

VÝROČNÁ SPRÁVA

**spoločnosti CBRE Global Workplace Solutions s. r. o.
za rok 2019**

13. októbra 2020

Všeobecné údaje o spoločnosti

CBRE Global Workplace Solutions s. r. o.
Zámocká 4948/34
811 01 Bratislava

Spoločnosť CBRE Global Workplace Solutions s. r. o. bola založená 14. februára 2008 a do Obchodného registra bola zapísaná 15. marca 2008 (Obchodný register Okresného súdu Bratislava I v Bratislave, oddiel Sro, vložka 51165/B).

Hlavnou náplňou činnosti spoločnosti je prenájom nehnuteľností.

Výsledok hospodárenia a ekonomické údaje

Spoločnosť za rok 2019 dosiahla tržby za poskytovanie prenájom nehnuteľností spojený s poskytovaním doplnkových služieb - obstarávateľská činnosť spojená s prenájomom v celkovej výške 19 375 317 EUR.

Spoločnosť mala v evidencii 131 stálych zamestnancov k 31.12.2019 a dosiahla zisk vo výške 49 613 EUR.

Prehľad súvahových položiek	2019	2018
Štruktúra aktív (vybrané položky)		
Neobežný majetok	502 050	590 649
Obežný majetok	6 318 654	5 660 484
Krátkodobé pohľadávky	5 313 973	4 690 724
Finančné účty	633 976	556 544
Spolu aktíva	6 845 541	6 295 304
Štruktúra pasív (vybrané položky)		
Vlastné imanie	628 142	278 528
z toho: základné imanie	6 639	6 639
zmena základného imania	0	0
Závazky	6 162 401	5 975 064
z toho: krátkodobé záväzky	1 423 327	1 049 547
Spolu pasíva	6 845 541	6 295 304

Prehľad o hospodárení	2019	2018
Tržby z predaja služieb	19 375 317	16 260 466
Náklady na hospodársku činnosť	19 277 999	16 268 894
Pridaná hodnota	4 326 256	3 555 014
Výsledok hospodárenia z hosp. činnosti	97 318	-7 121
Výsledok hospodárenia z finančnej činnosti	-5 194	23 887
Výsledok hospodárenia za účtovné obdobie	92 124	16 766
Výsledok hospodárenia pred zdanením	92 124	16 766
Výsledok hospodárenia po zdanení	49 613	5 506

celková likvidita v % (podiel obežného majetku ku krátkodobým záväzkom)	443%	539%
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Predpokladaný vývoj

Hlavnou činnosťou spoločnosti je poskytovanie služieb pre správu nehnuteľností vrátane poistenia a iných služieb. Spoločnosť sa naďalej aktívne snaží zvýšiť svoj okruh zákazníkov.

Návrh na vysporiadanie zisku

Dosiahnutý zisk v sume 49 613 EUR za rok 2019 bude prevedený na nerozdelený zisk minulých období.

Doplňujúce údaje

- Spoločnosť nemá organizačnú zložku v zahraničí.
- Spoločnosť nemá vlastnú výskumnú, resp. vývojovú základňu a v roku 2019 neinvestovala finančné prostriedky do výskumu a vývoja.
- Spoločnosť nenadobúdala dočasné listy a obchodné podiely, resp. akcie.

Informácie o udalostiach osobitného významu, ktoré nastali po skončení účtovného obdobia, za ktoré sa vyhotovuje výročná správa:

Po 31. decembri 2019 nenastali žiadne také udalosti, ktoré by si vyžadovali zverejnenie alebo vykázanie v účtovnej závierke za rok 2019.

Finančné výkazy k 31.12.2019 a správa audítora k auditu za rok 2019 sú súčasťou tejto výročnej správy.

Táto výročná správa bola pripravená za účelom poskytnúť verný a pravdivý obraz o spoločnosti.

vWARSAW.....

dňa16/12/2020.....



Mrs. Sylwia Muller
konateľka spoločnosti



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Translation of the Auditors' Report originally prepared in Slovak language

Independent Auditors' Report

To the Owner and Directors of CBRE Global Workplace Solutions s.r.o.:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of CBRE Global Workplace Solutions s.r.o. ("the Company"), which comprise the balance sheet as at 31 December 2019, the income statement for the year then ended, and notes, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2019, and of its financial performance for the year then ended in accordance with the Act No. 431/2002 Coll. on Accounting as amended ("the Act on Accounting").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section. We are independent of the Company in accordance with the ethical requirements of the Act No. 423/2015 Coll. on statutory audit and on amendments to Act No. 431/2002 Coll. on accounting as amended ("the Act on Statutory Audit") including the Code of Ethics for an Auditor that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Statutory Body and Those Charged with Governance for the Financial Statements

The statutory body is responsible for the preparation of the financial statements that give a true and fair view in accordance with the Act on Accounting, and for such internal control as the statutory body determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the statutory body is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the statutory body either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the statutory body.
- Conclude on the appropriateness of the statutory body's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Report on Other Legal and Regulatory Requirements

Reporting on other information in the Annual Report

The statutory body is responsible for the other information. The other information comprises the information included in the Annual Report prepared in accordance with the Act on Accounting but does not include the financial statements and our auditors' report thereon. Our opinion on the financial statements does not cover the other information in the Annual Report.

In connection with our audit of the financial statements, our responsibility is to read the other information in the Annual Report that we have obtained prior to the date of the auditors' report on the audit of the financial statements, and, in doing so, consider whether the other information is materially inconsistent with the audited financial statements or our knowledge obtained in the audit of the financial statements, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

With respect to the Annual Report, we are required by the Act on Accounting to express an opinion on whether the other information given in the Annual Report is consistent with the financial statements prepared for the same financial year, and whether it contains information required by the Act on Accounting.

Based on the work undertaken in the course of the audit of the financial statements, in our opinion, in all material respects:

- the other information given in the Annual Report for the year ended 31 December 2019 is consistent with the financial statements prepared for the same financial year; and
- the Annual Report contains information required by the Act on Accounting.

In addition to this, in light of the knowledge of the Company and its environment obtained in the course of the audit of the financial statements, we are required by the Act on Accounting to report if we have identified material misstatements in the other information in the Annual Report. We have nothing to report in this respect.

16 December 2020
Bratislava, Slovak Republic

Auditing company:
KPMG Slovensko spol. s r.o.
License SKAU No. 96

Responsible auditor:
Ing. Peter Žoldák
License UDVA No. 1061

This is a translation of the original Slovak Auditors' Report into English language. However, the Balance sheet, the Income Statement and the Notes to the financial statements have not been translated. For a full understanding of the information stated in the Auditors' Report, the Report should be read in conjunction with the full set of financial statements prepared in Slovak.