

Årsredovisning

för

PREC Housing Sweden HoldCo AB

559324-6571

Räkenskapsåret

2023

Fastställelseintyg

Undertecknad styrelseledamot i PREC Housing Sweden HoldCo AB intygar, dels att denna kopia av årsredovisningen stämmer överens med originalet, dels att resultaträkningen och balansräkningen i årsredovisningen har fastställts på årsstämma 2024-06-26. Årsstämman beslutade att godkänna styrelsens förslag till resultatdisposition.

Stockholm 2024-07-10



Linus Nilsson

2024071212963

Årsredovisning
för
PREC Housing Sweden HoldCo AB
559324-6571
Räkenskapsåret
2023

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PREC Housing Sweden HoldCo AB
Org.nr 559324-6571

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Styrelsen för PREC Housing Sweden HoldCo 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). Uppgifter inom parentes avser föregående år.

Förvaltningsberättelse

Verksamheten

Allmänt om verksamheten

Bolaget bedriver investeringsverksamhet samt äger andelar i dotterbolag.

Företaget har sitt säte i Stockholm.

Väsentliga händelser under räkenskapsåret

Bolaget har under året gjort nedskrivningar på andelar i dotterbolag.

Flerårsöversikt (Tkr)	2023	2022	2021 (7 mån)
Nettoomsättning	0	0	0
Resultat efter finansiella poster	-25 215	-43	0
Soliditet (%)	4,5	4,2	4,4

Förändringar i eget kapital

	Aktie- kapital	Balanserat resultat	Årets resultat	Totalt
Belopp vid årets ingång	101 000	3 000 000	-43 060	3 057 940
Disposition enligt beslut av årsstämman:				
Balanseras i ny räkning		-43 060	43 060	0
Erhållna aktieägartillskott		24 620 000		24 620 000
Årets resultat			-25 214 825	-25 214 825
Belopp vid årets utgång	101 000	27 576 940	-25 214 825	2 463 115

Resultatdisposition

Styrelsen föreslår att till förfogande stående vinstmedel (kronor):

balanserad vinst	27 576 940
årets förlust	-25 214 825
	2 362 115
disponeras så att i ny räkning överföres	2 362 115
	2 362 115

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

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ResultaträkningNot
12023-01-01
-2023-12-312022-01-01
-2022-12-31**Rörelsekostnader**

Övriga externa kostnader

-590 611

-43 060

Övriga rörelsekostnader

-3 902

0

Summa rörelsekostnader**-594 513****-43 060****Rörelseresultat****-594 513****-43 060****Finansiella poster**Nedskrivningar av finansiella anläggningstillgångar och
kortfristiga placeringar

-24 620 166

0

Räntekostnader och liknande resultatposter

-146

0

Summa finansiella poster**-24 620 312****0****Resultat efter finansiella poster****-25 214 825****-43 060****Resultat före skatt****-25 214 825****-43 060****Årets resultat****-25 214 825****-43 060**

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BalansräkningNot
1

2023-12-31

2022-12-31

TILLGÅNGAR**Anläggningstillgångar***Finansiella anläggningstillgångar*

Andelar i koncernföretag

2

2 284 834

2 400 000

Fordringar hos koncernföretag

3

48 404 429

67 651 429

Summa finansiella anläggningstillgångar**50 689 263****70 051 429****Summa anläggningstillgångar****50 689 263****70 051 429****Omsättningstillgångar***Kortfristiga fordringar*

Fordringar hos koncernföretag

3 148 724

3 026 566

Övriga fordringar

915

0

Förutbetalda kostnader och upplupna intäkter

204 759

0

Summa kortfristiga fordringar**3 354 398****3 026 566***Kassa och bank*

Kassa och bank

394 614

122 506

Summa kassa och bank**394 614****122 506****Summa omsättningstillgångar****3 749 012****3 149 072****SUMMA TILLGÅNGAR****54 438 275****73 200 501**

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Balansräkning

Not
1

2023-12-31

2022-12-31

EGET KAPITAL OCH SKULDER**Eget kapital*****Bundet eget kapital***

Aktiekapital

101 000

101 000

Summa bundet eget kapital**101 000****101 000*****Fritt eget kapital***

Balanserat resultat

27 576 940

3 000 000

Årets resultat

-25 214 825

-43 060

Summa fritt eget kapital**2 362 115****2 956 941****Summa eget kapital****2 463 115****3 057 941****Kortfristiga skulder**

Leverantörsskulder

461 873

0

Skulder till koncernföretag

44 214 533

65 734 533

Skulder till övriga företag som det finns ett ägarintresse i

2 033 027

2 033 027

Övriga skulder

5 255 000

2 375 000

Upplupna kostnader och förutbetalda intäkter

10 727

0

Summa kortfristiga skulder**51 975 160****70 142 560****SUMMA EGET KAPITAL OCH SKULDER****54 438 275****73 200 501**

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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.

Not 2 Andelar i koncernföretag

	2023-12-31	2022-12-31
Ingående anskaffningsvärden	2 400 000	25 000
Inköp	0	0
Aktieägartillskott	5 255 000	2 375 000
Utgående ackumulerade anskaffningsvärden	7 655 000	2 400 000
Årets nedskrivningar	-5 370 166	0
Utgående ackumulerade nedskrivningar	-5 370 166	0
Utgående redovisat värde	2 284 834	2 400 000

Not 3 Fordringar hos koncernföretag

	2023-12-31	2022-12-31
Ingående anskaffningsvärden	67 651 429	3 000 000
Tillkommande fordringar	3 000	64 651 429
Avgående fordringar	-19 250 000	0
Utgående ackumulerade anskaffningsvärden	48 404 429	67 651 429
Utgående redovisat värde	48 404 429	67 651 429

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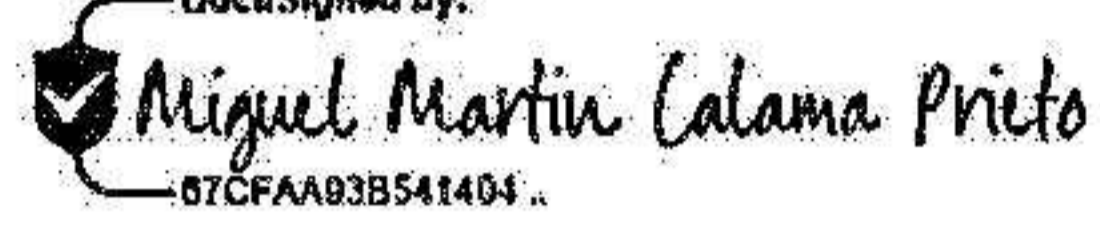
Not 4 Uppgifter om moderföretag

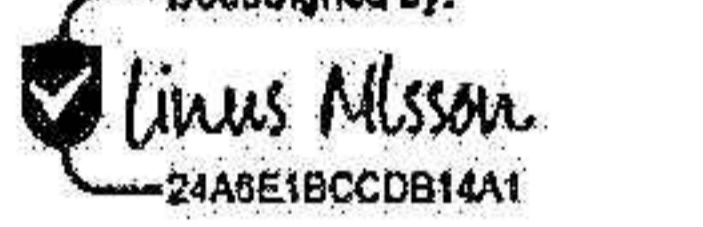
Bolaget är moderbolag, men med stöd av ÅRL 7 kap 3 § upprättas inte någon koncernredovisning.

Not 5 Väsentliga händelser efter räkenskapsårets slut

Efter räkenskapsårets slut har bolagets ena ägare We Are Tomorrow Holding AB sålt sina andelar till Pictet Real Estate Capital - (HoldCo) Elevation Fund S.å.r.l Som nu är bolgets enda ägare.

Stockholm 2024-

DocuSigned by:

87CFAA93B541404..
Miguel Martin-Calama
Ordförande

DocuSigned by:

24A8E1BCCDB14A1
Linus Nilsson
Ledamot

DocuSigned by:

DE144EA32CE2454..
Henri Favier
Ledamot

DocuSigned by:

0050E23255584C8..
Partha Sarathy
Ledamot

2024071212969

Certificate Of Completion

Envelope Id: AC56399CF5D54B90ACCF4CCAFA16A22
Subject: Complete with DocuSign: PREC Housing Sweden HoldCo AB Arsredovisning 2023, Slutlig.pdf
Source Envelope:
Document Pages: 8 Signatures: 4
Certificate Pages: 6 Initials: 0
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
6/7/2024 12:55:59 AM
Holder: Nathalie Grip Grip
nathalie.grip@intertrustgroup.com

Location: DocuSign

Signer Events

Aurélien Henri Favier
afavier@pictet.com
Security Level: Email, Account Authentication
(None), Digital Certificate

Signature

DocuSigned by:
Aurélien Henri Favier
0E144EA32CE2454...

Timestamp

Sent: 6/7/2024 1:21:04 AM
Viewed: 6/7/2024 1:41:14 AM
Signed: 6/7/2024 1:42:01 AM

Signature Provider Details:

Signature Type: DocuSign Protect & Sign (Client)
ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)
Signature Issuer: DocuSign Cloud Signing CA - SI1
Signature Adoption: Pre-selected Style
Using IP Address: 195.49.41.10
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: Passport
Identification Level: ID Only
Transaction Unique ID: cb647084-6915-5c75-ab47-2e346ef70750
Country or Region of ID: FR
Result: Passed
Performed: 6/7/2024 1:40:57 AM

Electronic Record and Signature Disclosure:

Accepted: 6/7/2024 1:41:14 AM
ID: 3d99c3e9-d371-4634-8c54-c8b6b6991e50

Linus Nilsson
lnilsson@pictet.com
Manager

DocuSigned by:
Linus Nilsson
24A8E1BCCDB14A1...

Sent: 6/7/2024 1:21:05 AM
Viewed: 6/7/2024 1:35:18 AM
Signed: 6/7/2024 1:35:46 AM

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

Signature Adoption: Pre-selected Style
Using IP Address: 195.49.41.10

Signature Provider Details:

Signature Type: DocuSign Protect & Sign (Client)
ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)
Signature Issuer: DocuSign Cloud Signing CA - SI1
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: Electronic ID
Type of Electronic ID: BankID Sweden
Transaction Unique ID: d78e59f2-bef3-51a9-90af-e90b846082a0
Country or Region of ID: SE
Result: Passed
Performed: 6/7/2024 1:25:22 AM

2024071212971

2024071212972

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: Electronic ID
Type of Electronic ID: BankID Sweden
Transaction Unique ID: d78e59f2-bef3-51a9-90af-e90b846082a0
Country or Region of ID: SE
Result: Passed
Performed: 6/7/2024 1:34:57 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: Electronic ID
Type of Electronic ID: BankID Sweden
Transaction Unique ID: d78e59f2-bef3-51a9-90af-e90b846082a0
Country or Region of ID: SE
Result: Passed
Performed: 6/7/2024 1:37:24 AM

Electronic Record and Signature Disclosure:

Accepted: 6/7/2024 1:35:18 AM
ID: c49800bf-a31a-4351-9366-3eb9107b0768

Miguel Martin Calama Prieto
mmartinc@pictet.com
Manager

DocuSigned by:
Miguel Martin Calama Prieto
67CFAA93B541404...

Sent: 6/7/2024 1:21:05 AM
Viewed: 6/7/2024 1:50:06 AM
Signed: 6/7/2024 1:50:21 AM

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

Signature Adoption: Pre-selected Style
Using IP Address: 195.49.41.10

Signature Provider Details:

Signature Type: DocuSign Protect & Sign (Client
ID: dde5e85d-4085-40b6-8785-da3ccd16d81e) Signature Provider Location: https://ps-ws.dsf.docusi
Signature Issuer: DocuSign Cloud Signing CA - gn.net/ds-server/s/nowauth/psm/tsp/sign/psm-docusig
SI1 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: State ID / National ID
Identification Level: ID Only
Transaction Unique ID: 56f578bb-ded1-5ea6-815e-008007c51c68
Country or Region of ID: ES
Result: Passed
Performed: 6/7/2024 1:44:52 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: ReAuthentication
Reauthentication Method: SMS
Phone number: +41 77 496 59 59
Identification Level: ID Only
Transaction Unique ID: 56f578bb-ded1-5ea6-815e-008007c51c68
Result: Passed
Performed: 6/7/2024 1:49:54 AM

Electronic Record and Signature Disclosure:

Accepted: 6/7/2024 1:50:06 AM
ID: 784b90a2-f7c9-4ed4-af48-e45292508efa

2024071212973

Signer Events

Partha Sarathy
psarathy@pictet.com
Security Level: Email, Account Authentication (None), Digital Certificate

Signature Provider Details:

Signature Type: DocuSign Protect & Sign (Client ID: dde5e85d-4085-40b6-8785-da3ccd16d81e)
Signature Issuer: DocuSign Cloud Signing CA - S11

Signature

DocuSigned by:
Partha Sarathy
9650E23265584C0...

Signature Adoption: Pre-selected Style
Using IP Address: 82.132.235.75

Signature Provider Location: <https://ps-ws.dsf.docuSign.net/ds-server/s/noauth/psm/tsp/sign/psm-docusign/2PSIGAES/SERVID02>

Timestamp

Sent: 6/7/2024 1:21:06 AM
Resent: 6/10/2024 1:45:08 AM
Resent: 6/11/2024 1:43:14 AM
Resent: 6/13/2024 1:37:09 AM
Resent: 6/14/2024 3:09:51 AM
Viewed: 6/14/2024 8:18:14 AM
Signed: 6/14/2024 8:18:30 AM

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: Resident Permit
Identification Level: ID Only
Transaction Unique ID: bf9cb099-5533-564f-b9bd-093d8552af7a
Country or Region of ID: GB
Result: Passed
Performed: 6/14/2024 8:17:55 AM

Electronic Record and Signature Disclosure:

Accepted: 6/14/2024 8:18:14 AM
ID: cda25ba2-d411-4c21-8005-7a2430c2c7c6

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

Flaviana Azevedo
flaviana.azevedo@intertrustgroup.com
Security Level: Email, Account Authentication (None)

COPIED

Sent: 6/7/2024 1:21:06 AM
Viewed: 6/14/2024 1:08:31 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent Hashed/Encrypted
Certified Delivered Security Checked
Signing Complete Security Checked
Completed Security Checked

6/7/2024 1:21:06 AM
6/14/2024 8:18:14 AM
6/14/2024 8:18:30 AM
6/14/2024 8:18:30 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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