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# *Chora Gruppen A/S*

Høegh-Guldbergs Gade 69 C, DK-8000 Aarhus C

## Annual Report for 2022

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CVR No. 27 17 12 14

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 18/4 2023

Søren Bruun  
Rasmussen  
Chairman of the  
general meeting



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# Management's statement

The Executive Board and Board of Directors have today considered and adopted the Financial Statements of Chora Gruppen A/S for the financial year 1 January - 31 December 2022.

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

In our opinion the Financial Statements give a true and fair view of the financial position at 31 December 2022 of the Company and of the results of the Company operations for 2022.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Aarhus C, 18 April 2023

## Executive Board

Jacob Jakobsen  
CEO

## Board of Directors

Søren Bruun Rasmussen  
Chairman

Jacob Jakobsen

Katja Bjørn Jakobsen

Thomas Fabricius

Mark Fitzhugh

# Independent Auditor's report

To the shareholders of Chora Gruppen A/S

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Chora Gruppen A/S for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

## 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 Financial Statements" section of our report. We are independent of the Company 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 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 Financial Statements unless Management either intends to liquidate the Company 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 Company's internal control.

# Independent Auditor's report

- 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 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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the Financial Statements, including the disclosures, 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.

Aarhus C, 18 April 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Mads Meldgaard

State Authorised Public Accountant

mne24826

Martin Stenstrup Toft

State Authorised Public Accountant

mne42786

## Company information

<b>The Company</b>	Chora Gruppen A/S Høegh-Guldbergs Gade 69 C DK-8000 Aarhus C  CVR No: 27 17 12 14 Financial period: 1 January - 31 December Incorporated: 1 May 2003 Financial year: 20th financial year Municipality of reg. office: Aarhus C
<b>Board of Directors</b>	Søren Bruun Rasmussen, chairman Jacob Jakobsen Katja Bjørn Jakobsen Thomas Fabricius Mark Fitzhugh
<b>Executive board</b>	Jacob Jakobsen
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Jens Chr. Skous Vej 1 8000 Aarhus C

## Income statement 1 January - 31 December

	Note	2022	2021
		DKK	DKK
<b>Gross loss</b>		<b>-82,616</b>	<b>-27,497</b>
Income from investments in subsidiaries		27,314,721	9,969,201
Financial income	2	0	4,399
Financial expenses	3	-24,501	-22,193
<b>Profit/loss before tax</b>		<b>27,207,604</b>	<b>9,923,910</b>
Tax on profit/loss for the year	4	11,593	9,966
<b>Net profit/loss for the year</b>		<b>27,219,197</b>	<b>9,933,876</b>

## Distribution of profit

	2022	2021
	DKK	DKK
<b>Proposed distribution of profit</b>		
Extraordinary dividend paid	10,000,000	0
Proposed dividend for the year	19,000,000	0
Reserve for net revaluation under the equity method	-2,685,279	9,969,201
Retained earnings	904,476	-35,325
	<b>27,219,197</b>	<b>9,933,876</b>

## Balance sheet 31 December

### Assets

	Note	2022 DKK	2021 DKK
Investments in subsidiaries	5	42,320,040	25,005,319
<b>Fixed asset investments</b>		<b>42,320,040</b>	<b>25,005,319</b>
<b>Fixed assets</b>		<b>42,320,040</b>	<b>25,005,319</b>
Receivables from group enterprises		0	79,799
Corporation tax receivable from group enterprises		11,593	9,966
<b>Receivables</b>		<b>11,593</b>	<b>89,765</b>
<b>Current asset investment</b>	6	<b>8,240</b>	<b>8,560</b>
<b>Cash at bank and in hand</b>		<b>79,941</b>	<b>38,074</b>
<b>Current assets</b>		<b>99,774</b>	<b>136,399</b>
<b>Assets</b>		<b>42,419,814</b>	<b>25,141,718</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2022	2021
		DKK	DKK
Share capital		617,222	617,222
Reserve for net revaluation under the equity method		19,490,586	22,175,865
Retained earnings		2,655,553	1,751,077
Proposed dividend for the year		19,000,000	0
<b>Equity</b>		<b>41,763,361</b>	<b>24,544,164</b>
Payables to group enterprises		637,453	578,554
Other payables		19,000	19,000
<b>Short-term debt</b>		<b>656,453</b>	<b>597,554</b>
<b>Debt</b>		<b>656,453</b>	<b>597,554</b>
<b>Liabilities and equity</b>		<b>42,419,814</b>	<b>25,141,718</b>

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## Statement of changes in equity

	Share capital	Reserve for net revaluation under the equity method	Retained earnings	Proposed dividend for the year	Total
	DKK	DKK	DKK	DKK	DKK
Equity at 1 January	617,222	22,175,865	1,751,077	0	24,544,164
Extraordinary dividend paid	0	0	-10,000,000	0	-10,000,000
Net profit/loss for the year	0	-2,685,279	10,904,476	19,000,000	27,219,197
<b>Equity at 31 December</b>	<b>617,222</b>	<b>19,490,586</b>	<b>2,655,553</b>	<b>19,000,000</b>	<b>41,763,361</b>

# Notes to the Financial Statements

## 1. Key activities

The company's primary activity is to hold investments in other companies and related activities.

## 2. Financial income

	<u>2022</u>	<u>2021</u>
	DKK	DKK
Interest received from group enterprises	0	1,128
Other financial income	<u>0</u>	<u>3,271</u>
	<u><b>0</b></u>	<u><b>4,399</b></u>

## 3. Financial expenses

	<u>2022</u>	<u>2021</u>
	DKK	DKK
Interest paid to group enterprises	23,672	21,690
Other financial expenses	<u>829</u>	<u>503</u>
	<u><b>24,501</b></u>	<u><b>22,193</b></u>

## 4. Income tax expense

	<u>2022</u>	<u>2021</u>
	DKK	DKK
Current tax for the year	<u>-11,593</u>	<u>-9,966</u>
	<u><b>-11,593</b></u>	<u><b>-9,966</b></u>

## Notes to the Financial Statements

	2022	2021
	DKK	DKK
<b>5. Investments in subsidiaries</b>		
Cost at 1 January	2,829,454	2,829,454
Cost at 31 December	2,829,454	2,829,454
Value adjustments at 1 January	22,175,865	12,206,664
Net profit/loss for the year	27,394,721	10,049,201
Dividend to the Parent Company	-10,000,000	0
Amortisation of goodwill	-80,000	-80,000
Value adjustments at 31 December	39,490,586	22,175,865
<b>Carrying amount at 31 December</b>	<b>42,320,040</b>	<b>25,005,319</b>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership
Chora A/S	Aarhus	1,800,000	100%

The carrying amount at 31 December 2022 includes goodwill of TDKK 80 (2021: TDKK 160)

## 6. Fair values

	Value adjustment, income statement	Fair value at 31. December
	DKK	DKK
Securities	-320	8,240
	2022	2021
	DKK	DKK

## 7. Contingent assets, liabilities and other financial obligations

### Guarantee obligations

Guarantee for debt in Chora A/S	226,468	213,829
Guarantee for debt in Chi Ejendomme ApS	8,024,367	0

# Notes to the Financial Statements

## Other contingent liabilities

The company has provided a surety bond for the subsidiary Chora A/S' credit facility of DKK 4,000,0000.

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Jacob Jakobsen Gruppen ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

# Notes to the Financial Statements

## 8. Accounting policies

The Annual Report of Chora Gruppen A/S for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2022 are presented in DKK.

### Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

### Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

### Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

### Income statement

#### Other external expenses

Other external expenses comprise expenses for premises, sales as well as office expenses, etc.

#### Gross loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss comprises of other external expenses.

# Notes to the Financial Statements

## Income from investments in subsidiaries

The item “Income from investments in subsidiaries” in the income statement includes the proportionate share of the profit for the year.

## Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

## Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with Jacob Jakobsen Gruppen ApS. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

## Balance sheet

### Investments in subsidiaries

Investments in subsidiaries are recognised and measured under the equity method.

The item “Investments in subsidiaries” in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition with addition of the remaining value of any increases in value and goodwill calculated at the time of acquisition of the enterprises. Goodwill is depreciated over a 10 year period.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to “Reserve for net revaluation under the equity method“ under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Subsidiaries with a negative net asset value are recognised at DKK 0. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

### Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

### Current Asset Investments

Current Asset Investments, which consist of listed bonds and shares, are measured at their fair values at the balance sheet date. Fair value is determined on the basis of the latest quoted market price.

## Equity

### Dividend

Dividend distribution proposed by Management for the year is disclosed as a separate Dividend item.

### Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

# Notes to the Financial Statements

## Financial debts

Loans are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.