



## Ejendomsselskabet af 30. april 2003 ApS

Vestre Lufthavnsvej 60  
6705 Esbjerg Ø  
CVR No. 27138969

## Annual report 2022

The Annual General Meeting adopted the  
annual report on 12.07.2023

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**Nele Ghesquiere**  
Chairman of the General Meeting

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# Entity details

## Entity

Ejendomsselskabet af 30. april 2003 ApS  
Vestre Lufthavnsvej 60  
6705 Esbjerg Ø

Business Registration No.: 27138969  
Registered office: Esbjerg  
Financial year: 01.01.2022 - 31.12.2022

## Executive Board

Thomas Hubert Hütsch  
Joseph Henry Kearton

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Dokken 8  
6700 Esbjerg

# Statement by Management

The Executive Board has today considered and approved the annual report of Ejendomsselskabet af 30. april 2003 ApS for the financial year 01.01.2022 - 31.12.2022.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Esbjerg, 07.07.2023

**Executive Board**

**Thomas Hubert Hütsch**

**Joseph Henry Kearton**

# Independent auditor's report

## To the shareholders of Ejendomsselskabet af 30. april 2003 ApS

### Opinion

We have audited the financial statements of Ejendomsselskabet af 30. april 2003 ApS for the financial year 01.01.2022 - 31.12.2022, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 financial statements" section of this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements 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 financial statements that are free from material misstatement, whether due to fraud or error.

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

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity'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 financial statements, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity'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 financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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 the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Esbjerg, 07.07.2023

### Deloitte

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

### Mikael Grosbøl

State Authorised Public Accountant  
Identification No (MNE) mne33707

### Christian Holdensen

State Authorised Public Accountant  
Identification No (MNE) mne49072

# Management commentary

## Primary activities

The Company's main activity is property rental as well as related activities.

## Development in activities and finances

The income statement of the Company for 2022 shows a profit of DKK 1,598,421 and at 31st of December 2022 the balance sheet of the Company shows equity of DKK 9,635,457



# Income statement for 2022

	Notes	2022 DKK	2021 DKK
<b>Gross profit/loss</b>		<b>2,674,377</b>	<b>2,675,118</b>
Depreciation, amortisation and impairment losses	1	(730,416)	(730,416)
<b>Operating profit/loss</b>		<b>1,943,961</b>	<b>1,944,702</b>
Other financial income from group enterprises		108,232	137,998
Other financial expenses		(2,772)	(3,214)
<b>Profit/loss before tax</b>		<b>2,049,421</b>	<b>2,079,486</b>
Tax on profit/loss for the year	2	(451,000)	(457,200)
<b>Profit/loss for the year</b>		<b>1,598,421</b>	<b>1,622,286</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		1,598,421	1,622,286
<b>Proposed distribution of profit and loss</b>		<b>1,598,421</b>	<b>1,622,286</b>

# Balance sheet at 31.12.2022

## Assets

	Notes	2022 DKK	2021 DKK
Land and buildings		7,835,323	8,565,739
<b>Property, plant and equipment</b>	3	<b>7,835,323</b>	<b>8,565,739</b>
<b>Fixed assets</b>		<b>7,835,323</b>	<b>8,565,739</b>
Receivables from group enterprises		2,173,276	7,842,110
Deferred tax	4	426,000	429,000
<b>Receivables</b>		<b>2,599,276</b>	<b>8,271,110</b>
<b>Cash</b>		<b>0</b>	<b>737</b>
<b>Current assets</b>		<b>2,599,276</b>	<b>8,271,847</b>
<b>Assets</b>		<b>10,434,599</b>	<b>16,837,586</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2022 DKK</b>	<b>2021 DKK</b>
Contributed capital		125,000	125,000
Retained earnings		9,510,457	7,912,036
Proposed dividend		0	8,000,000
<b>Equity</b>		<b>9,635,457</b>	<b>16,037,036</b>
Bank loans		15	0
Joint taxation contribution payable		448,000	455,000
Other payables		351,127	345,550
<b>Current liabilities other than provisions</b>		<b>799,142</b>	<b>800,550</b>
<b>Liabilities other than provisions</b>		<b>799,142</b>	<b>800,550</b>
<b>Equity and liabilities</b>		<b>10,434,599</b>	<b>16,837,586</b>
Contingent liabilities	5		
Assets charged and collateral	6		

# Statement of changes in equity for 2022

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Proposed dividend DKK</b>	<b>Total DKK</b>
Equity beginning of year	125,000	7,912,036	8,000,000	16,037,036
Ordinary dividend paid	0	0	(8,000,000)	(8,000,000)
Profit/loss for the year	0	1,598,421	0	1,598,421
<b>Equity end of year</b>	<b>125,000</b>	<b>9,510,457</b>	<b>0</b>	<b>9,635,457</b>

# Notes

## 1 Depreciation, amortisation and impairment losses

	2022 DKK	2021 DKK
Depreciation of property, plant and equipment	730,416	730,416
	<b>730,416</b>	<b>730,416</b>

## 2 Tax on profit/loss for the year

	2022 DKK	2021 DKK
Current tax	448,000	455,000
Change in deferred tax	3,000	(8,000)
Adjustment concerning previous years	0	10,200
	<b>451,000</b>	<b>457,200</b>

## 3 Property, plant and equipment

	Land and buildings DKK
Cost beginning of year	21,026,109
<b>Cost end of year</b>	<b>21,026,109</b>
Depreciation and impairment losses beginning of year	(12,460,370)
Depreciation for the year	(730,416)
<b>Depreciation and impairment losses end of year</b>	<b>(13,190,786)</b>
<b>Carrying amount end of year</b>	<b>7,835,323</b>

## 4 Deferred tax

	2022 DKK	2021 DKK
Property, plant and equipment	426,000	429,000
<b>Deferred tax</b>	<b>426,000</b>	<b>429,000</b>

	2022 DKK	2021 DKK
<b>Changes during the year</b>		
Beginning of year	429,000	421,000
Recognised in the income statement	(3,000)	8,000
<b>End of year</b>	<b>426,000</b>	<b>429,000</b>

### **5 Contingent liabilities**

The Entity participates in a Danish joint taxation arrangement where NHV A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

### **6 Assets charged and collateral**

There are no securities at 31st of December 2022.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue and external expenses.

### Revenue

Revenue comprising rental income is recognised in the income statement over the rental period.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities.

### Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

### Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment comprise depreciation, amortisation and impairment losses for the financial year, as well as gains and losses from the sale of property, plant and equipment.

**Other financial income from group enterprises**

Other financial income from group enterprises comprises interest income etc. on receivables from group enterprises.

**Other financial expenses**

Other financial expenses comprise interest expenses as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

**Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Balance sheet****Property, plant and equipment**

Buildings on leased land are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

The useful life has been determined as the period to the expiry of the lease entered into on the leased land.

Estimated useful lives and residual values are reassessed annually.

Items of buildings on leased land are written down to the lower of recoverable amount and carrying amount.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

**Cash**

Cash comprises bank deposits.



**Dividend**

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity.

**Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

**Joint taxation contributions payable or receivable**

Current joint taxation contributions receivable or joint taxation contributions payable are recognised in the balance sheet, calculated as tax computed on the taxable income of the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.