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Nørrebro 15
DK-9800 Hjørring
CVR no. 20 22 26 70

VERSALIFT DENMARK A/S

SØNDERVANG 3, 9640 FARSØ

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2021

The Annual Report has been presented and adopted at the Company's Annual General Meeting on 21 June 2022

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Kim Bach Jensen

CVR NO. 12 31 56 00

CONTENTS

COMPANY DETAILS

Company	Versalift Denmark A/S Søndervang 3 9640 Farsø	
	CVR No.:	12 31 56 00
	Established:	1 August 1988
	Municipality:	Vesthimmerlands
	Financial Year:	1 January - 31 December
Board of Directors	Curt Stephen Howell, chairman David Lyn Post Jay Tolar Jeffrey	
Executive Board	Lance Morgan Reinhard Kim Bach Jensen	
Auditor	BDO Statsautoriseret revisionsaktieselskab Nørrebro 15 9800 Hjørring	

MANAGEMENT'S STATEMENT

Today the Board of Directors and Executive Board have discussed and approved the Annual Report of Versalift Denmark A/S for the financial year 1 January - 31 December 2021.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion the Consolidated Financial Statements and the Annual Financial Statements of the Company give a true and fair view of Group's and the Company's assets, liabilities and financial position at 31 December 2021 and of the results of Group's and the Company's operations and cash flows for the financial year 1 January - 31 December 2021.

The Management Commentary includes in our opinion a fair presentation of the matters dealt with in the Commentary.

We recommend the Annual Report be approved at the Annual General Meeting.

Farsø, 21 June 2022

Executive Board

Lance Morgan Reinhard	Kim Bach Jensen

Board of Directors

Curt Stephen Howell Chairman	David Lyn Post	Jay Tolar Jeffrey

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Versalift Denmark A/S

Opinion

We have audited the Consolidated Financial Statements and the Annual Financial Statements of the Company of Versalift Denmark A/S for the financial year 1 January - 31 December 2021, which comprise income statement, Balance Sheet, statement of changes in equity, notes and a summary of significant accounting policies for both the Group and the Parent Company, as well as consolidated statement of cash flows for the Group. The Consolidated Financial Statements and the Annual Financial Statements of the Company are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the Consolidated Financial Statements and the Annual Financial Statements of the Company give a true and fair view of the assets, liabilities and financial position of the Group or the Company at 31 December 2021 and of the results of the Group and the Parent Company's operations as well as the consolidated cash flows of the Group for the financial year 1 January - 31 December 2021 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements and the Annual Financial Statements of the Company" section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the financial statements in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Management's Responsibilities for the Consolidated Financial Statements and the Annual Financial Statements of the Company

Management is responsible for the preparation of Consolidated Financial Statements and the Annual Financial Statements of the Company that give a true and fair view in accordance with the Danish Financial Statements Act and for such Internal control as Management determines is necessary to enable the preparation of Consolidated Financial Statements and the Annual Financial Statements of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Financial Statements and the Annual Financial Statements of the Company, Management is responsible for assessing the Group's and the Parent 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 in preparing the Consolidated Financial Statements and the Annual Financial Statements of the Company unless Management either intends to liquidate the Group or the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements and the Parent Company Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Statements and the Annual Financial Statements of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 and the additional requirements applicable in Denmark 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 Consolidated Financial Statements and the Annual Financial Statements of the Company.

INDEPENDENT AUDITOR'S REPORT

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

- Identify and assess the risks of material misstatement of the Consolidated Financial Statements and the Annual Financial Statements of the Company, 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 Group's and the Parent Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the Consolidated Financial Statements and the Annual Financial Statements of the Company and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Parent 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 auditor's report to the related disclosures in the Consolidated Financial Statements and the Annual Financial Statements of the Company 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 auditor's report. However, future events or conditions may cause the Group and the Parent Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the Consolidated Financial Statements and the Annual Financial Statements of the Company, including the disclosures, and whether the Consolidated Financial Statements and the Annual Financial Statements of the Company represent the underlying transactions and events in a manner that gives a true and fair view.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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.

Statement on Management Commentary
Management is responsible for Management Commentary.

Our opinion on the Consolidated Financial Statements and the Annual Financial Statements of the Company does not cover Management Commentary, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Financial Statements and the Annual Financial Statements of the Company, our responsibility is to read Management Commentary and, in doing so, consider whether Management Commentary is materially inconsistent with the Consolidated Financial Statements and the Annual Financial Statements of the Company or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management Commentary provides the information required under the Danish Financial Statements Act.

INDEPENDENT AUDITOR'S REPORT

Based on the work we have performed, we conclude that Management Commentary is in accordance with the Consolidated Financial Statements and the Annual Financial Statements of the Company and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of Management Commentary.

Hjørring, 21 June 2022

BDO Statsautoriseret revisionsaktieselskab
CVR no. 20 22 26 70

Klaus Nielsen
State Authorised Public Accountant
MNE no. mne36178

FINANCIAL HIGHLIGHTS OF THE GROUP

	2021 DKK '000	2020 DKK '000	2019 DKK '000	2018 DKK '000	2017 DKK '000
Income statement					
Net revenue	494.258	419.251	364.173		
Gross profit/loss	130.024	104.282	95.743	84.374	70.688
Operating profit/loss before depreciation and amortisation (EBITDA)	41.864	33.315	30.809	12.963	2.753
Operating profit/loss of main activities	35.702	28.434	26.678	12.963	2.753
Financial income and expenses, net	1.016	-1.532	-300	-453	-1.410
Profit/loss for the year before tax	36.718	26.901	26.378	12.509	1.343
Profit/loss for the year	27.239	20.827	20.190	9.112	-2.170
Balance sheet					
Total assets	304.463	255.000	241.833	182.266	149.573
Equity	109.559	82.304	61.484	41.293	32.180
Equity ex minority interests	109.559	82.304	61.484	41.293	32.180
Cash flows					
Cash flows from operating activities	-18.307	17.431	-9.942	13.227	22.373
Cash flows from investing activities	-711	-10.124	-4.754	9.596	18.831
Cash flows from financing activities	13.068	-8.022	22.243	-3.002	-17.306
Total cash flows	-5.950	-715	7.547	19.821	23.898
Investment in property, plant and equipment	-3.939	-8.731	-4.500	-4.167	-1.227
Key ratios					
Gross margin	26,3	24,9	26,3		
Equity ratio	36,0	32,3	25,4	22,7	21,5
Return on equity	28,4	29,0	39,3	24,8	-6,5

The comparative figures on revenue have not been disclosed for the years 2017-2018 with respect to a simple change in reporting class based on organic growth. The change in reporting class have not had any effect on the comparative figures.

The ratios stated in the list of key figures and ratios have been calculated as follows:

Gross margin: $\frac{\text{Gross profit x 100}}{\text{Net revenue}}$

Equity ratio: $\frac{\text{Equity (ex. minorities), at year-end x 100}}{\text{Total assets, at year-end}}$

Return on equity: $\frac{\text{Profit/loss after tax x 100}}{\text{Average equity}}$

MANAGEMENT COMMENTARY

Principal activities
The Group is engaged in the sale and service of lifts both in Denmark and abroad.

Development in activities and financial and economic position
The Group realized an increase in sales and gross profit in 2021, and profit before tax came in at DKK 36.8 million as against a profit of DKK 26.9 million for 2020.

Profit/loss for the year compared to the expected development
Management considers the profit for year very satisfactory and better than last year's expectations considering development in foreign exchange rates and cost levels on raw materials impacts. The increase in sales comes from both the Danish and French entity, which both have performed better than expected.

Significant events after the end of the financial year
No events have occurred after the end of the financial year of material importance for the Company's financial position.

Future expectations
The investments executed in France in prior years and Sweden in 2021 has improved our market position and is expected to continue going forward.

Overall activities and sales are expected to increase for the group in 2022.

As for prior years uncertain factors are related to development in foreign exchange rates and cost levels on raw materials. For 2022 supply chain management will also be key for the group's performance as performance to some extend is dependent on third party car supplies. Expectations are based on 2021 realized cost levels and foreign exchange rates.

Corporate social responsibility (CSR) report
The company is certified after the ISO standards 14001:2015 (Environmental) and 9001:2015 (Quality).

The company has introduced policies containing internal guidelines, objectives, and strategies, which are executed to ensure a safe and healthy working environment.

Environmental and climatic conditions are considered in the company's processes.

The company execute its policies into action through the introduction of management systems and control systems as a follow-up to the work process. The Group regularly conducts an evaluation that systematically reviews the implementation of the policies.

As a result of the work with social responsibility, the company has an expectation to keep the level of sickness absence at a low level and an expectation of continuing to keep the number of accidents at work at a low level as well. It is expected that in the future there will still be an improvement in these conditions, just as it is expected that the production processes will be less environmentally damaging.

It is a dedicated goal to create a work environment where there is room for less resourceful employees, just as training of younger employees is a focus area. In this connection, there is a close collaboration with educational institutions regarding both education and continuing education of the staff.

The company has not yet developed written policies for human rights, anti-corruption and bribery; but the need for this is continuously evaluated as it is a declared ambition to constantly appear and act as a socially responsible company.

Target figures and policy for the underrepresented gender

Regardless of the industry's history and a low female gender presence, the company is working to increase the number of female managers and has based on this from 2020, as the first year, set specific targets for the proportion of underrepresented gender in management composition of management in general.

According to the Danish legislation, the company has a goal that at least one of the board members at the company is a woman by 2025.

When it comes to hiring and recruiting for management positions, the goal is for there to be both male and female candidates, despite operating in a world dominated by men. The election of a woman being part of the company's board of directors presupposes the right qualifications and must otherwise harmonize with the need for the replacement of current board members.

Data ethics report

For now Versalift Denmark A/S has not identified the need for a data ethics policy. Data and technologies are not used, neither in business strategic context nor in day-to-day operations, which currently requires specific data ethical considerations.

Overall decisions regarding data use and/or implementation of new technologies will be executed at management level to ensure that data ethics aspects are addressed and anchored throughout all business units.

Management has focus on the potential need to adopt a policy on data ethics and will implement this, if the company's data use will change and require such at a later point.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

		Group		Parent Company	
	Note	2021 DKK	2020 DKK	2021 DKK	2020 DKK
NET REVENUE	1	**494.258.462**	**419.251.445**	**399.356.363**	**318.139.455**
Raw materials and consumables used		-369.386.217	-294.774.505	-281.458.339	-214.945.654
Change in inventories and work in progress		32.555.371	-3.294.310	6.678.633	-6.197.319
Other operating income		1.813.430	3.805.542	1.536.329	3.829.758
Other external expenses	2	-29.217.445	-20.706.028	-18.372.073	-13.636.148
GROSS PROFIT/LOSS		**130.023.601**	**104.282.144**	**107.740.913**	**87.190.092**
Staff costs	3	-88.159.563	-70.967.499	-66.541.916	-55.489.145
Depreciation, amortisation and impairment losses		-6.161.899	-4.880.841	-5.407.858	-4.232.177
OPERATING PROFIT		**35.702.139**	**28.433.804**	**35.791.139**	**27.468.770**
Income from investments in subsidiaries		0	0	655.650	1.364.575
Other financial income	4	2.606.439	2.532.794	1.395.533	742.078
Other financial expenses		-1.590.172	-4.065.251	-897.361	-3.179.264
PROFIT BEFORE TAX		**36.718.406**	**26.901.347**	**36.944.961**	**26.396.159**
Tax on profit/loss for the year	5	-9.479.331	-6.073.854	-7.926.982	-5.568.668
PROFIT FOR THE YEAR	6	**27.239.075**	**20.827.493**	**29.017.979**	**20.827.491**

BALANCE SHEET AT 31 DECEMBER

ASSETS	Note	Group 2021 DKK	Group 2020 DKK	Parent Company 2021 DKK	Parent Company 2020 DKK
Development projects completed..		2.678.535	2.475.229	2.678.535	2.475.229
Intangible assets......................	7	**2.678.535**	**2.475.229**	**2.678.535**	**2.475.229**
Production plant and machinery....		2.094.695	1.894.264	1.493.727	1.213.522
Other plant, machinery tools and equipment............................		3.377.121	9.022.365	2.647.469	8.472.331
Leasehold improvements............		4.981.158	4.735.059	4.042.040	4.019.904
Property, plant and equipment...	8	**10.452.974**	**15.651.688**	**8.183.236**	**13.705.757**
Equity investments in group enterprises............................		0	0	1.816.881	1.126.451
Receivables from Group companies............................		0	0	178.471	178.538
Financial non-current assets.......	9	**0**	**0**	**1.995.352**	**1.304.989**
NON-CURRENT ASSETS..............		**13.131.509**	**18.126.917**	**12.857.123**	**17.485.975**
Raw materials and consumables....		51.093.918	58.950.290	35.203.817	33.030.093
Work in progress......................		39.120.156	27.603.989	35.856.295	27.124.434
Finished goods and goods for resale..................................		43.143.218	22.104.015	17.709.185	19.762.413
Inventories...........................		**133.357.292**	**108.658.294**	**88.769.297**	**79.916.940**
Trade receivables.....................		76.039.751	73.132.509	43.373.512	37.338.874
Receivables from group enterprises............................		67.822.134	37.420.701	139.222.899	74.634.563
Other receivables.....................		3.307.432	1.376.753	2.463.156	786.864
Prepayments..........................	10	1.915.260	1.444.419	1.623.107	1.242.564
Receivables...........................		**149.084.577**	**113.374.382**	**186.682.674**	**114.002.865**
Cash and cash equivalents.........		**8.889.864**	**14.840.581**	**101.895**	**11.237.573**
CURRENT ASSETS.....................		**291.331.733**	**236.873.257**	**275.553.866**	**205.157.378**
ASSETS.................................		**304.463.242**	**255.000.174**	**288.410.989**	**222.643.353**

BALANCE SHEET AT 31 DECEMBER

EQUITY AND LIABILITIES	Note	Group 2021 DKK	Group 2020 DKK	Parent Company 2021 DKK	Parent Company 2020 DKK
Share capital	11	600.000	600.000	600.000	600.000
Reserve for net revaluation under the equity method		0	0	1.416.878	761.228
Reserve for development costs		0	0	2.089.258	1.930.679
Fair value reserve, currency translation of foreign entities		9.371	-6.868	9.371	-6.868
Retained earnings		108.950.124	81.711.049	107.222.892	79.019.142
EQUITY		**109.559.495**	**82.304.181**	**111.338.399**	**82.304.181**
Provision for deferred tax	12	672.751	1.159.918	1.358.000	1.630.000
Other provisions	13	4.198.715	3.700.529	3.416.534	2.860.086
PROVISIONS		**4.871.466**	**4.860.447**	**4.774.534**	**4.490.086**
Lease liabilities		0	4.196.938	0	4.196.938
Payables to group enterprises		33.464.250	33.476.850	33.464.250	33.476.850
Other liabilities		0	3.238.746	0	3.238.746
Non-current liabilities	14	**33.464.250**	**40.912.534**	**33.464.250**	**40.912.534**
Bank debt		44.927.591	23.629.533	44.927.591	23.629.533
Lease liabilities		0	779.041	0	779.041
Prepayments from customers		1.796.973	1.201.978	1.596.364	1.148.191
Trade payables		77.159.944	61.895.493	60.478.424	49.316.236
Debt to Group companies		13.834.856	22.448.934	16.425.744	4.657.175
Corporation tax payable		5.475.644	3.656.746	6.386.982	3.848.668
Other liabilities		13.373.023	13.311.287	9.018.701	11.557.708
Current liabilities		**156.568.031**	**126.923.012**	**138.833.806**	**94.936.552**
LIABILITIES		**190.032.281**	**167.835.546**	**172.298.056**	**135.849.086**
EQUITY AND LIABILITIES		**304.463.242**	**255.000.174**	**288.410.989**	**222.643.353**

Contingencies etc.	15
Charges and securities	16
Related parties	17
Fee to statutory auditor	2
Consolidated Financial Statements	18

EQUITY

	Group			
	Share capital	Fair value reserve, currency translation of foreign entities	Retained earnings	Total
Equity at 1 January 2021	600.000	-6.868	81.711.049	82.304.181
Proposed profit allocation, cf. note 6			27.239.075	27.239.075
Change fair value reserves				
Value adjustments in the year		16.239		16.239
Equity at 31 December 2021	**600.000**	**9.371**	**108.950.124**	**109.559.495**

	Parent Company					
	Share capital	Reserve for net revaluation under the equity method	Reserve for development costs	Fair value reserve, currency translation of foreign entities	Retained earnings	Total
Equity at 1 January 2021	600.000	761.228	1.930.679	-6.868	79.019.142	82.304.181
Proposed profit allocation, cf. note 6		655.650			28.362.329	29.017.979
Other legal bindings						
Revaluations in the year			158.579		-158.579	0
Change fair value reserves						
Value adjustments in the year				16.239		16.239
Equity at 31 December 2021	**600.000**	**1.416.878**	**2.089.258**	**9.371**	**107.222.892**	**111.338.399**

CASH FLOW STATEMENT 1 JANUARY - 31 DECEMBER

	Group	
	2021	**2020**
	DKK	DKK
Profit/loss for the year	27.239.075	20.827.493
Depreciation and amortisation, reversed	6.161.899	4.880.841
Reversed realization gains	-452.084	-269.766
Unrealised exchange gains, reversed	10.572	23.124
Tax on profit/loss, reversed	9.479.331	6.073.854
Corporation tax paid	-8.147.600	-6.255.011
Change in inventories	-24.698.998	10.081.186
Change in receivables (ex tax)	-34.430.881	-20.906.067
Change in other provisions	498.186	-70.012
Change in current liabilities (ex bank, tax, instalments payable and overdraft facility)	6.033.272	3.045.004
CASH FLOWS FROM OPERATING ACTIVITY	**-18.307.228**	**17.430.646**
Purchase of intangible assets	-1.622.060	-2.195.290
Purchase of property, plant and equipment	-3.938.833	-8.731.379
Sale of property, plant and equipment	4.849.672	802.299
CASH FLOWS FROM INVESTING ACTIVITY	**-711.221**	**-10.124.370**
Installments on loans	-6.181.205	-8.211.850
Incurrence of debt	0	4.850.000
Repayments/incurrence of short term bank debt	22.500.283	-7.762.449
Other changes in non-current debt	-12.600	-136.800
Other cash flows from financing activities	-3.238.746	3.238.746
CASH FLOWS FROM FINANCING ACTIVITY	**13.067.732**	**-8.022.353**
CHANGE IN CASH AND CASH EQUIVALENTS	**-5.950.717**	**-716.077**
Cash and cash equivalents at 1. januar	14.840.581	15.556.658
CASH AND CASH EQUIVALENTS AT 31. DECEMBER	**8.889.864**	**14.840.581**
Cash and cash equivalents at 31 December comprise:		
Cash and cash equivalents	8.889.864	14.840.581
CASH AND CASH EQUIVALENTS, NET DEBT	**8.889.864**	**14.840.581**

BDO

NOTES

	Group		Parent Company		
	2021 DKK	**2020** DKK	**2021** DKK	**2020** DKK	**Note**
Net revenue					1
Segment details (activities)					
Versalift sales and installation charge	444.470.094	366.214.129	352.582.344	265.102.139	
Other products and lifts	49.788.368	53.037.316	46.774.019	53.037.316	
	494.258.462	**419.251.445**	**399.356.363**	**318.139.455**	

The company does not consider segments based on geography. Return and risk is consistent at such detailed level.

	Group		Parent Company		
	2021 DKK	**2020** DKK	**2021** DKK	**2020** DKK	
Fee to statutory auditor					2
Total fees:					
BDO	324.550	282.900	324.550	282.900	
Auditors of foreign subsidiaries	204.600	190.000	0	0	
	529.150	**472.900**	**324.550**	**282.900**	
Detail fees:					
Statutory audit	429.600	409.200	225.000	219.200	
Assurance engagements	35.000	35.000	35.000	35.000	
Tax consultancy	0	27.500	0	27.500	
Other services	64.550	1.200	64.550	1.200	
	529.150	**472.900**	**324.550**	**282.900**	
Staff costs					3
Average number of employees	237	195	167	150	
Wages and salaries	77.074.552	62.625.801	59.553.306	49.535.222	
Pensions	6.315.967	5.210.828	5.660.765	4.804.367	
Social security costs	4.769.044	3.130.870	1.327.845	1.149.556	
	88.159.563	**70.967.499**	**66.541.916**	**55.489.145**	

Executive remuneration is not disclosed, cf. ÅRL § 98b, paragraph 3.

NOTES

	Group		Parent Company		
	2021 DKK	2020 DKK	2021 DKK	2020 DKK	Note
Other financial income					4
Group enterprises	0	0	158.336	4.025	
Other interest income	2.606.439	2.532.794	1.237.197	738.053	
	2.606.439	**2.532.794**	**1.395.533**	**742.078**	
Tax on profit/loss for the year					5
Calculated tax on taxable income of the year	9.966.498	6.003.559	8.198.982	5.266.668	
Adjustment of deferred tax	-487.167	70.295	-272.000	302.000	
	9.479.331	**6.073.854**	**7.926.982**	**5.568.668**	
Proposed distribution of profit					6
Allocation to reserve for net revaluation under the equity method	0	0	655.650	1.364.575	
Retained earnings	27.239.075	20.827.493	28.362.329	19.462.916	
	27.239.075	**20.827.493**	**29.017.979**	**20.827.491**	

Intangible assets 7

	Group
	Development projects completed
Cost at 1 January 2021	3.425.869
Additions	1.622.060
Cost at 31 December 2021	**5.047.929**
Amortisation at 1 January 2021	950.640
Amortisation for the year	1.418.754
Amortisation at 31 December 2021	**2.369.394**
Carrying amount at 31 December 2021	**2.678.535**

Development projects include development and testing of new lift variants.

In 2021, management assessed the valuation of the development projects. It is estimated that the recoverable amount in the form af value in use exceeds the carrying amount.

NOTES

Note

Intangible fixed assets (continued) 7

	Parent Company
	Development projects completed
Cost at 1 January 2021	3.425.869
Additions	1.622.060
Cost at 31 December 2021	**5.047.929**
Amortisation at 1 January 2021	950.640
Amortisation for the year	1.418.754
Amortisation at 31 December 2021	**2.369.394**
Carrying amount at 31 December 2021	**2.678.535**

Development projects include development and testing of new lift variants.

In 2021, management assessed the valuation of the development projects. It is estimated that the recoverable amount in the form af value in use exceeds the carrying amount.

Property, plant and equipment 8

	Group		
	Production plant and machinery	Other plant, machinery tools and equipment	Leasehold improvements
Cost at 1 January 2021	10.089.576	24.150.218	18.362.883
Exchange adjustment	-582	-497	-403
Additions	1.006.593	1.009.182	1.923.058
Disposals	0	-7.744.602	0
Cost at 31 December 2021	**11.095.587**	**17.414.301**	**20.285.538**
Depreciation and impairment losses at 1 January 2021	8.195.564	15.127.852	13.627.826
Exchange adjustment	-325	-290	-134
Reversal of depreciation of assets disposed of	0	-3.345.542	0
Depreciation for the year	805.653	2.255.160	1.676.688
Depreciation and impairment losses at 31 December 2021	**9.000.892**	**14.037.180**	**15.304.380**
Carrying amount at 31 December 2021	**2.094.695**	**3.377.121**	**4.981.158**

NOTES

Note

Tangible fixed assets (continued) 8

	Parent Company		
	Production plant and machinery	Other plant, machinery tools and equipment	Leasehold improvements
Cost at 1 January 2021	8.544.523	22.829.339	17.292.351
Additions	786.044	512.417	1.565.711
Disposals	0	-7.722.785	0
Cost at 31 December 2021	**9.330.567**	**15.618.971**	**18.858.062**
Depreciation and impairment losses at 1 January 2021	7.331.000	14.357.008	13.272.448
Reversal of depreciation of assets disposed of	0	-3.325.197	0
Depreciation for the year	505.840	1.939.691	1.543.574
Depreciation and impairment losses at 31 December 2021	**7.836.840**	**12.971.502**	**14.816.022**
Carrying amount at 31 December 2021	**1.493.727**	**2.647.469**	**4.042.040**

Financial non-current assets 9

	Parent Company	
	Equity investments in group enterprises	Receivables from Group companies
Cost at 1 January 2021	372.089	178.538
Additions	18.543	0
Disposals	0	-67
Cost at 31 December 2021	**390.632**	**178.471**
Revaluation at 1 January 2021	754.360	0
Exchange adjustment	16.239	0
Profit/loss for the year	655.650	0
Revaluation at 31 December 2021	**1.426.249**	**0**
Carrying amount at 31 December 2021	**1.816.881**	**178.471**

Investments in subsidiaries

Name and domicil	Ownership
Versalift France S.A.S, Morlaás, France	100 %
Versalift Sweden AB, Falkenberg, Sweden	100 %

Prepayments 10

Prepayments consists of prepaid expenses and other payments.

NOTES

	2021 DKK	2020 DKK	Note
Share capital			11
Allocation of share capital:			
A-shares, 600 unit in the denomination of 1.000 DKK	600.000	600.000	
	600.000	**600.000**	

Provision for deferred tax 12

Deferred tax is provided for on inventories and intangible assets and property, plant and equipment.

	Group		Parent Company	
	2021 DKK	2020 DKK	2021 DKK	2020 DKK
Deferred tax, beginning of year	1.159.918	1.089.623	1.630.000	1.328.000
Deferred tax of the year, income statement	-487.167	70.295	-272.000	302.000
Provision for deferred tax 31 December 2021	**672.751**	**1.159.918**	**1.358.000**	**1.630.000**

Other provisions 13

	Group		Parent Company	
	2021 DKK	2020 DKK	2021 DKK	2020 DKK
0-1 år	4.198.715	3.700.529	3.416.534	2.860.086

Other provisions consist of warrenties.

Long-term liabilities 14

	Group			
	31/12 2021 total liabilities	Repayment next year	Debt outstanding after 5 years	31/12 2020 total liabilities
Bank loan	0	0	0	1.205.226
Lease liabilities	0	0	0	4.975.979
Payables to group enterprises	33.464.250	0	0	33.476.850
Other liabilities	0	0	0	3.238.746
	33.464.250	**0**	**0**	**42.896.801**

	Parent Company			
	31/12 2021 total liabilities	Repayment next year	Debt outstanding after 5 years	31/12 2020 total liabilities
Bank loan	0	0	0	1.205.226
Lease liabilities	0	0	0	4.975.979
Payables to group enterprises	33.464.250	0	0	33.476.850
Other liabilities	0	0	0	3.238.746
	33.464.250	**0**	**0**	**42.896.801**

NOTES

Note

Contingencies etc. 15

Contingent liabilities

	Group		Parent Company	
	2021 DKK	2020 DKK	2021 DKK	2020 DKK
Liabilities under rental or lease agreements until maturity in total..	8.538.508	10.007.697	5.241.123	6.762.444
	8.538.508	**10.007.697**	**5.241.123**	**6.762.444**

Charges and securities 16

Group:
The group has provided a collateral of DKK ('000) 1.170.

A company charge of DKK ('000) 15.000 secured on pledged assets have been registered as collateral for the group's bank debt.

Parent company:
The Parent Company has provided a collateral of DKK ('000) 1.170.

A company charge of ('000) 15.000 secured on pledged assets have been registered as collateral for the parent company's bank debt.

Related parties 17

The Company's related parties include:

Controlling interest

H.I.G. Time Manufacturing Holdings, LP, New York, USA, is listed in the Company's register of shareholders as holding enough of the share capital to hold controlling interest.

H.I.G. Time Manufacturing Holdings, LP, New York, USA, is listed in the Company's register of shareholders as holding enough of the share capital to hold controlling interest.

Transactions with related parties

The Group's trading and agreements with related parties serve a commercial purpose only and were carried out at arm's length.

The Parent Conpany's trading and agreements with related parties serve a commercial purpose onyl and were carried out at arm's length.

Consolidated Financial Statements 18

The group is a sub group and is included in the consolidated finansial statements of H.I.G. Time Manufacturing Holdings, LP, New York, USA. The consolidated financial statements in question can be requested by contacting the parent company.

ACCOUNTING POLICIES

The Annual Report of Versalift Denmark A/S for 2021 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class C, large-size enterprises.

The Annual Report is prepared consistently with the accounting principles applied last year.

Consolidated Financial Statements
The Consolidated Financial Statements include the Parent Company Versalift Denmark A/S and the subsidiaries in which Versalift Denmark A/S directly or indirectly holds more than 50% of the voting rights or in any other way has a controlling influence. Enterprises in which the Group holds between 20% and 50% of the voting rights and exercises significant, but not controlling influence, are considered associates, see the Group structure.

The Consolidated Financial Statements consolidate the Financial Statements of the Parent Company and the subsidiaries by combining uniform accounts items. Intercompany income and expenses, shareholdings, intercompany accounts and dividend, and realised and unrealised gains and losses arising from transactions between the consolidated enterprises are fully eliminated in the consolidation.

Newly acquired or established enterprises are recognised in the Consolidated Financial Statements from the date of acquisition. Sold or wound up enterprises are recognised in the Consolidated Income Statement up to the date of disposal. Comparative figures are not adjusted for newly acquired, sold or wound up enterprises.

The date of acquisition is the date at which the Group gains actual control over the acquired enterprises.

Acquired enterprises are recognised in the Consolidated Financial Statements under the acquisition method, reassessing all identified assets and liabilities to fair value at the acquisition date. The fair value is calculated based on acquisitions made in an active market, alternatively calculated using generally accepted valuation methods. Deferred tax on the taken over reassessments is recognised with the exception of goodwill.

At calculation of the fair value of investment properties, a discounted cash flow model is applied based on discounted cash flow of future earnings. Operating equipment is recognised at fair value based on an assessor’s opinion, using an overall assessment of the production equipment.

Positive differences (goodwill) between the acquisition value and fair value of acquired and identified assets and liabilities are recognised in intangible fixed assets as goodwill and amortised systematically in the Income Statement under an individual assessment of the useful life.

Negative differences are recognised in the Income Statement at the date of acquisition. The difference from acquired enterprises is DKK (‘000) 0.

Transaction costs, incurred in connection with acquisition of enterprises, are recognised in the Income Statement in the year in which the costs are incurred.

Investments in subsidiary enterprises are set off by the proportional share of the subsidiaries’ fair value of net assets and liabilities at the acquisition date.

Investments in associates are measured in the Balance Sheet at the proportional share of the equity value of the enterprises, calculated under the accounting policies of the Parent Company and eliminating proportionally any unrealised intercompany gains and losses. The proportional share of the results of the associates is recognised in the Income Statement after elimination of the proportional share of internal gains and losses.

ACCOUNTING POLICIES

INCOME STATEMENT

Net revenue
Net revenue from the sale of manufactured goods is recognised in the Income Statement if supply and risk transfer to purchaser has taken place before the end of the year and if the income can be measured reliably and is expected to be received.

Net revenue is recognised exclusive of VAT and less duties and discounts related to the sale.

Other operating income
Other operating income includes items of a secondary nature in relation to the enterprises' principal activities, including profit from sale of intangible and tangible assets, operating loss and conflict compensations, as well as salary refunds. Compensations are recognised when the income is estimated to be realisable.

Cost of sales
Cost of sales comprise costs incurred to achieve the net revenue for the year, including direct and indirect costs of raw materials and consumables.

Other external expenses
Other external expenses include other production, sales, delivery and administrative costs, including costs of energy, marketing, premises, loss on bad debts, operating lease expenses, etc

Payments related to operating lease expenses and other lease agreements are recognised in the Income Statement over the contract period. The Company's total liability concerning operating and other lease agreements are stated under contingencies, etc.

Staff costs
Staff costs comprise wages and salaries, including holiday pay and pensions, and other costs of social security etc., for the Group and the Parent Company's employees.

Income from investments in subsidiaries
The proportional share of the results of subsidiaries, stated according to the Parent Company's accounting policies and with full elimination of unrealised intercompany profits/losses and deduction of amortisation of added value and goodwill resulting from purchase price allocation at the date of acquisition, is recognised in the Parent Company's Income Statement.

In connection with transfers, potential profits are recognised when the economic rights related to the sold equity interests are transferred, however, at the earliest when the profit has been realised or is regarded as realisable. Moreover, realised losses other than impairments are included where identified.

Financial income and expenses
Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from securities, debt and transactions in foreign currencies, as well as charges and allowances under the tax-on-account scheme, etc. Financial income and expenses are recognised by the amounts that relate to the financial year. Interest income and expenses are calculated on amortised cost prices.

Tax
The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the Income Statement by the share that may be attributed to the profit for the year, and is recognised directly in equity by the share that may be attributed to entries directly to equity.

ACCOUNTING POLICIES

BALANCE SHEET

Intangible fixed assets
Acquired goodwill is measured at cost less accumulated amortisation. Goodwill is amortised on a straight-line basis over the expected useful life which is estimated to 5 years. The period of amortisation is determined based on an assessment of the acquired company's position in the market and earnings profile, and the industry-specific conditions.

Patents and licences are measured at the lower of cost less accumulated amortisation and the recoverable amount. Patents are amortised over the remaining patent period and licences are amortised over the period of the agreement, however, no more than 8 years.

Development projects comprise costs, including wages and salaries, and amortisation, which directly or indirectly can be related to the Company's development activities and which fulfil the criteria for recognition in the Balance Sheet.

The accounting item is measured at the lower of the capitalised costs less accumulated amortisation and recoverable amount.

Capitalised development costs are amortised on a straight-line basis over the estimated useful life after completion of the development work. The amortisation period is normally 5 years.

Intangible fixed assets are generally written down to the recoverable amount if this is lower than the carrying amount.

Profit or loss from sale of intangible fixed assets is calculated at the difference between the sales price and the carrying amount at the time of the sale. Profit and loss are recognised in the Income Statement under other operating income or other operating expenses.

Tangible fixed assets
Production plant and machinery, other plant, fixtures and equipment, leasehold improvements are measured at cost less accumulated depreciation and impairment losses.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value:

	Useful life	Residual value
Production plant and machinery	5 years	0 %
Other plant, fixtures and equipment	3-8 years	0 %
Leasehold improvements	5 years	0 %

Profit or loss on sale of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the date of sale. Profit or loss is recognised in the Income Statement as other operating income or other operating expenses.

ACCOUNTING POLICIES

Lease contracts
Lease contracts relating to tangible fixed assets for which the Company bears all material risks and benefits attached to the ownership (finance lease, see IAS 17) are recognised as assets in the Balance Sheet. The assets are at the initial recognition measured at the lower of cost stated at fair value and the and present value of the future lease payments. The internal interest rate of the lease contract, or alternatively the Company's loan interest, is used as discounting factor when calculating the present value. Finance lease assets are hereafter treated as the Group's and the Company's other similar tangible fixed assets.

for which the Company bears all material risks and benefits attached to the ownership (finance lease, see IAS 17) are recognised as assets in the Balance Sheet. The assets are at the initial recognition measured at the lower of cost stated at fair value and the and present value of the future lease payments. The internal interest rate of the lease contract, or alternatively the Company's loan interest, is used as discounting factor when calculating the present value. Finance lease assets are hereafter treated as the Group's and the Company's other similar tangible fixed assets.

The capitalised residual lease liability is recognised in the Balance Sheet as a liability and the interest portion of the lease payment is recognised in the Income Statement over the contract period.

Fixed asset investments
Investments in Equity interests in are measured in the Parent Company Balance Sheet under the equity method, which is regarded as a method of measuring/consolidation.

Equity investments in are measured in the Balance Sheet at the proportional share of the enterprises' carrying equity value, calculated in accordance with the Parent Company's accounting policies with deduction or addition of unrealised intercompany profits or losses and with addition or deduction of the residual value of positive or negative goodwill calculated according to the acquisition method. Negative goodwill is recognised in the Income Statement when the equity interest is acquired. Where the negative goodwill is related to acquired contingent liabilities, the negative goodwill will be recognised as income when the contingent liabilities have been settled or cease.

Acquired enterprises are subject to the acquisition method, reassessing all identified assets and liabilities to fair value at the acquisition date. The fair value is calculated based on acquisitions made in an active market, alternatively calculated using generally accepted valuation models.

Consolidated goodwill is amortised over the expected useful life, which is determined on the basis of Management's experience within the individual lines of business. Consolidated goodwill is amortised on a straightline basis over the amortisation period, which is X years. The amortisation period is determined on the basis of an assessment of the acquired entity's market position and earnings profile, and the industryspecific condition.

Net revaluation of equity interests in subsidiaries is transferred under equity to reserve for net revaluation under the equity value method to the extent that the carrying amount exceeds the acquisition value.

Subsidiaries with a negative carrying equity value are measured to DKK 0 and any amounts due from these enterprises are written down to the extent that it is deemed to be irrecoverable. If the carrying negative equity value exceeds receivables, the residual amount is recognised under provision for liabilities to the extent that the Company has a legal or actual liability to cover the subsidiary's subsidiaries deficit.

ACCOUNTING POLICIES

Impairment of fixed assets
The carrying amount of intangible fixed and tangible assets together with fixed assets, which are not measured at fair value,, are assessed annually for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the recoverable amount is lower than the carrying amount, the asset is written down to the recoverable amount.

The recoverable amount is the higher of the capital value and the selling price less the expected costs of a sale. The capital value is stated at the present value of the expected net cash flows from a continued use of the asset or group of assets and the expected proceeds from sale of the asset or group of assets after the end of its useful life.

Inventories
Inventories are measured at cost and if the net realisable amount is lower than cost, the inventories are written down to the lower amount. Cost is determined by the average cost method on raw materials and consumables and determined by the FIFO cost method on work in progress and finished goods.

The cost of merchandise as well as raw materials and consumables is calculated at acquisition price with addition of transportation and similar costs.

The cost of finished goods and work in progress includes the cost of raw materials, consumables, direct payroll cost and other direct and other indirect production costs include indirect materials and payroll and maintenance and depreciation of the machines, factory buildings and equipment used in the production process, the cost of factory administration and management and capitalised development costs relating to the products.

The net realisable value of inventories is stated at the expected sales price less direct completion costs and costs incurred to execute the sale and is determined with due regard to marketability, obsolescence and development in expected sales price of the inventories.

Receivables
Receivables are measured at amortised cost which usually corresponds to nominal value. The value is written down to meet expected losses.

Accruals, assets
Accruals recognised as assets include costs incurred relating to the subsequent financial year.

Other provisions for liabilities
Other provisions for liabilities include the expected cost of warranty commitments, loss on work in progress, restructurings etc. and deferred tax.

Warranty commitments include liabilities for improvement of work within the warranty period of 1 to 5 years. The provision for liabilities is measured and recognised on the basis of experience with warranty work.

When it is likely that the total costs will exceed the total income on the contract work in progress, a provision is made for the total loss that is anticipated on the contract.

ACCOUNTING POLICIES

Tax payable and deferred tax
Current tax liabilities and receivable current tax are recognised in the Balance Sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carryforwards, are measured at the amount at which the asset is expected to be used within a reasonable number of years, either by setoff against tax on future earnings or by setoff against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the Balance Sheet date will be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

Liabilities
Financial liabilities are recognised at the time of borrowing by the amount of proceeds received less transaction costs. In subsequent periods, the financial liabilities are measured at amortised cost equal to the capitalised value when using the effective interest, the difference between the proceeds and the nominal value being recognised in the Income Statement over the loan period.

The amortised cost of current liabilities corresponds usually to the nominal value.

CASH FLOW STATEMENT

With reference to Section 86(4) of the Danish Financial Statements Act, the company has not prepared a cash flow statement. A cash flow statement has been prepared for the Group.

The cash flow statement shows the Company's cash flows for the year for operating activities, investing activities and financing activities in the year, the change in cash and cash equivalents of the year and cash and cash equivalents at beginning and end of the year.

Cash flows from operating activities:
Cash flows from operating activities are computed as the results for the year adjusted for non-cash operating items, changes in net working capital and corporation tax paid.

Cash flows from investing activities:
Cash flows from investing activities include payments in connection with purchase and sale of intangible and tangible fixed asset and fixed asset investments.

Cash flows from financing activities:
Cash flows from financing activities include changes in the size or composition of share capital and related costs, and borrowings and repayment of interest-bearing debt and payment of dividend to shareholders.

Cash and cash equivalents:
Cash and cash equivalents include cash in hand.