

TIVOLI, RAZVOJ REZIDENC, D.O.O.

Železna cesta 18
1000 Ljubljana
ID number: 8111774000

Balance sheet on 31.12.2021

Data displayed is in EUR with cents

	2021	2020
ASSETS	79.860.091,97	33.853.429,05
A. LONG-TERM ASSETS	0,00	0,00
I. Intangible assets and long-term deferred costs and accrued revenue	0,00	0,00
1. Intangible assets	0,00	0,00
2. Long-term deferred costs and accrued revenue	0,00	0,00
II. Tangible assets	0,00	0,00
III. Investments in real estate	0,00	0,00
IV. Long-term financial investments	0,00	0,00
1. Long-term financial investments other than loans	0,00	0,00
2. Long-term loans	0,00	0,00
V. Long-term operating receivables	0,00	0,00
VI. Deferred receivables for tax	0,00	0,00
B. CURRENT ASSETS	79.671.398,38	33.743.956,31
I. Assets (disposal groups) intended for sale	0,00	0,00
II. Inventories	59.311.598,79	32.772.976,45
III. Short-term financial investments	0,00	817.931,20
1. Short-term financial investments other than loans	0,00	0,00
2. Short-term loans	0,00	817.931,20
IV. Short-term operating receivables	5.011.384,94	145.730,23
V. Cash	15.348.414,65	7.318,43
C. SHORT-TERM DEFERRED COSTS (EXPENSES) AND ACCRUED REVENUE	188.693,59	109.472,74
Off-balance assets	9.133.034,41	6.154.019,87
LIABILITIES	79.860.091,97	33.853.429,05
A. EQUITY CAPITAL	8.636.916,76	8.642.535,52
I. Called capital	20.000,00	20.000,00

	2021	2020
1. Share capital	20.000,00	20.000,00
2. Uncalled capital (deduction item)	0,00	0,00
II. Capital surplus	8.636.273,26	8.636.273,26
III. Profit reserves	2.000,00	2.000,00
IV. Revaluation reserves	0,00	0,00
V. Fair value reserves	0,00	0,00
VI. Retained net profit or loss from previous periods	(-15.737,74)	0,00
VII. Net profit or loss for the period	(-5.618,76)	(-15.737,74)
B. PROVISIONS AND LONG-TERM ACCRUED COSTS AND DEFERRED REVENUE	0,00	0,00
1. Provisions	0,00	0,00
2. Long-term accrued costs and deferred revenue	0,00	0,00
C. LONG-TERM LIABILITIES	65.608.271,03	0,00
I. Long-term financial liabilities	65.608.271,03	0,00
II. Long-term operating liabilities	0,00	0,00
III. Deferred liabilities for tax	0,00	0,00
Č. SHORT-TERM LIABILITIES	5.585.498,27	21.919.414,34
I. Liabilities included in the disposal groups	0,00	0,00
II. Short-term financial liabilities	0,00	18.500.000,00
III. Short-term operating liabilities	5.585.498,27	3.419.414,34
D. SHORT-TERM ACCRUED COSTS (EXPENSES) AND DEFERRED REVENUE	29.405,91	3.291.479,19
Off-balance liabilities	9.133.034,41	6.154.019,87
Disclosure of information from point 4 of the second paragraph of Article 69 of the Companies Act-1	Družba nima pogojnih finančnih obveznosti, ki niso vključene v bilanci stanja.	
Disclosure of information from point 5 of the second paragraph of Article 69 of the Companies Act-1	<p>a) Dolgoročne finančne obveznosti do bank 34.108.271 EUR Odplačilo obveznosti je zavarovano s hipoteko na nepremičnini na lokaciji k.o. Ajdovščina, odstopom terjatev do kupcev nepremičnin iz projekta Schellenburg in solidarnim poroštvom povezanih družb.</p> <p>b) Dolgoročne finančne obveznosti na podlagi obveznic 31.500.000 EUR. Odplačilo obveznosti je zavarovano s hipoteko na nepremičnini na lokaciji k.o. Ajdovščina.</p>	

	2021	2020
Disclosure of information from point 6 of the second paragraph of Article 69 of the Companies Act-1	Družba ni odobrila članom posloводства nobenih posojil ali predujmov, niti ni dala nobenih poroštev zanje.	
Disclosure of information from point 10 of the second paragraph of Article 69 of the Companies Act-1	Družba nima lastnih deležev in kdorkoli za njen račun ni pridobival lastnih deležev.	
The proposal of allocation of profits or treatment of loss and the allocation of profits or treatment of loss of the second paragraph of Article 58 of the Companies Act-1	Izguba tekočega leta in iz preteklih let ostane nekrita in se bo pokrila z dobički v naslednjih letih.	

Income statement for the period from 1.1. until 31.12.2021

Data displayed is in EUR with cents

	2021	2020
1. NET SALES	5.862,03	8.908,46
2. CHANGE IN THE VALUE OF INVENTORIES OF PRODUCTS AND WORK IN PROGRESS	24.496.831,05	9.209.699,57
3. CAPITALIZED OWN PRODUCTS AND SERVICES	0,00	0,00
4. OTHER OPERATING REVENUE	0,00	0,00
5. Costs of goods, materials and services	17.474.277,16	5.526.130,12
a) Costs of goods and materials sold and costs of materials used	84.531,01	51.693,76
b) Costs of services	17.389.746,15	5.474.436,36
6. Labor costs	0,00	0,00
a) Wages and salaries	0,00	0,00
b) Retirement insurance costs	0,00	0,00
c) Other social insurance costs	0,00	0,00
č) Other labor costs	0,00	0,00
7. Write-downs in value	0,00	0,00
a) Depreciation and amortisation expense	0,00	0,00
b) Revaluation operating expenses associated with intangible assets and tangible assets	0,00	0,00
c) Revaluation operating expenses associated with operating current assets	0,00	0,00
8. Other operating expenses	1.700,00	1.089,45
9. Financial revenue from equity capital interests	0,00	0,00
10. Financial revenue from loans granted	10.813,06	4.947,68
11. Financial revenue from operating receivables	3.330,07	1,46

	2021	2020
12. Financial expenses attributable to impairments and write-offs of financial investments	0,00	0,00
13. Financial expenses from financial liabilities	7.042.483,82	3.713.286,57
14. Financial expenses from operating liabilities	5.768,62	331,40
15. OTHER REVENUE	2.465,74	0,28
16. OTHER EXPENSES	691,11	0,61
17. INCOME TAX	0,00	0,00
18. DEFERRED TAXES	0,00	0,00
19. NET PROFIT OR LOSS FOR THE PERIOD	(-5.618,76)	(-17.280,70)
20. AVERAGE NUMBER OF EMPLOYEES BASED ON THE NUMBER OF WORK HOURS IN THE PERIOD	0,00	0,00
21. RETAINED PROFIT OR LOSS FROM PREVIOUS PERIODS	(-15.737,74)	1.542,96
22. DECREASE IN CAPITAL RESERVES	0,00	0,00
23. DECREASE IN PROFIT RESERVES	0,00	0,00
a) decrease in legal reserves	0,00	0,00
b) decrease in reserves for own shares and equity interests	0,00	0,00
c) decrease in statutory reserves	0,00	0,00
č) decrease in other revenue reserves	0,00	0,00
24. INCREASE IN PROFIT RESERVES	0,00	0,00
a) increase in legal reserves	0,00	0,00
b) increase in reserves for own shares and equity interests	0,00	0,00
c) increase in statutory reserves	0,00	0,00
č) increase in other revenue reserves	0,00	0,00
24.a DEFERRED RESEARCH AND DEVELOPMENT COSTS ON THE ANNUAL BALANCE SHEET CUT-OFF DATE	0,00	0,00
25. BALANCE SHEET PROFIT OR LOSS	(-21.356,50)	(-15.737,74)