

Registration code: **B228670**

Date of last update: **07.09.2023**

Order number: **60985**

SHORT SUMMARY

GENERAL AND CONTACT DATA

Name in the register: ***Redacted**

Name in English: VIVION HOLDINGS LIMITED LIABILITY COMPANY

Company legal form: S.A R.L (LIMITED LIABILITY COMPANY)

Legal address: 155, rue Cents, L - 1319 Luxembourg

Office address: 155, rue Cents, L - 1319 Luxembourg

Registration code: B228670

Company status: Active

VAT number: n/a

Share capital: 16 224.00 EUR

Foundation date: 19.10.2018

Date of deletion: -

Phone: +352 27116050

E-mail: info@vivion.eu

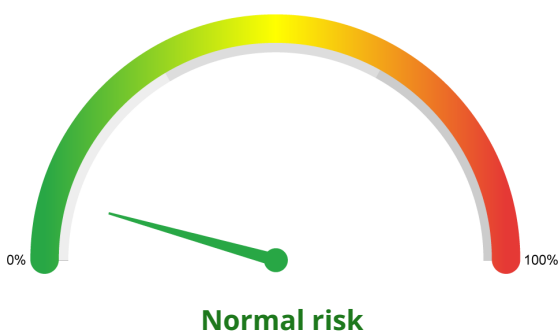
Fax: n/a

Website: vivion.eu

IMPORTANT INFORMATION

Turnover	Currency	End date	Period (Months)	Consolidated
199 627.00	th EUR	31.12.2021	12	Yes
187 172.00	th EUR	31.12.2020	12	Yes
Employees: n/a		Main activity (NACE Rev.2): 64.20 - Activities of holding companies		
Export: n/a		Remarks on payments: none		
Import: n/a		Litigation events: n/a		

CREDIT OPINION



Credit rating: **[B] Normal risk.**

Probability of payment default within the next 12 months (%): **13.36 %**

Credit limit: 5 000 000.00 EUR

Comments: Credit line at value over the Credit Limit is advised to be secured with proper guarantees.

Turnover range: R14 (70 000 001 - 200 000 000 EUR)

COUNTRY DATA TRANSPARENCY INDEX

Country	Country rank	Data transparency index	Data transparency level
Luxembourg	51 out of 224	65.79	Medium level

ACTUAL INFORMATION

BUSINESS NAMES

Type	Content	Start date	Revision date
Name in the register	VIVION HOLDINGS SOCIÉTÉ À RESPONSABILITÉ LIMITÉE		
Short name	VIVION HOLDINGS SARL		
Name in English	VIVION HOLDINGS LIMITED LIABILITY COMPANY		
Name in transliteration	VIVION HOLDINGS SOCIETE A RESPONSABILITE LIMITEE		

EVENTS AND NOTIFICATIONS

Type	Content	Start date	End date	Revision date
Foundation date	First entry into the business register	19.10.2018		

REGISTRATION DATA

Type	Code	Authority	Country / Region	Start date	Revision date
VAT code	n/a	Tax department	Luxembourg		
Registration code	B228670	Commercial register	Luxembourg		

COMPANY STATUS

Type	Content	Start date	Revision date
Status	Active		

ADDRESSES

Type	Content	Start date	Revision date
Legal address	155, rue Cents, L - 1319 Luxembourg	20.12.2018	
Office address	155, rue Cents, L - 1319 Luxembourg		

CONTACTS

Important comments:	• Group contacts:		
Type	Content	Start date	Revision date
Phone	+352 27116050		
E-mail	info@vivion.eu		
WWW	vivion.eu		

LEGAL FORM

Type	Content	Start date	Revision date
Legal form	SOCIÉTÉ À RESPONSABILITÉ LIMITÉE		
Short legal form	S.A R.L		
Unified legal form	Limited liability company		

SHARE CAPITAL

Share capital	Paid amount	Status	Start date	Revision date
16 224.00 EUR			05.09.2019	

SHAREHOLDERS

Name	Code / Date of birth	Residence / location	Share	Share, %	Start date	Revision date
TORIASSE PUBLIC COMPANY LTD	HE 382948	Cyprus	16 224.00 EUR	100.00 %	05.07.2021	

MANAGERS

Role	Name	Code / Date of birth	Residence / location	Start date	Revision date
Director	WOLF OLIVER	01.04*****	Luxembourg	20.11.2018	
Director	FISCHER JAN	28.06*****	Luxembourg	20.11.2018	

FIELDS OF ACTIVITIES

MAIN ACTIVITY

Classifier	Code	Activity field	Start date	Revision date
NACE Rev.2	64.20	Activities of holding companies		

↳ Comments:

- According to the company's website: At Vivion, we invest in office and hotel real estate assets in two of Europe's strongest economies – Germany and the United Kingdom – in top-tier cities and metropolitan areas. Our portfolio generates stable rental income from a wide range of blue-chip tenants. We unlock value through our asset management activities which further enhances income streams and capital values.

SUBSIDIARIES

Company name	Registration code	Residence / location	Share	Share, %	Revision date
VIVION INVESTMENTS S.A R.L. / VIVION INVESTMENTS S.À R.L.		Luxembourg		100.00	31.12.2021
VIVION INVESTMENTS S.A R.L.		Luxembourg		100.00	31.12.2021
LUX INVESTMENT COMPANY 210 SARL.		Luxembourg		100.00	31.12.2021
RIBBON HOLDCO LIMITED		United Kingdom		100.00	31.12.2021
UK INVESTMENT COMPANY 211 MCZZ HOLDCO LIMITED		United Kingdom		100.00	31.12.2021
ZINC HOTELS HOLDCO LIMITED		United Kingdom		100.00	31.12.2021
VIVION CAPITAL PARTNERS S.A.		Luxembourg		100.00	31.12.2021
GOLDEN CAPITAL PARTNERS S.A.		Luxembourg		51.50	31.12.2021

LITIGATIONS

Important comments:

- According to the sources accessible, the company is not being in the process of bankruptcy.
- According to the sources accessible, the company is not being in the process of liquidation.
- Sanctions List: The company is not included in various sanction list, such as OFAC, EU, BIS and other sanction lists.

HISTORICAL INFORMATION

HISTORY OF BUSINESS NAMES

Type	Content	Start date	End date
Business name	LEASIDE HOLDINGS S.À R.L	19.10.2018	n/a

HISTORY OF ADDRESSES

Type	Content	Start date	End date
Legal address	46A Avenue J.F. Kennedy, 1855 Luxembourg	19.10.2018	20.12.2018

HISTORY OF SHARE CAPITAL

Share capital	Paid amount	Status	Start date	End date
12 006.00 EUR			27.12.2018	05.09.2019
12 000.00 EUR			19.10.2018	27.12.2018

HISTORY OF SHAREHOLDERS

Name	Code / Date of birth	Residence / location	Share	Share, %	Start date	End date
INTERNATIONAL PYRAMIDE HOLDINGS (LUXEMBOURG) S.A.	B46448	Luxembourg	12 000.00 EUR		19.10.2018	19.12.2018
MOLOKO LIMITED	HE366480	Cyprus	2 401.00 EUR		19.12.2018	03.01.2019
OUZINI LIMITED	HE370520	Cyprus	2 401.00 EUR		19.12.2018	03.01.2019
POSITIVIA LIMITED	HE370521	Cyprus	2 401.00 EUR		19.12.2018	03.01.2019
ROSELIANOX LIMITED	HE365176	Cyprus	2 401.00 EUR		19.12.2018	03.01.2019
STROPREN LIMITED	HE370533	Cyprus	2 401.00 EUR		19.12.2018	03.01.2019
MATANYA HOLDINGS LTD	HE 377475	Cyprus	12 006.00 EUR		27.12.2018	05.07.2021
THIREXIO LIMITED	HE 399670	Cyprus	4 218.00 EUR		05.09.2019	05.07.2021

HISTORY OF MANAGERS

Role	Name	Code / Date of birth	Residence / location	Start date	End date
Director	MANACOR (LUXEMBOURG) S.A.	B9098	Luxembourg	19.10.2018	28.12.2018

FINANCIAL ELEMENTS AND CREDIT OPINION

FINANCIAL ELEMENTS

	31.12.2021	31.12.2020	31.12.2019
End date	31.12.2021	31.12.2020	31.12.2019
Period (Months)	12	12	12
Currency	th EUR	th EUR	th EUR
Consolidated	Yes	Yes	Yes
Source	Official	Official	Official
NON-CURRENT ASSETS	3 892 337.00	3 460 943.00	379 304.00
- Fixed Assets	3 668 268.00	3 349 988.00	3 738 731.00
- Financial Assets	114 758.00	78 002.00	22 031.00
CURRENT ASSETS	1 499 619.00	1 318 682.00	487 816.00
- Stock			
- Debtors	58 930.00	49 480.00	51 344.00
- Cash	803 321.00	257 552.00	128 485.00
ASSETS TOTAL	5 391 956.00	4 779 625.00	4 281 449.00
EQUITY	1 257 548.00	1 080 861.00	1 095 246.00
- Share Capital	16.00	16.00	16.00
LIABILITIES TOTAL	4 134 408.00	3 698 764.00	3 186 203.00
- Long-Term Liabilities	4 049 850.00	3 550 106.00	3 070 740.00
- Short-Term Liabilities	84 558.00	148 658.00	115 463.00
EQUITY AND LIABILITIES TOTAL	5 391 956.00	4 779 625.00	4 281 449.00
NET SALES	199 627.00	187 172.00	187 172.00
COST OF GOODS SOLD			-29 489.00
OPERATING PROFIT	462 651.00	54 247.00	54 247.00
PROFIT BEFORE TAXATION	310 437.00	-63 620.00	-63 620.00
NET PROFIT	187 999.00	-65 145.00	-65 145.00

CREDIT OPINION



Credit rating: **[B] Normal risk.**

Probability of payment default within the next 12 months (%): **13.36 %**

Credit limit: 5 000 000.00 EUR

Comments: Credit line at value over the Credit Limit is advised to be secured with proper guarantees.

Turnover range: R14 (70 000 001 - 200 000 000 EUR)

DESCRIPTION OF CREDIT LIMIT

For legal entities with credit ratings from B to AAA, the maximum credit limit is limited to 5 000 000.00 EUR.

For legal entities with credit rating CCC or special ratings such as CCQ, NEW, MRR, DIV and others, the maximum credit limit is limited to 2 000 000.00 EUR.

The advised amount is a short-term (up to 4 months) credit recommendation which can be given to the legal entity. It is believed that a recommended credit limit is a monetary amount which can be given by 6 suppliers simultaneously to the company.

DESCRIPTION OF CREDIT RATINGS

Credit rating	Description	Probability of payment default within the next 12 months (%)
AAA	Lowest risk. The company has excellent financial Indicators. High credit terms are recommended.	0.01 - 0.09%
AA	Lower risk. Long-established company with a stable business.	0.09 - 0.47%
A	Low risk. Reliable company. Growth trend.	0.47 - 1.07%
BBB	Risk below normal. Reliable company.	1.07 - 2.18%
BB	Normal risk.	2.18 - 4.46%
B	Normal risk.	4.46 - 13.36%
CCC	Risk above normal. Short term credit only.	13.36 - 31.83%
CC	High risk. Any credit should be fully secured.	31.83 - 61.7%
C	Higher risk. No credit term to be granted.	61.7 - 84.15%
D	Highest risk. The company on the verge of bankruptcy.	84.15 - 92.03%
CCO	The company ceased operations.	100%
BPS	Application to the court for recognition of bankruptcy is filed.	100%
BNC	The company is declared bankrupt by the court.	100%
CRP	The company is in receivership proceedings.	95%
LQP	The company has started liquidation process.	100%
LQF	The company is liquidated (dissolved, wound up).	100%
TNR	Temporary rating cannot be given.	80%
CCQ	The company cannot be rated because it operates as a holding company or conducts financial activities.	31.83%
NRQ	The company cannot be rated due to lack of information.	80%
CNT	The company is not traced.	100%
NEW	The company is a newly established business.	31.83%
RRB	The company has recently reorganized business.	31.83%
BRA	The company is a branch.	31.83%
MRR	The company was recently in a merger process.	31.83%
DIV	The company was recently in a division process.	31.83%
RCO	Registered and Compliant.	31.83%

DESCRIPTION OF FINANCIAL KEY RATIOS

Key ratio	Description
Return on sales, %	Profit before taxation / Net sales
Operating margin of profit, %	Operating profit / Net sales
Return on investment, %	Profit before taxation / Equity
Current assets turnover	Net sales / Current assets
Working capital	Current assets - Short-term liabilities
Leverage	Equity / Total assets
Current ratio	Current assets / Short-term liabilities
Quick ratio	(Current assets - Stock) / Short-term liabilities
Cash ratio	Cash / Short-term liabilities
Debt-to-equity ratio	Total liabilities / Equity

COUNTRY DATA TRANSPARENCY INDEX

Country	Country rank	Data transparency index	Data transparency level
Luxembourg	51 out of 224	65.79	Medium level

EXPLANATION OF COUNTRY DATA TRANSPARENCY INDEX

The country business data transparency index is based on the availability of information about businesses in the country - the more data is available in a particular country, the higher the data transparency level and the higher the country's rank in this table. A higher level of data availability in a country results in a lower trade risk and a higher ranking on the index.

Data Transparency Index has 5 levels (measured in points):

Data transparency level	Amount of points
Very high level	85 - 100
High level	70 - 85
Medium level	50 - 70
Low level	35 - 50
Very low level	0 - 35

A higher index level implies better transparency. The scale ranges from 0 to 100, where 100 represents maximum transparency and 0 represents minimum transparency.

The Data Transparency Index is provided to clients to help them understand how open a country is in terms of data collection.

It's important to note that as the amount of information available decreases, the risk associated with trade increases - this is because insufficient data makes it challenging to assess the reliability of a company.

COUNTRY ECONOMIC OVERVIEW

COUNTRY DEVELOPMENT INDICATORS

Indicator	2023	2022	2021	2020	2019
GDP (current US\$)	85 755 006 123.60	81 641 807 865.76	85 584 105 993.88	73 699 366 700.21	69 890 505 323.58
GDP per capita (current US\$)	128 259.40	125 006.02	133 711.79	116 905.37	112 726.44
Domestic credit to private sector (% of GDP)	96.50	101.49	103.96	110.17	108.98
Exports of goods and services (% of GDP)	212.53	211.28	213.22	203.12	206.41
Imports of goods and services (% of GDP)	181.69	177.24	179.92	169.15	175.94
Gross domestic savings (% of GDP)	48.79	51.79	52.14	51.31	49.17
Gross savings (% of GDP)	17.00	18.53	20.29	21.54	18.01
Claims on central government, etc. (% GDP)	-1.47	-1.58	-0.68	0.07	-3.65
Tax revenue (% of GDP)	-	25.97	25.87	25.26	26.47
Central government debt, total (% of GDP)	-	26.23	28.70	29.45	27.52
Consumer price index (2010 = 100)	131.23	126.50	118.96	116.03	115.09
Inflation, consumer prices (annual %)	3.74	6.34	2.53	0.82	1.74
Population, total	668 606	653 103	640 064	630 419	620 001
Unemployment, total (% of total labor force) (modeled ILO estimate)	5.19	4.58	5.25	6.77	5.60
CO2 emissions (kt)	-	-	-	7 853.10	9 500.30
Renewable energy consumption (% of total final energy consumption)	-	-	20.50	20.80	16.40
Control of Corruption: Estimate	-	1.88	1.84	2.02	2.07

DEFINITIONS OF COUNTRY DEVELOPMENT INDICATORS

Indicator	Unit of measure	Definition
GDP (current US\$)	USD	Total market value of all final goods and services produced in a country in a given year, expressed in current US dollars.
GDP per capita (current US\$)	USD	GDP divided by the mid-year population, expressed in current US dollars.
Domestic credit to private sector (% of GDP)	percent	Ratio of total loans to the private sector by domestic banks to the GDP, expressed as a percentage.
Exports of goods and services (% of GDP)	percent	Ratio of the value of exported goods and services to the GDP, expressed as a percentage.
Imports of goods and services (% of GDP)	percent	Ratio of the value of imported goods and services to the GDP, expressed as a percentage.
Gross domestic savings (% of GDP)	percent	Ratio of the sum of national savings and consumption of fixed capital to the GDP, expressed as a percentage.
Gross savings (% of GDP)	percent	Ratio of total savings (gross national savings plus depreciation) to the GDP, expressed as a percentage.
Claims on central government, etc. (% GDP)	percent	Ratio of the financial assets held by the central bank, monetary authorities, and other official entities to the GDP, expressed as a percentage.
Tax revenue (% of GDP)	percent	Ratio of total tax and social security contributions collected by the government to the GDP, expressed as a percentage.
Central government debt, total (% of GDP)	percent	Ratio of the consolidated central government debt to the GDP, expressed as a percentage.
Consumer price index (2010 = 100)	index points	Measure of the average price of a basket of goods and services, relative to 2010.

Indicator	Unit of measure	Definition
Inflation, consumer prices (annual %)	percent	Annual percentage change in the consumer price index.
Population, total	number	Total number of people living in a country.
Unemployment, total (% of total labor force) (modeled ILO estimate)	percent	Ratio of the total number of unemployed people to the total labor force, expressed as a percentage (estimated by the International Labour Organization).
CO2 emissions (kt)	kt	Total amount of carbon dioxide released into the atmosphere by human activities, measured in kilotonnes.
Renewable energy consumption (% of total final energy consumption)	percent	Ratio of the final energy consumption from renewable sources to the total final energy consumption, expressed as a percentage.
Control of Corruption: Estimate	points	Perception-based index ranking countries based on the perceived level of corruption in the public sector. Estimate gives the country's score on the aggregate indicator, in units of a standard normal distribution, i.e. ranging from approximately -2.5 to 2.5.

FINAL COMMENTS

The information given in this report was received from all accessible sources.

FINANCIAL STATEMENTS

BALANCE SHEET		FORMAT: UNIFIED		
End date		31.12.2021	31.12.2020	31.12.2019
Period (Months)		12	12	12
Currency		th EUR	th EUR	th EUR
Consolidated		Yes	Yes	Yes
Source		Official	Official	Official
Row number	Row name			
10000000	ASSETS			
11000000	NON-CURRENT ASSETS			
11020199	Total Real Estate And Similar Rights	3 668 268.00	3 349 988.00	3 738 731.00
11030199	Total Participation In Share Capital	49 996.00	17 700.00	13 890.00
11030599	Total Other Financial Assets	59 315.00	15 253.00	18 982.00
11030099	Total Financial Assets	114 758.00	78 002.00	22 031.00
11000099	TOTAL NON-CURRENT ASSETS	3 892 337.00	3 460 943.00	379 304.00
12000000	CURRENT ASSETS			
12020099	Total Receivables	58 930.00	49 480.00	51 344.00
12030099	Total Financial Assets	571 327.00		
12040099	Total Cash And Bank	803 321.00	257 552.00	128 485.00
12050099	Total Other Current Assets	66 041.00	1 011 650.00	307 987.00
12000099	TOTAL CURRENT ASSETS	1 499 619.00	1 318 682.00	487 816.00
13000000	OTHER ASSETS			
13000099	TOTAL OTHER ASSETS			
10000099	TOTAL ASSETS	5 391 956.00	4 779 625.00	4 281 449.00
20000000	EQUITY AND LIABILITIES			
21000000	EQUITY			
21010100	- share capital	16.00	16.00	16.00
21000099	TOTAL EQUITY	1 257 548.00	1 080 861.00	1 095 246.00
22000000	PROVISIONS AND OTHER RESERVES			
22000099	TOTAL PROVISIONS AND OTHER RESERVES			
23000000	LIABILITIES			
23010000	LONG-TERM LIABILITIES			
23010099	TOTAL LONG-TERM LIABILITIES	4 049 850.00	3 550 106.00	3 070 740.00
23020000	SHORT-TERM LIABILITIES			
23020099	TOTAL SHORT-TERM LIABILITIES	84 558.00	148 658.00	115 463.00
23030000	OTHER LIABILITIES			
23030099	TOTAL OTHER LIABILITIES			
23000099	TOTAL LIABILITIES	4 134 408.00	3 698 764.00	3 186 203.00
20000099	TOTAL EQUITY AND LIABILITIES	5 391 956.00	4 779 625.00	4 281 449.00

INCOME STATEMENT

FORMAT: UNIFIED

	End date	31.12.2021	31.12.2020	31.12.2019
	Period (Months)	12	12	12
	Currency	th EUR	th EUR	th EUR
	Consolidated	Yes	Yes	Yes
	Source	Official	Official	Official
Row number	Row name			
30100	TURNOVER	199 627.00	187 172.00	187 172.00
30200	COST OF GOODS SOLD			-29 489.00
30500	Operating Expenses	-37 755.00	-132 925.00	-103 436.00
30600	Operating Income	300 779.00		
30700	OPERATING PROFIT (LOSS)	462 651.00	54 247.00	54 247.00
30800	Financial Expenses	-152 214.00	-117 867.00	-118 818.00
30900	Financial Income			951.00
31000	PROFIT (LOSS) AFTER FINANCIAL ACTIVITY	310 437.00	-63 620.00	-63 620.00
31700	PROFIT (LOSS) BEFORE TAXATION	310 437.00	-63 620.00	-63 620.00
31800	Income Tax	-24 448.00	-13 531.00	-1 525.00
31900	Other	-97 990.00	12 006.00	
32000	NET PROFIT (LOSS)	187 999.00	-65 145.00	-65 145.00