



## **Swiss Properties Invest AG, Baar**

Financial Statements 31st March 2022

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## Swiss Properties Invest AG, Baar

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### Balance sheet as at 31 March

#### ASSETS

in CHF	Notes	31.03.
Cash and cash equivalents		167'190
Other short-term receivables	1	85'381
<b>Total current assets</b>		<b>252'571</b>
Properties	2	8'508'500
<b>Total non-current assets</b>		<b>8'508'500</b>
<b>TOTAL ASSETS</b>		<b>8'761'071</b>

#### LIABILITIES AND SHAREHOLDERS' EQUITY

in CHF	Notes	31.03.
Short-term interest-bearing liabilities	3	5'750'000
Other short-term liabilities	4	54'791
Accrued expenses and deferred income		21
<b>Total short-term liabilities</b>		<b>5'804'812</b>
<b>Total long-term liabilities</b>		<b>0</b>
<b>Total liabilities</b>		<b>5'804'812</b>
Share capital	5	3'000'000
Profit / Loss brought forward		-9'808
Profit / Loss of the year		-33'933
<b>Total shareholders' equity</b>		<b>2'956'259</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>		<b>8'761'071</b>

## Swiss Properties Invest AG, Baar

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### Income statement 01.01. - 31.03.2022

in CHF	Notes	01.01.-31.03.
Rental income		99'251
<b>Total operating income</b>		<b>99'251</b>
Real estate expenses		-7'211
Expenses for services		-75'180
Personnel expenses		-11'010
Rental expenses		-4'500
Other operating expenses		-22'218
<b>Total operating expenses</b>		<b>-120'119</b>
<b>Operating result</b>		<b>-20'868</b>
Financial expenses mortgage		-11'572
Financial expenses other		-1'493
<b>Profit / Loss for the year before taxes</b>		<b>-33'933</b>
Direct taxes		0
<b>Profit / Loss of the year</b>		<b>-33'933</b>

# Swiss Properties Invest AG, Baar

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## Notes to the financial statements 31.03.

### Principles

#### General aspects

These financial statements were prepared according to the principles of the Swiss Law on Accounting and Financial Reporting (32nd title of the Swiss Code of Obligation), in particular Art. 957 to Art. 962 (commercial accounting and financial reporting).

The board of directors has to recognise issues that have an effect on the amount of the declared assets and liabilities as well as contingent liabilities at year-end and on expenses and income in the reporting period. The board of directors decides the use of the existing valuation and accounting options on its own. For the benefit of the company, depreciations, amortisations and provisions may be created, which are more than operationally necessary.

#### Disclosure on balance sheet and income statement items

##### 1. Other short-term receivables

in CHF	<b>31.03.</b>
Receivables from third parties (Add. Costs)	381
Prepayment for services	85'000
<b>Total</b>	<b>85'381</b>

##### 2. Properties

in CHF	<b>31.03.</b>
Investment properties	8'508'500
<b>Total</b>	<b>8'508'500</b>

##### 3. Short-term interest-bearing liabilities

in CHF	<b>31.03.</b>
Mortgage Glarner Kantonalbank	5'750'000
<b>Total</b>	<b>5'750'000</b>

##### 4. Other short-term liabilities

in CHF	<b>31.03.</b>
Liabilities due to third parties	46'794
Liabilities due to tax office	7'325
Liabilities due to social securitites	672
<b>Total</b>	<b>54'791</b>

## Swiss Properties Invest AG, Baar

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### 5. Share capital and reserves from capital contributions

On 5 January 2022, the company increased its share capital by CHF 2'900'000. As at 31st January 2022 the share capital consists of 30'000 registered shares at a par value of CHF 100 each.

### 6. Full-time equivalents

The annual average number of full-time equivalents for the reporting year, as well as the previous year, do not exceed 10.

### 7. Assets pledged to secure own liabilities, as well as assets with retention of title

in CHF	<b>31.03.</b>
Investment Property, Grabenstrasse 8, Nänikon	8'508'500
Borrower's Note	-8'000'000
Mortgage Glarner Kantonalbank Saron 27.01.2022 - 31.03.2022, 1.15%	-5'750'000

### 8. Other information

The company was founded in December 2021. Accordingly, no prior-year figures are included in this financial statements.

## Swiss Properties Invest AG, Baar

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### Proposed appropriation of the available earnings

(in CHF)

The appropriation of the profit is proposed to the general meeting as follows:

<b>At the disposal of the general meeting</b>	<b>31.03.</b>
Retained earnings 01.01.	-9'808
Profit/Loss of the year	-33'933
<b>TOTAL</b>	<b>-43'741</b>

<b>Proposal on profit appropriation</b>	<b>31.03.</b>
To be carried forward	-43'741
<b>TOTAL</b>	<b>-43'741</b>