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 Langasjonas 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://www.youtube.com/watch?v=eqFrsgQ5eqU
https://www.youtube.com/watch?v=De82tmWrcJ0
https://www.youtube.com/watch?v=njXLjxu09Lo
https://www.youtube.com/watch?v=Cy8J3dHl_wA

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 three 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.

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 their 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. In reality many more days, as the owners in general use only 22 days a year.

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.

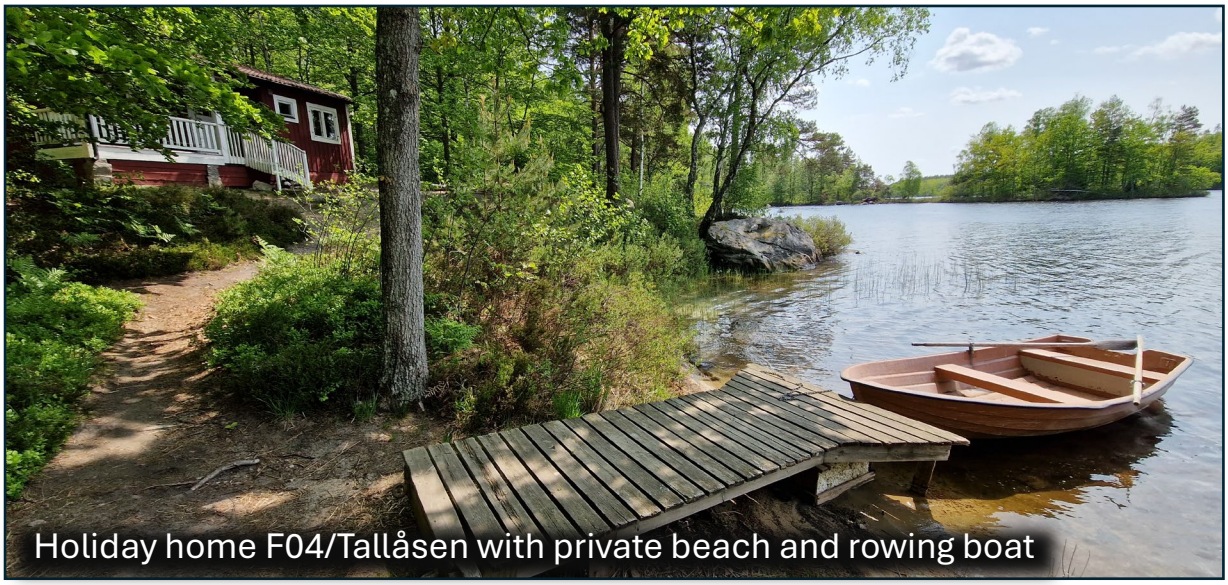
Now that the new concept of holiday home rental has been launched in 2024 with 50 new owners, a new source of income has also come within reach, one that we wanted to develop earlier, but which we did not get around to, due to lack of time and the (earlier) lack of a good rental concept. But that rental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

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

Annual report 2023-2024: During the 2023–2024 season, revenue amounted to SEK 9.8 million, with a net profit of over SEK 1.6 million. This was achieved while the company

simultaneously continued to make significant annual investments. Despite these recurring investments, profitability remains very strong.
Costs include all personnel expenses, as well as an annual salary of SEK 610,000 for the campsite owner. Furthermore, as the owner of the business, there is the potential to distribute approximately SEK 200,000 per year in dividends, in addition to the salary.

The company continues to develop positively, with both revenue and profitability expected to grow further in the coming years. Furthermore, in our last two annual reports, we have surpassed the 10 million SEK mark. The annual financial statements for both 2024–2025 and 2025–2026 are available for download as attachments on Bolagsplatsen and Camping-te-koop.com.

Annual Report 2024–2025: In addition to regular revenue, the figures for 2024–2025 include income from the sale of holiday homes. This brought the total revenue to over SEK 26 million, with a result of approximately SEK 16 million. Naturally, this presents a somewhat distorted picture, as it combines income from the sale of holiday homes with revenue from regular business operations.

It is worth noting that a significant portion of the proceeds from the sale of the holiday homes has been reinvested into the company. Specifically, the following investments were made in 2025–2026:

2025	Municipal sewerage and water for F-cottages and Semesterhem	Connection of F-units + Semesterhem to the municipal water supply network + internet	4 000 000
2026	EV charging station	Installation of a charging station with 20 charging points for electric cars	700 000
2026	Renovation camping cabins C01-C04	Our 4 camping cabins C01–C04 have been completely renovated.	450 000
2026-2027	E.ON project	New electricity infrastructure, including new transformer stations, new underground cables, and new connections in all holiday cottages	2 000 000
		TOTAL	**7 150 000**

Annual Report 2025–2026: The annual figures for the 2025–2026 season have recently become available. As shown in the annual report, revenue is at approximately the same level as in 2023–2024.

Forecast 2027–2028: In collaboration with our bookkeeper and accountant, we have prepared pro forma financial statements for the next two years. This forecast is also available as an attachment on Bolagsplaten and Camping-te-koop.com. These projections indicate the expected net profit.

VALUATION OF THE BUSINESS - 2025

Our sales partner and online brokerage platform Bolagsplatsen (https://www.bolagsplatsen.se/) conducted a valuation of the company in March 2025, valuing the business at SEK 9.83 million.

This valuation was performed prior to the aforementioned investments—covering municipal water and sewage infrastructure, a charging station, the renovation of camping cabins, and an E.ON project—which totaled over 7 million SEK. Consequently, these investments are not yet reflected in the Bolagsplatsen valuation. Furthermore, the value of inventory, machinery, and rental equipment (such as boats, canoes, etc.) is also excluded from this figure.

We have compiled an overview of the inventory, machinery, vehicles, rental equipment, and other assets in the attached document, "Inventory List LCS." This assessment indicates an inventory value of 2.2 million SEK. While there are additional items not captured in this list, the total represents a reasonable reflection of the existing value.

Naturally, these recent investments and the value of the inventory, machinery, vehicles, and rental equipment (boats, canoes, etc.) cannot simply be added one-to-one to the Bolagsplatsen valuation. Nevertheless, the investments—amounting to 7,150,000 SEK—and the inventory—valued at 2,200,000 SEK—collectively represent a value of 9,350,000 SEK. If we were to include only 1/3 of this value in the asking price, we could add 3,100,000 SEK to the 9,800,000 SEK (the valuation provided by Bolagsplatsen), which would bring the asking price to 12,900,000 SEK. This is therefore our starting price.

E.ON PROJECT 2026

Between November 1, 2026, and April 1, 2027, we will invest 2,000,000 SEK in the park's electrical infrastructure. As part of this project, E.ON will replace all main power lines in the Northern and Southern Holiday Villages, as well as the two existing transformer stations. At the same time, new underground cables will be installed, and all 40 cottages in the North and South Village will receive their own E.ON connection. This will secure the facility's electricity supply for the future.

This significant investment also creates strong conditions for future development. The cottages can therefore be expanded more flexibly, and it will also be possible to install EV charging stations at the cottages, something that is increasingly requested by guests. It will also be possible to build new holiday cottages without requiring additional investments in the electrical infrastructure. We consider this investment strategically important for the future of the facility, particularly in light of the growing need for sufficient electrical capacity. Although this represents a substantial investment shortly before a potential sale of the business, it is important for us as a seller to hand over our business to a new owner in excellent condition and well prepared for the future.

CHARGING STATION ELECTRIC CARS PROJECT 2026

In addition to the E.ON project, we have recently made another significant investment: we have installed 20 charging stations for electric vehicles in our main parking area near the campsite entrance, at a total investment cost of SEK 700,000.

This initiative is expected to make our business even more attractive to guests, which in turn will lead to more bookings and increased rental income. The charging stations will also generate ongoing revenue through a markup on the electricity price.

Finally, the investments—both in the E.ON project and in the charging stations—will result in increased depreciation within the company, which will fully benefit the new campsite owners.

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 selling price is, of course, open to negotiation and will also depend on the number of interested parties; however, the valuation of our business—factoring in current inventory and investments made during 2026–2027—provides a reliable indication of the price at which the business could be sold. The date of the transfer can be determined by mutual agreement.

When financing the purchase of a business in the tourism sector, it is important to understand that banks typically finance no more than 30–40% of the purchase price. For foreign buyers without a financial history in Sweden, banks are often even more cautious

and may finance only 20–25%. As a result, buyers should be prepared to provide a significant portion of the financing themselves.

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.

Our fishing guide Piotr fishing in the Långasjönäs lake

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 quitetness, 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.
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- 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 financial resources required to complete a purchase. If the necessary equity capital is not available, it unfortunately does not make sense to proceed with discussions or submit an offer. We have previously had two families submit offers that we accepted, but in both cases the transaction ultimately fell through due to financing issues, which resulted in disappointment for both parties.

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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