

GRANDAEDAC SRL

Financial statements as at 31-12-2016

Company details	
Registered Office in	VIA SANT'ANNA 31/A BERNEZZO CN
Tax Code	03655890048
REA (Index of Economic and Administrative Information) number	CN 307048
VAT No.	03655890048
Share Capital Euros	50,000 fully paid
Legal structure	LIMITED LIABILITY COMPANY
Main business sector (ATECO)	439909
Company in liquidation	no
Single-member company	no
Company subject to the direction and coordination of others	no
Member of a group	no

All amounts are expressed in euros

Balance sheet

31-12-2016

Balance sheet

Assets

B) Fixed assets

I - Intangible fixed assets	50,408
II - Tangible fixed assets	3,017
Total tangible fixed assets (B)	53,425

C) Current assets

II - Receivables	
due within the next financial year	31,949
Total receivables	31,949
IV - Cash and cash equivalents	29,970
Total current assets (C)	61,919

D) Accruals and deferrals

Total assets	121,041
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Liabilities

A) Shareholders' equity

I - Capital	50,000
IX - Profit (loss) for the year	(23,320)
Total shareholders' equity	26,680

D) Payables

due within the next financial year	53,924
due beyond the next financial year	40,437
Total payables	94,361

Total liabilities	121,041
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Income statement

31-12-2016

Income statement	
A) Value of production	
1) revenue from sales and services	18,530
5) other revenue and proceeds	
others	1
Total other revenue and proceeds	1
Total value of production	18,531
B) Costs of production	
6) for raw and ancillary materials, consumable goods and merchandise	3,271
7) for services	21,842
8) for use of leased assets	2,505
10) amortisation/depreciation and write-downs	
a), b), c) amortisation/depreciation of tangible and intangible fixed assets, other write-downs of fixed assets	12,937
a) amortisation of intangible fixed assets	12,602
b) depreciation of tangible fixed assets	335
Total amortisation/depreciation and write-downs	12,937
14) other operating expenses	817
Total production costs	41,372
Difference between production value and costs (A - B)	(22,841)
C) Financial income and charges	
16) other financial income	
d) income other than the above	
others	25
Total income other than the above	25
Total other financial income	25
17) interest and other financial charges	
others	504
Total interest and other financial charges	504
Total financial income and charges (15 +16 -17 + -17-bis)	(479)
Pre-tax profit/loss (A - B + - C + - D)	(23,320)
21) Profit (loss) for the year	(23,320)

Explanatory notes to the Financial Statements as at 31-12-2016

Explanatory notes, first part

Dear Shareholders, these Explanatory Notes are an integral part of the financial statements as at 31/12/2016.

The financial statements are drawn up in condensed form as the limits have not been exceeded as per art. 2435-bis of the Italian Civil Code since the Company was incorporated on 27/04/2016 by deed of Notary Mariagrazia Araniti, Index no. 3722. Note also that since it was constituted during the year in question, there is no comparison with the results of the previous year.

These financial statements are in compliance with the provisions of articles 2423 et seq. of the Italian Civil Code and national accounting standards as published by the Italian Accounting Body. Therefore they clearly, truly and fairly represent the financial position and operating result of the year.

The contents of the Balance Sheet and Income Statement are those envisaged by articles 2424 and 2425 of the Italian Civil Code. The explanatory notes, drafted pursuant to art. 2427 of the Italian Civil Code, also contain all information useful for providing a correct interpretation of the financial statements.

Also provided herein is the information required by numbers 3 and 4 of art. 2428 of the Italian Civil Code, since, as permitted by art. 2435-bis of the Italian Civil Code, the Management Report was not prepared.

These financial statements for the year ended 31/12/2016 show an operating result of €23,320.00.

Content criteria

Preparation of the financial statements

The information included in this document is presented in the order in which the related items are specified on the balance sheet and income statement.

With regard to that which was mentioned in the introduction to these explanatory notes, note that, in accordance with art. 2423, 3rd paragraph of the Italian Civil Code, where the information required by specific provisions of law is insufficient for providing a true and correct portrayal of the company's situation, all additional information deemed necessary to this purpose is also supplied.

There were no exceptional cases that required recourse to exceptions pursuant to art. 2423, paragraphs 4 and 5 and art. 2423-bis, paragraph 2 of the Italian Civil Code.

The financial statements, as well as these explanatory notes, have been prepared in euros.

Drafting principles of the financial statements

The valuation of the items of the financial statements was performed in compliance with the general principles of prudence and on a going-concern basis. In accordance with art. 2423-bis, para. 1, point 1-bis of the Italian Civil Code, the items are recognised and presented taking into account the substance of the transaction or contract.

In preparing the financial statements, income and charges were booked on an accrual basis regardless of the actual date of payment and/or of the document. Risks and losses pertaining to the year were taken into account, even if awareness of such was only gained after year-end.

Structure and contents of the Financial Statements

The balance sheet, income statement and all accounting information contained in these notes comply with the accounting records from which they have been directly disclosed.

In presenting the balance sheet and income statement, no items preceded by Arabic numerals were grouped together, as is instead permitted by art. 2423 ter of the Italian Civil Code.

Pursuant to art. 2424 of the Italian Civil Code, there are no elements of assets or liabilities that fall under more than one item of the financial statements.

Measurement criteria

In compliance with art. 2427, para. 1, no. 1 of the Italian Civil Code, the most important measurement criteria are presented, adopted in compliance with the provisions of art. 2426 of the Italian Civil Code, with particular reference to those items of the financial statements for which the law allows different measurement and adjustment criteria or for which no specific criteria are envisaged.

Other information

Valuation of items in foreign currency

As at the end of the financial year the company had no assets or liabilities in foreign currency.

Forward repurchase transactions

Pursuant to art. 2427, no. 6-ter, the company certifies that no transaction subject to forward repurchase agreements was executed during the year.

Condensed explanatory notes - Assets

The figures booked among the assets of the balance sheet were assigned a value pursuant to the provisions of article 2426 of the Italian Civil Code and in compliance with the national accounting standards. The specific criteria applied are detailed within the sections related to the individual entries.

Fixed Assets

Intangible fixed assets

The conditions being met as per accounting standards, intangible fixed assets are reported in balance sheet assets at purchase and/or production cost, and are amortised on a straight-line basis according to their residual useful life.

The value of the fixed assets is shown net of accumulated amortisation.

Amortisation has been calculated in such a way as to ensure a correct division of the cost borne throughout the useful life of the relevant fixed assets

Pursuant to and for the purposes of art. 10 of Italian Law no. 72 of 19 March 1983, and as also mentioned by the subsequent monetary revaluation laws, it is noted that no monetary revaluation has been made for existing intangible fixed assets.

Note that there was no need to impair said fixed assets pursuant to art. 2426, paragraph 1, no. 3 of the Italian Civil Code insofar as, as envisaged by accounting standard OIC 9, no indications of potential permanent losses of value of intangible fixed assets were found.

Start-up and expansion costs

Start-up and expansion costs were included among balance sheet assets because they have a useful life spanning several years. These costs were amortised within a period of no more than five years.

Intangible assets

Intangible assets are stated at purchase cost including ancillary costs and are amortised within the statutory or contractual limits envisaged.

Tangible fixed assets

Assets belonging to the category of tangible fixed assets, recognised at the date of transfer of the risks and benefits of the acquired asset, are entered in the balance sheet at purchase cost plus any ancillary costs incurred until the assets are ready for use, and in any case within the limits of their recoverable amount. These assets are recognised among balance sheet assets net of accumulated depreciation and write-downs.

For assets acquired during the year, the rates were reduced by half since the depreciation thus obtained does not significantly differ from the amount calculated from the moment in which the asset is available and ready for use.

Pursuant to and in compliance with art. 10 of Italian Law no. 72 of 19 March 1983, and as also mentioned by the subsequent monetary revaluation laws, it is noted that no monetary revaluation has been made for existing tangible fixed assets.

Note that there was no need to impair said fixed assets pursuant to art. 2426, paragraph 1, no. 3 of the Italian Civil Code insofar as, as envisaged by accounting standard OIC 9, no indications of potential permanent losses of value of tangible fixed assets were found.

Changes in fixed assets

This paragraph of the explanatory notes analyses the changes to intangible, tangible and financial fixed assets.

The following has been specified for each item of the fixed assets:

- Purchases, changes from one item to another, sales and disposals that took place during the year

- Revaluations, write-downs and amortisation/depreciation during the year;
the final balance of the fixed asset.

	Intangible fixed assets	Tangible fixed assets	Total fixed assets
Changes during the year			
Increases for purchases	63,320	3,352	66,672
Decreases for sale and disposals (of the book value)	310	-	310
Depreciation/amortisation for the year	12,602	335	12,937
Total changes	50,408	3,017	53,425
Value at year end			
Cost	63,010	3,352	66,362
Depreciation/amortisation (Accumulated depreciation/amortisation)	12,602	335	12,937
Balance sheet value	50,408	3,017	53,425

Finance lease transactions

As envisaged by law, assets acquired under financial leases are accounted for according to the equity method with recognition of the lease fees under operating costs.

The following table shows the information required by law in order to represent, albeit off balance sheet, the implications arising from the accounting differences compared to the financial method, where the user company recognises the leased assets among fixed assets and calculates a depreciation charge thereon, while at the same time recognising the payable for the capital amount of the lease payments to be made. In this case, the interest and depreciation charge relating to the year would be recognised in the income statement.

	Amount
Total amount of financial lease assets at year end	15,338
Depreciation that would have accrued in the year	1,704
Current value of the lease payments not yet due at year end	13,550

Current assets

Elements of working capital are valued in accordance with the provisions from numbers 8 to 11-bis of article 2426 of the Italian Civil Code. The criteria used are indicated in the sections of the respective balance sheet items.

Receivables recorded in current assets

Receivables recorded under current assets were valued at their presumed realisable value using the option granted by art. 2435-bis of the Italian Civil Code.

Capitalised financial charges

All the interest and the other financial charges have been expensed in full during the year. In accordance with art. 2427, para. 1, no. 8 of the Italian Civil Code, it is therefore certified that there are no capitalisations of financial charges.

Condensed explanatory notes - Liabilities and shareholders' equity

Shareholders' equity and liabilities in the balance sheet were booked in compliance with national accounting standards. The specific criteria applied are detailed in the sections relating to the individual items.

Shareholders' equity

The items are recorded at their book value in compliance with the instructions contained in accounting standard OIC 28.

The Company has share capital of €50,000.00 despite the loss for the year amounting to €23,320.00. The shareholders' equity is still above the minimum share capital envisaged pursuant to art. 2463 of the Italian Civil Code and therefore the conditions envisaged by art. 2447 of the Italian Civil Code.

Payables

Payables were shown in the financial statements at nominal value, using the option granted by art. 2435-bis of the Italian Civil Code.

Payables with a duration of over five years and payables secured by collateral on company assets

In the table below, payables with a duration of more than five years and payables secured by collateral on corporate assets are detailed, specifying the nature of the collateral.

	Payables not secured by collateral	Total
Amount	94.361	94,361

The payables include an unsecured loan for a duration of 84 months stipulated on 15/07/2016 with the Cassa Rurale ed Artigiana di Boves against which a surety was subscribed with Eurofidi Società Consortile di Garanzia Collettiva Fidi S.c.r.l. The surety was recorded in the financial statements under assets under item D), and the portion pertaining to the year under review was appropriately recognised under the financial charges of the income statement.

Condensed explanatory notes - Income statement

The income statement shows the profit/loss for the year.

It provides a representation of operations, using a summary of positive and negative income components that contributed to the profit or loss. Positive and negative income components recognised in the financial statements in compliance with article 2425-bis of the Italian Civil Code are broken down according to which type of operations they belong to: core, ancillary and financial.

Core operations consist of income components generated by transactions that occur on a continuous basis and related to the company's core business, the activity for which it was founded.

Financial operations consist of transactions that generate financial income and charges.

On a residual basis, ancillary activities involve transactions that generate income components which form part of the ordinary activities but that do not fall under the core and financial activities.

Value of production

Revenues are recognised in the financial statements on an accrual basis, net of returns, allowances, discounts and bonuses, as well as directly related taxes.

Revenues from the provision of services are recognised when the service is rendered. For the provision of continuous services, the related revenues are recognised for the amount accrued.

Cost of production

Costs and expenses are recognised on an accrual basis and by nature, net of returns, allowances, discounts and bonuses, in compliance with the principle of correlation with revenues, and recorded under the corresponding items in compliance with accounting standard OIC 12. As regards the purchase of goods, the related costs are recognised when the material and non-formal transfer of ownership occurs, taking the transfer of risks and benefits as the parameter of reference for the material transfer. In the case of purchase of services, the related costs are recognised when the service is received or concluded, while for continuous services the related costs are recognised for the amount accrued.

Financial income and charges

Financial income and charges are recognised on a pro tempore basis in relation to the amount accrued during the financial year.

Amount and nature of individual items of income/expenditure of exceptional magnitude or incidence

During the year under review, no revenues or other positive components deriving from events of an exceptional amount or impact were recognised.

During the year, no costs arising from events of an exceptional amount or impact were recognised.

Income taxes for the year, current, deferred and prepaid

The company allocated annual taxes based on the application of current tax regulations. Current taxes refer to taxes accruing in the financial year as per tax returns. Taxes relating to prior years include direct taxes for prior years, including interest and penalties, and also refer to the positive (or negative) difference between the amount due as a result of settlement of litigation or an assessment compared to the value of the provision allocated in previous years. Finally, deferred and prepaid taxes refer to positive or negative income components subject respectively to taxation or deduction in years other than those of statutory recognition.

Deferred and prepaid taxes

No provision has been made in the income statement for deferred tax assets or liabilities as the temporary differences between the theoretical tax liability and the actual tax liability are considered to be insignificant with respect to the total taxable income.

Condensed explanatory notes - Other information

Additional information required by the Italian Civil Code appears below.

Headcount numbers

The company had no employees during the year.

Having started its activity during the year in question and not having signed contracts for economic development services requiring the hiring of employees, the Company made use of employees of the sector employed by other companies as seconded personnel.

Remuneration, advances and loans granted to directors and statutory auditors and commitments made on their behalf

The Company has not approved any remuneration, nor are there any advances to or receivables from the governing body. Moreover, it has not made any commitments on behalf of such body as a result of guarantees of any kind.

Potential commitments, guarantees and liabilities not recorded by balance sheet

There are no off-balance sheet commitments, guarantees or contingencies.

Disclosure of transactions with related parties

Transactions with related parties were carried out during the year. Such transactions were concluded at market conditions, therefore as per current law no additional information is provided.

Disclosure of off-balance sheet agreements

During the year no off-balance sheet agreements were stipulated.

Information on significant events occurring after year-end

With regard to point 22-quater of art. 2427 of the Italian Civil Code, there were no significant events occurring subsequent to the reporting date that materially impacted the company's financial position.

Businesses that draft the consolidated financial statements of the smallest group of businesses they are a part of as a subsidiary

This case does not exist as per art. 2427, no. 22-sexies of the Italian Civil Code.

Information relating to derivative financial instruments pursuant to Art. 2427-bis of the Italian Civil Code

No derivative financial instruments were used.

Overview of the Financial Statements of the company performing the activity of management and coordination

In accordance with art. 2497-bis, para. 4 of the Italian Civil Code, it is noted that the company is not subject to the direction and coordination of a third party.

Treasury stock of parent companies

It is hereby noted that the company is not subject to the control of any company or corporate group.

Proposed allocation of profits or coverage of losses

Dear Shareholders, in light of the above, and in consideration of the fact that an analysis of the economic situation of the first two months of the year 2017 shows signs of economic recovery in the sector the company operates in, and that the company itself, being newly established, is implementing corporate policies and strategies aimed at being recognised on the market for specialised construction, renovation, completion and finishing of buildings, the governing body proposes to carry forward the loss and to cover it with any profits achieved in the second year following the year under review.

Explanatory notes - Final part

Dear Shareholders, we can confirm that these financial statements, consisting of the balance sheet, income statement and explanatory notes, provide a true and fair view of the company's equity and financial situation as well as the economic result for the year, and are consistent with the underlying accounting records. We therefore invite you to approve the financial statements as at 31/12/2016 together with the proposed allocation of the annual result as decided by the governing body.

The Financial Statements are true and real and comply with the accounting records.

Bernezzo (CN), 31/03/2017

For the Board of Directors

Enrico Fanesi, Chairman