



Uniquely situated campsite in nature reserve for sale!

LÅNGASJÖNÄS CAMPING & HOLIDAY VILLAGE



South Village with 24 vacation homes

INTRODUCTION

After 16 amazing years as owner of our campsite and holiday village, it is now time to hand over the baton to a new owner. Age and health have made us decide to make this choice.

Our campsite is a successful, profitable and well visited campsite and is very popular among Swedish, Dutch, German and Danish guests and is very strategically located in the south of Sweden, only 1.5 hours from Malmö and is situated in a unique piece of nature and surrounded by the Långasjönäs lake.

As new owner one enters a professional and modern campsite, where everything is tiptop and professionally arranged. Investing in this campsite means you are investing in a stable company with a secure future, where you as an owner can earn a good income. One of the most valuable resources that you get access to as an owner is our staff.



Our 3 full-time employees can run the company independently with their expertise and knowledge of the company, including our location manager Karel (Swedish, English and Dutch speaking), our cleaning staff Louise (also reception staff) and our handymen Krister. Of course, as the owner you decide how you want to give direction to the further development of the company, but it is good to know that our campsite stands firmly on its four legs with qualified and motivated personnel.

Our campsite is very progressive on a technical level and is far ahead of other campsites in terms of professionalization and digitalization, with a modern and well-functioning booking system, with various channel managers who accept online bookings and with our own Långasjonas App with which people can order and pay for fresh sandwiches or a pizza, and even a boat or canoe, as well as receive last-minute information.

Within our company we attach great importance to good service for our guests, to a professional and well-organized organisation, well-trained and motivated staff and we try to save time, money and energy with technical solutions. For a new owner there are sufficient opportunities to expand and develop the company even further. For example, the zoning plan has made room for additional holiday homes that may be built. Read more about this below.

3-STAR ACCOMMODATION IN 5-STAR NATURE

Långasjönäs Camping & Holiday Village is located in a beautiful nature reserve in southern Sweden, in the Blekinge landscape. This landscape is also called the garden of Sweden because of its variety in flora and fauna. In our promotion we therefore describe our special place as a “3-star accommodation in 5-star nature”. Even though a 3-star stay applies to most of our holiday homes, there are also 4 and 5-star holiday homes for rent and the number of these more luxurious houses increases annually due to the renovations that are carried out by the owners of the various holiday homes.

Our campsite is characterized by exceptional beauty and tranquillity. The campsite is located on a picturesque lake with a child-friendly bathing beach. The lake is exceptionally clean and clear and is also the lake that supplies the entire area with its drinking water. In addition, it is one of the warmest places to swim in the summer. Via a special app, guests can even see what the temperature of the swimming water is. More information can be found on our website: <https://langasjonas.com/en/>



We also made a video a few years ago, which can also be seen on our website and on YouTube: <https://youtu.be/cF1bvHypOU>

The nature around us is our most important business card and brings people from various countries to us. We have a large group of loyal visitors who return every year. Our holiday park has 11 hectares of land at its disposal, which we lease from the municipality of Karlshamn and this lease agreement is automatically extended every 20 years.

CAMPING

Our campsite has 115 camping spots, 105 of which have electricity. The camping spots have a lot of charm and are embedded in the surrounding nature. This distinguishes our campsite from many other campsites where the spots are often artificially arranged in boring rows. It is not like that on our campsite. The integration of nature and camping spots makes our campsite extra special. More information about the campsite can be found here: <https://langasjonas.com/en/camping/>

The campsite has two service buildings: The central service building has been carefully renovated in recent years and a smaller second service building is newly built two years ago. In the central service building, in addition to the showers and toilets, there is a very extensive and modern kitchen with all possible amenities, as well as a laundry room, sauna, TV room, etc. All payment services such as showers, washing machines and



sauna are activated by means of a so-called Camptrac card that every guest receives, and every guest can load money onto this card via a computer screen.



Camping – Tentfield

VACATION HOMES

Over the past 10 years we have invested many millions (SEK) in infrastructure (municipal sewerage & water, Internet/WIFI, etc.) and a large part of these million investments are in the ground alone. These investments are therefore not always visible but are of course of great importance.

VACATION HOME RENTAL

Up until last year, our company owned 50 cottages, almost all of which were in need of major renovation. The total cost of renovating these cottages to today's standards would cost us approximately 30-40 million SEK. After we started renovating one cottage as a sort of test case (cottage S13), we ended up paying a little more than 1 million SEK. Although we were very satisfied with this newly renovated cottage, we found that repeating this renovation process with all 50 cottages was too big a step from a financial and economic perspective. In addition, our company would be virtually unsellable with such investments, as we would have had to include these investments in the sales price of our campsite.

Even before the corona era, we therefore started developing a concept where we could enable renovation of these holiday homes without it costing us anything! In close



consultation with our lawyers, our accountant, the municipality of Karlshamn and our real estate agent, we launched The Lake Project in its final form in 2024. This project's goal was to raise external capital by selling our holiday homes and get rid of the renovation costs of 30-40 million SEK. Or in other words, by selling our holiday homes, we could create a win-win situation in which new owners of the holiday homes were offered the opportunity to upgrade and renovate our current holiday homes in exchange for additional rental income. How does this work? The document [“The Lake Project – Overview”](#) explains this in just a few minutes.

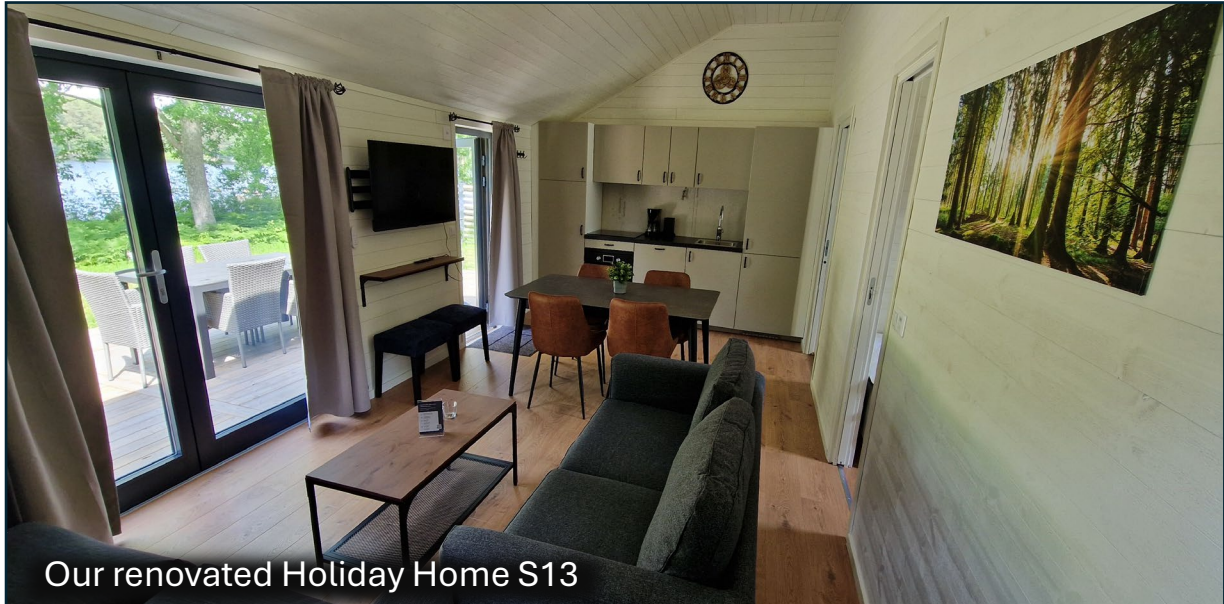
By clicking on the link above and then on the “CLICK HERE” button you will see exactly how this works. It has become an ingenious project and a great success where we have helped all our 50 holiday homes to a new owner in 7 months' time. Most of these new owners will invest money in renovating their holiday homes, something that is already happening. The costs for renovation no longer must be paid by our company but are paid by the new owners! And there in lies the win-win situation:

- The owner of each cottage is responsible for renovating their cottage, as well as maintaining it, renewing the interior, etc. Our company saves about 3-4 million EURO by means of this new concept.
- In addition, each owner pays 30,000 SEK towards the annual costs for electricity, water, sewage, waste sorting, etc. With 50 holiday homes, this provides an additional income of around 1,500,000 SEK per year!
- The renovations of the holiday homes also ensure that we can increase the rent for these homes and thus generate more income for the company. In addition, many these holiday homes can now be rented out 365 days per year, something that was previously not possible due to poor insulation, summer water and the lack of a shower, for example.
- Every holiday homeowner is obliged to have their holiday home rented out by our company. This is contractually agreed. Each owner may stay in his/her holiday home for a maximum of 60 days per year, of which a maximum of 21 days in the period June, July and August. The remaining (minimum) 305 days are rented out by our company.

The above-mentioned benefits are of course a big advantage for us as a company. But of course, there also has to be an advantage for the owner of the cottages, otherwise it would not be a win-win situation. The owner of each cottage receives 50% of the rental income, which is their return on investment. If they then renovate their cottage, they can



increase their percentage of rental income to 55% and even to 60% according to a special points-system.



Our renovated Holiday Home S13

We also made a special video for The Lake Project, to get people interested in buying our holiday homes. This video can be seen here: <https://youtu.be/1AwO9M9gFu8>

So, we share our rental income with the owners of the cottages, but this loss of income for the company is compensated by SEK 1,500,000 in additional fixed income that our company now receives through the annual fee that each owner pays to us, and also by:

- Higher rental price per holiday home (because of the renovations that the owners are carrying out)
- More rental days per cottage (because of the renovations we can rent out a larger part of the cottages 365 days a year)
- Lower costs in our company because each owner is responsible for the costs of renovations, maintenance and renewing of interior, etc.
- In addition, we save between 30-40 million SEK in renovation costs, which is our estimate for the renovation of these cottages if we had to pay these costs ourselves.

In summary, the turnover and net profit in the company remain broadly the same and we even expect within a few years that this new concept will continue to work to our



advantage and create a larger net profit, and that the advantage of extra income/lower costs will therefore be greater than the rental income that we pay to the owners of the holiday homes.

NEW DEVELOPMENT OPPORTUNITIES

Because we have made this change within our company, whereby we are no longer the owner of our holiday homes, but have sold the holiday homes instead, a new and financially-economically interesting concept has emerged.

The advantage now is that we can sell our company for a considerably lower amount, for an amount that is only 40% of what the price would have been if we had still managed the holiday homes ourselves.

As an owner, you can still build multiple new holiday homes and either keep them under your own management or sell them, and in this way further expand the company and generate extra income. The possibility of building/placing multiple holiday homes has already been made possible in the zoning plan.

Now that the new concept of holiday home rental has been launched in 2024 with 50 new owners, a new source of income has also come within reach, one that we wanted to develop earlier, but which we did not get around to, due to lack of time and the (earlier) lack of a good rental concept. But that rental concept is now in place with 50 holiday homeowners.

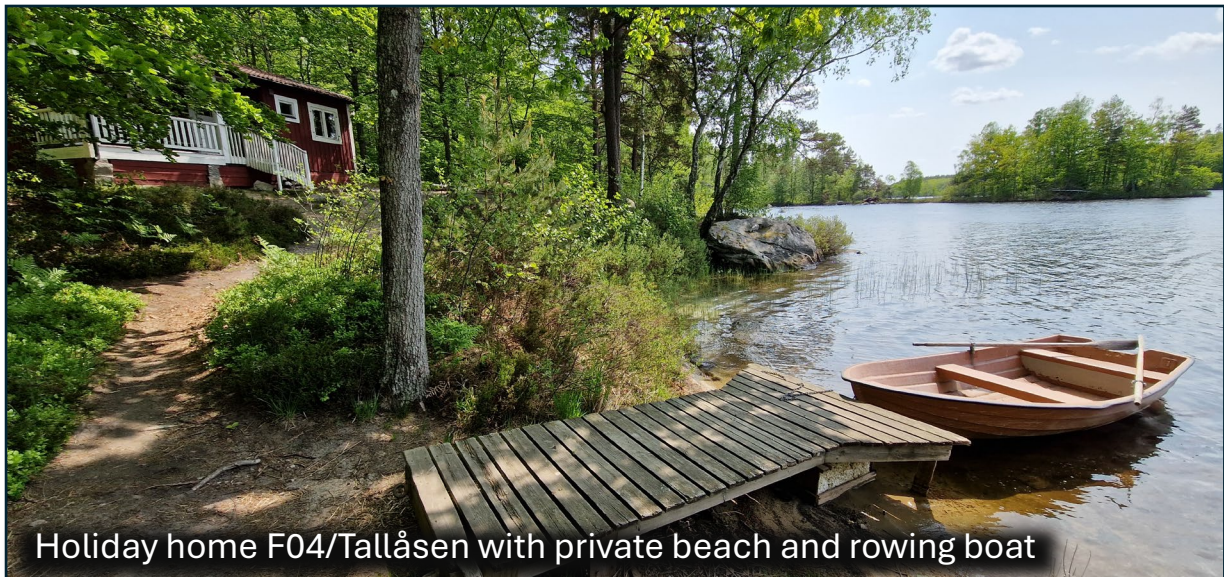
In the meantime, we have already added 1 extra new owner of a holiday home (cottage #51). In the coming years, surrounding private holiday homes that are located here in this area can be added to this new concept. The collaboration with these new, potential holiday homeowners will therefore generate additional income, especially in the summer months when the demand for accommodation is high.

HOW ARE THE HOLIDAY HOMES RENTED?

Our company will continue to rent out all 50 sold holiday homes as usual. The owners of these holiday homes are required to rent out their homes through us, which is also contractually stipulated, and these contracts cannot be terminated. In addition, this obligation to rent out is stipulated in the zoning plan of the municipality of Karlshamn.



According to the destination plan, all holiday homes must be available for rent and all owners of these 50 holiday homes are therefore also bound by these regulations of the municipality of Karlshamn. The owners of these holiday homes come from Sweden, Denmark, Germany, Belgium, the Netherlands and Switzerland.



Holiday home F04/Tallåsen with private beach and rowing boat

All 50 of these holiday homes can be rented out for at least 300 days per year. The owners are allowed to use their home 60 days per year max (of which a maximum of 21 days in the three summer months), but most owners only use a part of these 60 days and we can therefore rent out the holiday homes for even more than 305 days per year. Some owners will not even use their holiday home at all for themselves, because they see their holiday home purely as an investment. More information about our holiday homes, as well as photos and a description, can be found here: <https://langasjonas.com/en/cottages/>

RECEPTION – KIOSK – RESTAURANT – ICE CREAM BAR

Our reception building is the centre of the company, where our guests check in and out, where activities are booked, where you can buy an ice cream or a pizza, etc. We have an extensive kiosk, where we sell camping items, toys, swimming items, souvenirs, fishing items, our own clothing line and of course sweets, drinks, snacks, as well as various daily products, BBQ items, etc.

In high season, fresh rolls are baked daily, and we also have a small pizzeria, but also products such as sandwiches, various wraps, etc. A smaller café is also not missing. The



reception is picturesquely located on the lakeside and was renovated and modernised from top to bottom in 2023.

ACTIVITIES

For a tourist destination it is important to have a sufficient attraction for tourist visitors. Our campsite is such a destination with attraction for tourists, and other groups of visitors, because of the fantastic nature, and the peace and quietness that surrounds our facility. In addition, our campsite is strategically located in the south of Sweden where many tourists come and where there is a lot to experience and see.

The Långasjönäs nature reserve is a picturesque, beautiful place and offers our guests many wonderful experiences, beautiful hiking trails, sparkling (fishing) lakes, BBQ spots at various locations in nature, etc. More information about some of the activities can be found on our website: <https://langasjonas.com/en/activities/>

Our campsite is also popular among those who love fishing. We have 20 boats in 4 lakes to rent out, including electrical engines for both leisure and fishing. We also rent out our 13 canoes, 10 kayaks and 8 paddle boards. We also have a number of bicycles for rent.



In and around our 4 lakes you can enjoy nature,
hiking trails, fishing for rainbow trout and various BBQ spots

Our beach is the most visited beach in the municipality of Karlshamn. In addition to our own guests, families from the area also come here to swim and relax. Our beach and swimming water is particularly child-friendly and is well maintained by the municipality of Karlshamn, which is also the owner of the beach and therefore also pays the maintenance costs. As a campsite, we therefore have no costs for the beach, but we do have the income, since all beach guests naturally visit our kiosk and buy ice cream,



drinks, food, swimming articles, etc. They also rent boats, canoes, kayaks and paddle boards, as well as play minigolf.

In addition to the activities on and around the campsite, there are numerous attractions in the immediate vicinity, such as:

- The largest wildlife & nature reserve in Scandinavia, Eriksberg:
<https://www.eriksberg.se/>
- The beautiful archipelago with all its islands:
<https://www.visitblekinge.se/upptack-olivet-i-blekinges-skargard>
- The Mörrum River: <https://www.sveaskog.se/morrum/>

Several more attractions in the area surrounding our campsite can be found on our website: <https://langasjonas.com/en/activities/>



FINANCIALLY

It is of course good to know more about our company's revenues and costs. Via the following link you can view our turnover, profit, etc. over the past 5 years:

<https://www.allabolag.se/foretag/l%C3%A5ngasj%C3%B6n%C3%A4s-camping-stugby-ab/asarum/hotell/2K2QRN1I63GSG>



Last year, the turnover was over 9.8 million SEK with a net profit of over 1.6 million SEK, with the proviso that we were also able to make large investments each year, but even with all these large investments, our net profit is exceptionally high. The costs include all personnel costs, including the campsite owner's personal income (610,000 SEK per year). As owner of the company, you can even take out around 200,000 SEK in dividends from the company each year on top of your salary. In the coming year, we hope to pass the magical threshold of 10 million SEK turnover. The turnover figures for the 2024-2025 season will be available in late October/early November 2025 and can then be downloaded from the Bolagsplatsens website.

Our sales partner and online broker platform, called "Bolagsplatsen" (<https://www.bolagsplatsen.se/>) has carried out a valuation of our company and this valuation amounts to SEK 9.83 million, or approximately € 800,000. This does not include inventory, machinery, rental equipment such as boats and canoes, etc. We have made an overview of inventory, machinery, cars, rental equipment, etc. in the attached document "Inventory List LCS" and there we have arrived at a value of SEK 2.2 million in inventory. There is a lot more inventory that is not included in this list, but all in all, this value is a reasonable reflection of the value that exists.

Between February and April 2026, we will also invest approximately SEK 2.0 million in the 40 holiday homes in our Southern and Northern Holiday Villages. We will provide all these homes with new electricity connections. EON will install new underground electricity cables, and each home will receive its own new power plant. This significant investment will allow all the holiday homes to expand smoothly and even install charging stations at their homes for guests with electric cars. We believe this investment is important, with an eye to the future and the need for adequate electricity capacity. While we would prefer not to make this investment (it would cost us a lot of money, and we, as the selling party, will no longer benefit from it), we also want to transfer our business in tip-top condition in tiptop condition and prepared for the future.

A parallel investment we intend to make in the electricity supply to these 40 holiday homes is the installation of fiber optic internet in all 40 of them. This is also a huge investment, but because of the excavation work for the electricity supply, it's also an ideal opportunity to immediately install fiber optic internet, so that all the cottages will soon have their own super-fast internet connection (currently, all the cottages only have limited Wi-Fi). We will cover part of these costs as a company, and the cottage owners



will also pay a portion. This investment in fiber optic internet will also cost us a lot of money, around 2.6 million kroner.

As mentioned, the investments of 4.5 million kroner + 2.0 million kroner + 2.5 million kroner were not included in the valuation. Thanks to the sale of the cottages last year, we have the capital to make these investments. We're doing this partly because we do not want a new owner to worry about these matters and immediately be confronted with larger investments, but on the other hand, it's money that disappears from our own holding company (read: our retirement funds). Without the aforementioned investments, we were already assuming a starting price of 12 MSEK, based on the valuation of 9.8 MSEK for our company and 2.2 MSEK for inventory. However, we will now have to adjust that slightly.

The mentioned additional investments of 4.5 MSEK + 2.0 MSEK + 2.5 MSEK total another 9 MSEK, which is obviously a substantial amount. We will cover the vast majority and also want to have a portion reimbursed by the owners of the holiday homes. However, given the enormous added value we bring to our company with these (new) investments, we consider it more than reasonable to include 2.0 MSEK of this in the starting price. Not much, but we consider it a minimum additional amount on top of the asking price. The total asking price, including the aforementioned investments, would then be 14 MSEK.

This amount represents an investment in a company where all major investments have already been made and where no further major investments are required. We are also investing in ongoing projects, such as the complete renovation of our four camping cabins, which are currently undergoing a complete renovation.

An additional investment that may be made is the installation of 20 charging stations for electric cars. Whether we actually go ahead with this investment depends partly on a recently submitted grant application, and we will know around the turn of the year whether it will be approved. The investment costs SEK 800,000, but if the grant application is approved, the actual cost will only be SEK 400,000, and we will then proceed with this investment. This will make our company even more attractive to many guests and generate additional bookings. Moreover, these 20 charging stations will generate additional income for the company.

Also good to know: Due to the many investments we have already made and will continue to make, the company has significant depreciations within the company, which will soon



benefit a new owner. These depreciations will reduce the gross profit of the company, which will reduce the net profit and therefore reduce the amount of corporate tax to be paid.

The sales price is negotiable and of course also depends on the number of interested parties, but the valuation of our campsite, together with the current inventory, gives a good indication of the amount for which the campsite can be sold. The date of transfer is also negotiable and could be anywhere from the beginning of 2026 or the beginning of 2027.

To finance the purchase of a business in the tourism sector, it is important to realize that banks usually do not want to finance more than 50%. You must therefore be able to finance at least 50% yourself. If necessary, we can help you with bank contacts.

The land is not included in the sale, as the land is owned by Karlshamn Municipality and is part of the Långasjönäs nature reserve. We have a 20-year lease agreement with Karlshamn Municipality. The land included in this agreement is approximately 11 hectares. The current agreement runs until 31.01.2036 and is automatically extended for 20 years. The total plot area covered by the lease agreement with the municipality can be seen on the [“Långasjönäs – Detailed Map”](#). The dark green areas are included in the lease agreement of approximately 11 hectares.

STRONG FOUNDATION

In recent years, a strong company foundation has been built. Much has been invested in infrastructure, such as municipal sewage, WIFI and various digital systems for our guests. In addition, all communal buildings such as reception and service buildings have been renovated and partly newly built.

One of the most important assets in our company are our 3 permanent, full-time employees. Together they form the foundation of this company. Together they run the campsite, and they look forward to working together with a new owner. As a new owner, you will end up in a well-structured and stable company that has conquered a strong position in the tourist industry with a stable turnover, excellent net profit and an excellent income as an owner.



Here you can enjoy nature, birds, squirrels & playful rabbits

STRATEGIC LOCATION

Our campsite has a strategic location in the south of Sweden, a location that we also try to utilize as best as possible, something that has also been successful considering our turnover and growth. A few facts:

- Our campsite is located in the south of Sweden, a little less than two hours from Malmö. For Danish guests from the Copenhagen region, our campsite is only a two-hour drive away. Within two hours Danish guests enter another world, an Eldorado of peace and nature. Several Danish families also own one of the holiday homes that we rent out.
- Our campsite is also very popular with German and Dutch guests for the same reason. From the Netherlands and the middle/north part of Germany, our campsite can be easily reached in one day. Various owners of our holiday homes also come from these countries.
- Our campsite is also very popular with Swedish guests and especially Swedish guests from larger cities in Skåne, such as Malmö, Lund, Helsingborg, Kristianstad, etc. This target group in Skåne is particularly large in terms of population and they make up a large part of our guests.
- Our campsite has a large group of returning guests, who have Långasjönäs on their favorite list. We have quite a few third generation families visiting us, families who used to come here with their children and now that these children have families of
-



- their own, they come with their children in return. For many, Långasjönäs is a second home. Some of them even get married here.
- Our campsite is located on a strategic route to the rest of Sweden, especially towards Stockholm, Öland, and the inland of Sweden. Although for many guests our campsite is the only place for their holiday, for some guests we are a first holiday stop, before they travel on to the next holiday stop elsewhere in Sweden (or the other way around).
- Our campsite is located in the middle of Långasjönäs Nature Reserve, one of the most beautiful places in Blekinge county, in an enchanting environment where you can really find the peace and beauty you are looking for as a family or guest. It is not without reason that we promote our campsite as a campsite in 5-star nature.



JUST A FEW FACTS...

1. Långasjönäs Camping & Holiday Village is a special, enchanting & popular destination

- Unique location in a nature reserve: Here you are surrounded by peace and quietness, fantastically beautiful nature with many kilometres of hiking trails, various (fishing) lakes, and a relaxing view over the Långasjönäs lake. In addition,



- there are various outdoor activities here, such as an outdoor sauna, outdoor fitness and various BBQ areas.
- Swimming and outdoor activities: Here you will find one of the most visited beaches in Blekinge, including our main and child-friendly beach, and the cleanest water imaginable (also the lake where the municipal drinking water comes from).

2. Established and profitable company

- Stable customer base: The campsite has been around for a long time and has a stable customer base of both Swedish and international guests. Our guests include not only tourists, but also companies, associations, municipalities, youth groups, churches and schools.
- Wide choice of accommodation: 55 holiday homes of various sizes, 115 camping pitches, a large building (Semesterhem) for larger groups, all located in the beautiful nature of Långasjönäs.

3. Multiple sources of income

- Rental of accommodations: Income from holiday homes and camping sites 365 days a year.
- Activities & Rentals: Income from rental of boats, kayaks, canoes, bicycles, fishing equipment and mini golf.
- Café & Kiosk: Additional income from various service facilities.

4. Development opportunities

- Expansion of the number of holiday homes: possibility to build extra holiday homes.
- Expansion of the number of holiday homes by adding more private owners of holiday homes to our holiday home rental concept.
- Expansion of activities, such as nature experiences, fishing tourism, etc.
- Marketing and digitalization: Increasing occupancy rates through further expansion of online bookings and international marketing.

5. Growing tourist interest in Sweden

- Increase in domestic tourism: More Swedes are going on holiday in their own country and camping is a growing trend.



- International interest: Blekinge attracts visitors from all over Europe, especially from Germany, the Netherlands, Belgium, Denmark and Switzerland. The weak Swedish currency further strengthens this trend.
- Climate change: floods and other natural disasters, as well as extreme temperatures in Southern Europe make Scandinavia a more attractive summer holiday destination with an attractive summer climate without the risks of floods and other natural disasters.
- Sweden is ideal for guests who want to combine work with a life close to nature (Workcation).
- Southern Sweden is only a day trip away from the Netherlands and from central & northern Germany, and therefore an attractive destination for summer holidays. For Danish visitors our campsite can even be reached in two to three hours.
- Blekinge has 20% more hours of sunshine than the Netherlands/Germany and less than 50% of rain and has attractive temperatures in the summer averaging 20-25 degrees.
- Sweden is a country of few people, lots of space, lots of nature, no traffic jams, and provides the ideal holiday experience, escaping the crowdedness of many of the central European countries.
- Sweden is (has become) a country where the costs of living are cheaper or at least similar compared to many other countries in Europe.



Cottage F07/Malmqvist



FINALLY

When running a company in Sweden, it is of course important to be able to speak the language. That is, in case you yourself will be part of the staff. But in itself it is not a problem if you are part of the staff yourself and you do not master the Swedish language yet, because both Karel (location manager) and myself as the current owner are both Swedish and Dutch-speaking and will of course do our best to ensure that the transfer and continuation of the business operations proceed as smoothly as possible.

It is important to have the necessary financial resources. The more you can contribute financially, the better, but you should expect a minimum of 70-80% of your own capital. This is because banks have become increasingly critical of the amount of financing they offer companies, and because Swedish banks can't verify the financial history of "newcomers" (non-Swedes), they are often extra cautious about granting larger loans. Without the necessary financial resources, there's no point in discussing the matter with us or making an offer. We've seen two families make offers, which we accepted in both cases, but in both cases, the financing didn't come through, and the sale/purchase ended disappointingly for both parties. We can mediate with our own bank, where the chance of success is greatest, but again, a 70-80% own capital contribution is necessary. It's important to be aware of this.

We hope that all the information we shared with you by means of this sales prospectus, including the other documents, will provide you with the information necessary to decide if our camping site can be an interesting investment for you. If there is serious interest, we would like to hear from you. For further questions or for making an appointment to visit our company, you can contact me as the owner by telephone or email. My contact details:

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CAMPING & HOLIDAY VILLAGE
Långasjönäs
- SOUTH SWEDEN -

