Sweden A Intermediate AB via sina dotterföretag köpte 100 % aktier i fastighetsaktiebolaget G&O 8 Fastighet AB (org no 559071-4464). Under året hade G&O 8 Fastighet AB andrade namn till EEIC Sweden Topasen 1 AB.

Bolagsverket har genom beslut 10:e januari 2023 lämnat tillstånd att verkställa fusionen. Tillståndet var registrerats 10:e januari 2023 innebärande att EEIC Sweden Topasen 1 AB upplöstes och har upp ått i EEIC Sweden A1 AB.

Flerårsöversikt (Tkr)	2022 (11 mån)
Nettoomsättning	0
Resultat efter finansiella poster	-104
Soliditet (%)	99,9

För definitioner av nyckeltal, se Not 1 Redovisningsprinciper.

### Förändringar i eget kapital

	Aktie- kapital	Balanserat resultat	Årets resultat	Totalt
Betalt aktiekapital	25 000			25 000
Erhållna aktieägartillskott		80 576 452		80 576 452
Årets resultat			-103 914	-103 914
<b>Belopp vid årets utgång</b>	<b>25 000</b>	<b>80 576 452</b>	<b>-103 914</b>	<b>80 497 538</b>

Villkorade, ännu ej återbetalda, aktieägartillskott uppgår per balansdagen till 80 576 452 kr.

**Resultatdisposition**

Styrelsen föreslår att till förfogande stående vinstmedel (kronor):

balanserad vinst	80 576 452
årets förlust	-103 914
	<b>80 472 538</b>
disponeras så att	
i ny räkning överföres	80 472 538
	<b>80 472 538</b>

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

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

Övriga externa kostnader	-90 975
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Övriga rörelsekostnader	-12 939
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<b>Summa rörelsekostnader</b>	<b>-103 914</b>
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<b>Rörelseresultat</b>	<b>-103 914</b>
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<b>Resultat efter finansiella poster</b>	<b>-103 914</b>
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<b>Resultat före skatt</b>	<b>-103 914</b>
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<b>Årets resultat</b>	<b>-103 914</b>
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**Balansräkning** Not 2022-12-31

**TILLGÅNGAR**

**Anläggningstillgångar**

*Finansiella anläggningstillgångar*

Andelar i koncernföretag	3	80 601 452
<b>Summa finansiella anläggningstillgångar</b>		<b>80 601 452</b>
<b>Summa anläggningstillgångar</b>		<b>80 601 452</b>

**Omsättningstillgångar**

*Kortfristiga fordringar*

Fordringar hos koncernföretag		-25 013
<b>Summa kortfristiga fordringar</b>		<b>-25 013</b>

*Kassa och bank*

Kassa och bank		7 021
<b>Summa kassa och bank</b>		<b>7 021</b>
<b>Summa omsättningstillgångar</b>		<b>-17 992</b>

**SUMMA TILLGÅNGAR** 80 583 460

## 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*

Balanserat resultat 80 576 452

Årets resultat -103 914

**Summa fritt eget kapital 80 472 538**

**Summa eget kapital 80 497 538**

#### Kortfristiga skulder

Skulder till koncernföretag 11 750

Upplupna kostnader och förutbetalda intäkter 74 172

**Summa kortfristiga skulder 85 922**

**SUMMA EGET KAPITAL OCH SKULDER**

**80 583 460**

## 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.

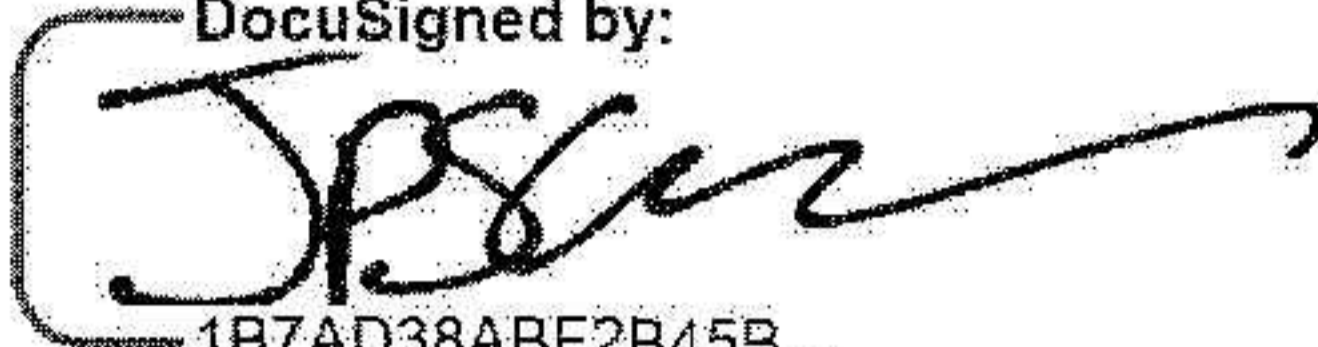
### Not 2 Uppgifter om moderföretag


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	80 601 452
<b>Utgående ackumulerade anskaffningsvärden</b>	<b>80 601 452</b>
<b>Utgående redovisat värde</b>	<b>80 601 452</b>

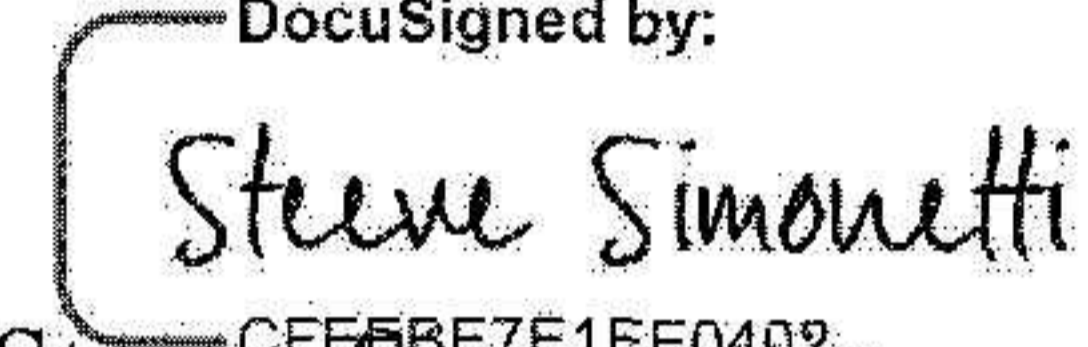
**Not 4 Väsentliga händelser efter räkenskapsårets slut**  
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**James Golunski**  
Ordförande

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**Paul Collin**

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**Maxime D'Hondt**

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**Steven Richards**

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**Steve Simonetti**

# **Annual Report**

for

## **EEIC Sweden A Intermediate AB**

559365-0970

Financial Year

2022-02-11 – 2022-12-31

This financial report is a translation from the official Swedish annual report.

The Board of Directors for EEIC Sweden A Intermediate AB hereby submit the annual financial statement for the financial year 2022-02-11 – 2022-12-31, which is the first operating year for the company.

All amounts in the annual report are presented in Swedish kronor, SEK. Unless otherwise stated, all amounts are posted in Swedish kronor (SEK).

## Directors' Report

### Operations

#### *General Information about the Enterprise*

The Company conducts investment activities in the real estate area through acquisitions of subsidiaries which in turn owns real estate.

The company is headquartered in Stockholm.

#### *Important Occurrences during the Fiscal Year*

On 14 February 2022 EEIC Sweden A Intermediate AB bought 100 % shares in EEIC Sweden A1 AB (org no 559365-0988).

On 17 February (the agreement date) EEIC Sween A1 AB bought 100% shares in the real estate company G&O 8 Fastighet AB (org no 559071-4464). During the year, G&O 8 Fastighet AB changed its name to EEIC Sweden Topasen 1 AB.

The Swedish Companies Registration Office has by decision of January 10, 2023 granted permission to execute the merger. The merger has been registered on January 10, 2023, meaning that EEIC Sweden Topasen 1 AB was dissolved and has been merged into EEIC Sweden A1 AB.

Multi-year overview (Tkr)	2022 (11 mon)
Net turnover	0
Profit/loss after financial items	-104
Equity/assets ratio (%)	99,9

For definitions of key ratios, see Note 1 Accounting principles.

### Changes in Equity

	Share capital	Retained profit/loss	Profit/loss this year	Total
New issue	25 000			25 000
Shareholders' contributions received		80 576 452		80 576 452
Profit/loss for the year			-103 914	-103 914
<b>Amount at the closing of the year</b>	<b>25 000</b>	<b>80 576 452</b>	<b>-103 914</b>	<b>80 497 538</b>

No refunded conditional liability amounts at the balance sheet date to 80 576 452 SEK.

**Allocation of profits**

The Board of Directors recommends that the profit/loss and brought forward profits available for disposition (SEK):

profit carried forward	80 576 452
year's loss	-103 914
	<b>80 472 538</b>

be distributed so that they are carried over	80 472 538
	<b>80 472 538</b>

The company's earnings and financial position in general are indicated in the following income statement and balance sheet with notes.

<b>Income Statement</b>	<b>Note</b>	<b>2022-02-11 -2022-12-31 (11 months)</b>
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<b>Operating expenses</b>		
Other external costs		-90 975
Other operating expenses		-12 939
<b>Total operating expenses</b>		<b>-103 914</b>
<b>Operating profit/loss</b>		<b>-103 914</b>
<b>Profit/loss after financial items</b>		<b>-103 914</b>
<b>Pre-tax profit/loss</b>		<b>-103 914</b>
<b>Net profit/loss for the year</b>		<b>-103 914</b>

**Balance Sheet** Note **2022-12-31**

**ASSETS**

**Fixed assets**

*Financial assets*

Participations in group companies	3	80 601 452
<b>Total financial assets</b>		<b>80 601 452</b>
<b>Total fixed assets</b>		<b>80 601 452</b>

**Current assets**

*Current receivables*

Receivables from group companies		-25 013
<b>Total current receivables</b>		<b>-25 013</b>

*Cash on hand and in bank*

Cash on hand and in bank		7 021
<b>Total cash on hand and in bank</b>		<b>7 021</b>
<b>Total current assets</b>		<b>-17 992</b>

**TOTAL ASSETS** **80 583 460**

**Balance Sheet**

Note

2022-12-31

**EQUITY AND LIABILITIES**

**Equity**

*Restricted reserves*

Share capital 25 000

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**Total restricted reserves 25 000**

*Non-restricted equity*

Accumulated profit/loss 80 576 452

Profit/loss for the year -103 914

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**Total non-restricted reserves 80 472 538**

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**Total equity 80 497 538**

**Current liabilities**

Liabilities to group companies 11 750

Accrued expenses and deferred income 74 172

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**Total current liabilities 85 922**

**TOTAL EQUITY AND LIABILITIES**

**80 583 460**

## Notes

### Note 1 Accounting principles

#### General Information

The annual report is prepared in accordance with the Swedish Annual Accounts Act and the Swedish Accounting Standards Board (BFNAR 2016:10) Annual Reporting in Smaller Companies.

#### Accounting Principles for individual balance sheet items

##### Fixed assets

Intangible and tangible fixed assets are posted at the acquisition value less accumulated depreciation and any write-downs.

Depreciation is done on a straight-line basis over the estimated useful life of the asset taking the significant residual value into account.

##### Financial instruments

##### Shares in subsidiaries

Investments in subsidiaries are carried at cost less any impairment losses. The cost includes the purchase price paid for the shares and acquisition costs. Any capital contributions are added to the cost when they arise.

#### Definition of Key Business Ratios

##### Net turnover

Main operating revenues, invoiced expenses, side income and revenue adjustments.

##### Profit/loss after financial items

Profits after financial items and costs but before appropriations and taxes.

##### Equity/assets ratio (%)

Adjusted equity (equity and untaxed reserves with deductions for deferred tax) as a percent of the balance sheet total.

### Note 2 Information on the parent company


Parent company in the smallest corporate group in which the company is included and which establishes consolidated accounts are Exter Europe Industrial Core HoldCo S.á.r.l. with corporate identity number 239388 and headquarters in Luxembourg.

### Note 3 Participation in Group companies

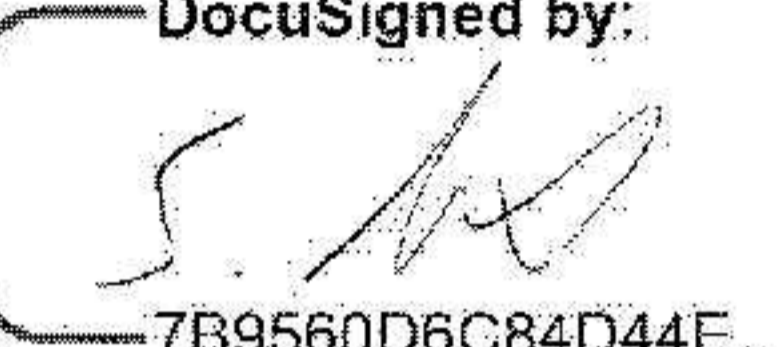
	2022-12-31
Acquisition value, opening balance	0
Purchasing	80 601 452
<b>Accumulated acquisition value, closing balance</b>	<b>80 601 452</b>
<b>Book value, closing balance</b>	<b>80 601 452</b>

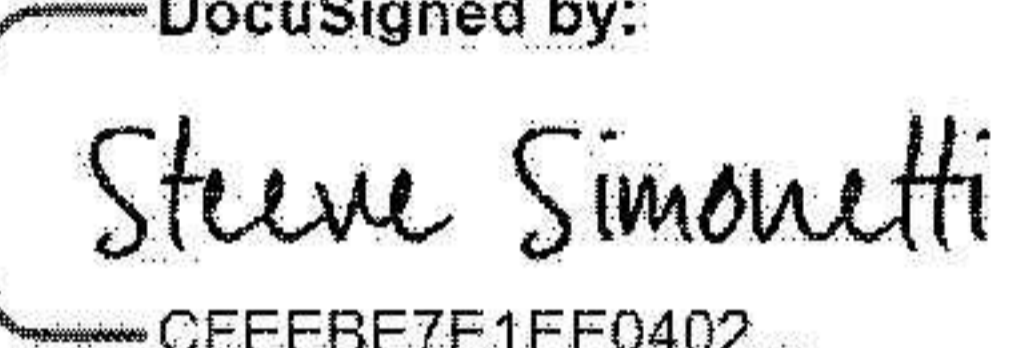
**Note 4 Significant events after the financial year**  
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**James Golunski**  
Chairman

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**Steve Simonetti**

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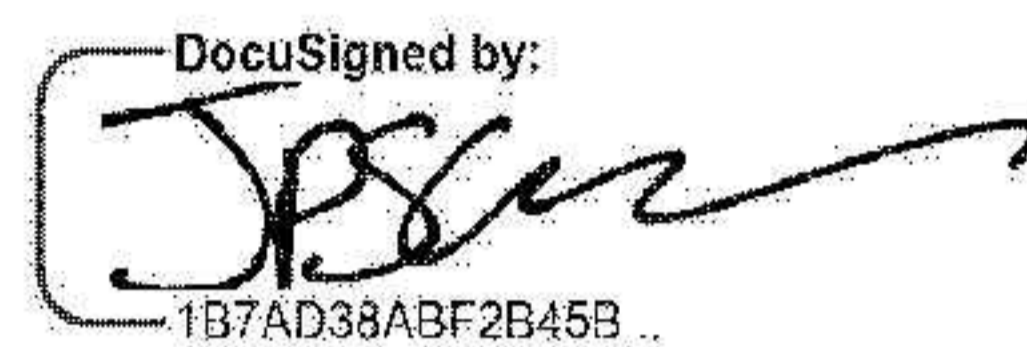
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jacqueline.fourie@eqtexeter.com

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**Signer Events**

James Golunski  
james.golunski@eqtexeter.com  
Director  
EQT Exeter  
Security Level: Email, Account Authentication  
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**Signature**



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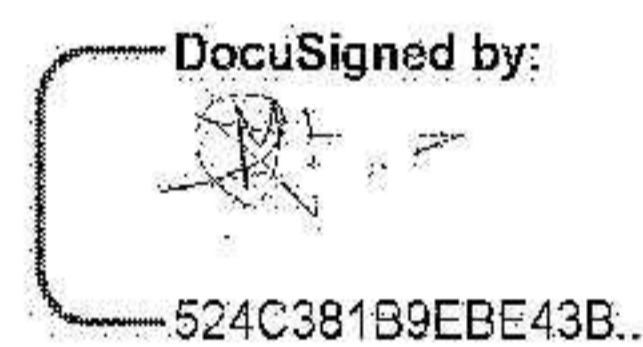
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Not Offered via DocuSign

Maxime D'Hondt  
maximedhondt@outlook.com  
Security Level: Email, Account Authentication  
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## Signer Events

Paul Collin  
paul.collin@eqtexeter.com  
Director  
EQT Exeter

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

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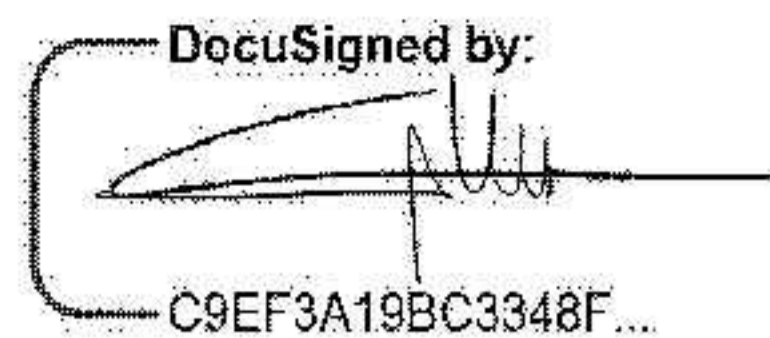
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Steeve Simonetti  
steeve@efficient.lu  
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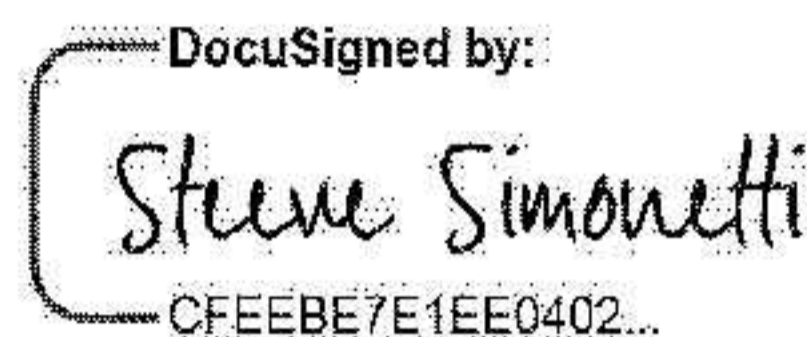
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Steeve Simonetti  
steeve@efficient.lu  
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Steven Richards  
steven.richards@eqtexeter.com  
Director  
EQT

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

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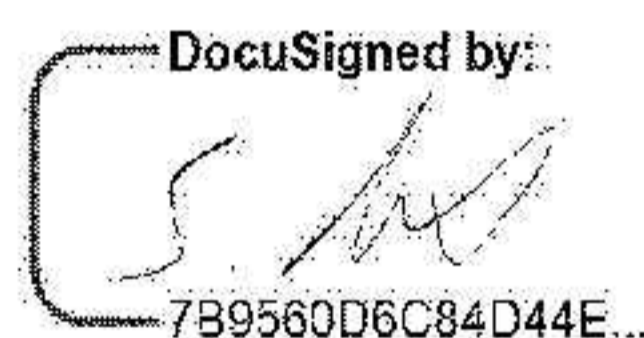
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Signing Complete	Security Checked	10/24/2023 9:01:16 PM
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<b>Electronic Record and Signature Disclosure</b>		

## **CONSUMER DISCLOSURE**

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To contact us by email send messages to: [daniel.chan@eqtpartners.com](mailto:daniel.chan@eqtpartners.com)

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**Required hardware and software**

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

\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

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