Techno Ejendomme ApS

Kilde Alle 4, DK-8722 Hedensted

Annual Report for
1 November 2022 - 31 October 2023

CVR No. 27 66 44 58

The Annual Report was presented and adopted at the Annual General Meeting of the company on 14/12 2023

Lars Jensen
Chairman of the general meeting

Contents

Management's statement

The Executive Board has today considered and adopted the Financial Statements of Techno Ejendomme ApS for the financial year 1 November 2022 - 31 October 2023.

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

In my opinion the Financial Statements give a true and fair view of the financial position at 31 October 2023 of the Company and of the results of the Company operations for 2022/23.

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

Hedensted, 14 December 2023

Executive Board

Lars Jensen
CEO

Independent Auditor's report

To the shareholder of Techno Ejendomme ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 October 2023 and of the results of the Company´s operations for the financial year 1 November 2022 - 31 October 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Techno Ejendomme ApS for the financial year 1 November 2022 - 31 October 2023, 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.

- 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.

Trekantområdet, 14 December 2023

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR No 33 77 12 31

Lars Almskou Ohmeyer	Heidi Bonde
State Authorised Public Accountant	State Authorised Public Accountant
mne24817	mne42815

Company information

The Company	Techno Ejendomme ApS Kilde Alle 4 DK-8722 Hedensted CVR No: 27 66 44 58 Financial period: 1 November 2022 - 31 October 2023 Municipality of reg. office: Hedensted
Executive Board	Lars Jensen
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Herredsvej 32 DK-7100 Vejle

Financial Highlights

Seen over a 5-year period, the development of the Company is described by the following financial highlights:

	2022/23	2021/22	2020/21	2019/20	2018/19
	TDKK	TDKK	TDKK	TDKK	TDKK
Key figures					
Profit/loss					
Rental income	14,925	10,111	8,758	6,621	6,325
EBITDA	15,096	9,449	8,199	4,843	5,766
Depreciation, amortisation and impairment	-8,203	-4,657	-4,073	-3,914	-3,527
Profit/loss before financial income and expenses	6,893	4,792	4,126	930	2,239
Profit/loss of financial income and expenses	-4,126	-1,483	-757	-856	-227
Profit/loss before tax	2,767	3,309	3,369	74	2,012
Tax on profit/loss for the year	-627	-742	-755	-30	-442
Net profit/loss	2,140	2,567	2,614	44	1,570
Balance sheet					
Balance sheet total	247,770	211,747	101,413	104,091	101,287
Investment in property, plant and equipment	13,323	63,978	8,992	5,288	8,038
Equity	110,401	81,405	39,775	37,099	36,993
Ratios					
Gross margin	101.1%	93.5%	93.6%	73.1%	91.2%
Profit margin	46.2%	47.4%	47.1%	14.0%	35.4%
Return on assets	2.8%	2.3%	4.1%	0.9%	2.2%
Solvency ratio	44.6%	38.4%	39.2%	35.6%	36.5%
Return on equity	2.2%	4.2%	6.8%	0.1%	4.3%

Income statement 1 November 2022 - 31 October 2023

	Note	2022/23	2021/22
		DKK	DKK
Rental income		14,925,300	10,110,657
Other operating income		605,639	0
Other external expenses		-435,195	-661,995
Gross profit		**15,095,744**	**9,448,662**
Depreciation and impairment losses of property, plant and equipment		-8,203,227	-4,656,485
Profit/loss before financial income and expenses		**6,892,517**	**4,792,177**
Financial expenses	2	-4,125,534	-1,483,465
Profit/loss before tax		**2,766,983**	**3,308,712**
Tax on profit/loss for the year	3	-626,758	-741,695
Net profit/loss for the year		**2,140,225**	**2,567,017**

Distribution of profit

	2022/23	2021/22
	DKK	DKK
Proposed distribution of profit		
Retained earnings	2,140,225	2,567,017
	2,140,225	**2,567,017**

Balance sheet 31 October 2023

Assets

	Note	2022/23	2021/22
		DKK	DKK
Land and buildings		240,000,000	173,016,986
Other fixtures and fittings, tools and equipment		0	0
Property, plant and equipment in progress		7,769,641	36,309,821
Property, plant and equipment	4	**247,769,641**	**209,326,807**
Fixed assets		**247,769,641**	**209,326,807**
Receivables from group enterprises		0	1,039,730
Other receivables		0	1,340,127
Receivables		**0**	**2,379,857**
Cash at bank and in hand		**0**	**40,242**
Current assets		**0**	**2,420,099**
Assets		**247,769,641**	**211,746,906**

Balance sheet 31 October 2023

Liabilities and equity

	Note	2022/23	2021/22
		DKK	DKK
Share capital		5,000,000	5,000,000
Revaluation reserve		82,492,151	58,664,459
Reserve for hedging transactions		-974,421	-1,037,047
Retained earnings		23,883,626	18,777,668
Equity		**110,401,356**	**81,405,080**
Provision for deferred tax		26,761,140	19,690,071
Provisions		**26,761,140**	**19,690,071**
Mortgage loans		70,777,930	74,597,813
Long-term debt	5	**70,777,930**	**74,597,813**
Mortgage loans	5	3,892,059	4,009,469
Trade payables		660,607	3,917,055
Payables to group enterprises		33,419,011	27,139,619
Payables to group enterprises relating to corporation tax		1,112,810	811,572
Other payables		744,728	176,227
Short-term debt		**39,829,215**	**36,053,942**
Debt		**110,607,145**	**110,651,755**
Liabilities and equity		**247,769,641**	**211,746,906**

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Statement of changes in equity

	Share capital	Revaluation reserve	Reserve for hedging transactions	Retained earnings	Total
	DKK	DKK	DKK	DKK	DKK
Equity at 1 November	5,000,000	58,664,459	-1,037,047	18,777,668	81,405,080
Revaluation for the year	0	34,350,545	0	0	34,350,545
Tax on revaluation for the year	0	-7,557,120	0	0	-7,557,120
Fair value adjustment of hedging instruments, beginning of year	0	0	1,037,047	0	1,037,047
Fair value adjustment of hedging instruments, end of year	0	0	-974,421	0	-974,421
Depreciation, amortisation and impairment for the year	0	-2,965,733	0	2,965,733	0
Net profit/loss for the year	0	0	0	2,140,225	2,140,225
Equity at 31 October	**5,000,000**	**82,492,151**	**-974,421**	**23,883,626**	**110,401,356**

Notes to the Financial Statements

1. Key activities

The Company's key activity is property investment and related activities.

2. Financial expenses

	2022/23	2021/22
	DKK	DKK
Interest paid to group enterprises	1,678,145	274,966
Other financial expenses	2,447,389	1,208,499
	4,125,534	**1,483,465**

3. Income tax expense

	2022/23	2021/22
	DKK	DKK
Current tax for the year	1,112,810	0
Deferred tax for the year	7,071,068	11,741,695
	8,183,878	**11,741,695**
thus distributed:		
Income tax expense	626,758	741,695
Tax on equity movements	7,557,120	11,000,000
	8,183,878	**11,741,695**

Notes to the Financial Statements

4. Property, plant and equipment

	Land and buildings	Other fixtures and fittings, tools and equipment	Property, plant and equipment in progress
	DKK	DKK	DKK
Cost at 1 November	120,990,012	146,990	36,309,821
Additions for the year	176,600	0	13,145,902
Disposals for the year	-1,552,927	0	0
Transfers for the year	41,686,082	0	-41,686,082
Cost at 31 October	161,299,767	146,990	7,769,641
Revaluations at 1 November	83,715,185	0	0
Revaluations for the year	34,350,545	0	0
Revaluations at 31 October	118,065,730	0	0
Impairment losses and depreciation at 1 November	31,688,211	146,990	0
Depreciation for the year	8,203,227	0	0
Reversal of impairment and depreciation of sold assets	-525,941	0	0
Impairment losses and depreciation at 31 October	39,365,497	146,990	0
Carrying amount at 31 October	**240,000,000**	**0**	**7,769,641**
Revaluation less amortisation, depreciation and impairment losses	105,759,170	0	0
Carrying amount at 31 October before revaluations	**134,240,830**	**0**	**7,769,641**
Interest expenses recognised as part of cost	949,941	0	0

5. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	2022/23	2021/22
	DKK	DKK
Mortgage loans		
After 5 years	54,328,213	57,945,908
Between 1 and 5 years	16,449,717	16,651,905
Long-term part	70,777,930	74,597,813
Within 1 year	3,892,059	4,009,469
	74,669,989	**78,607,282**

	2022/23	2021/22
	DKK	DKK

6. Contingent assets, liabilities and other financial obligations

Charges and security

The following assets have been placed as security with mortgage credit institutes:

Land and buildings with a carrying amount of	247,769,641	208,299,803

Other contingent liabilities

A contractual obligation has been entered into to a value of	40,000,000	5,224,808

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 Eltronic Group A/S, 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.

7. Accounting policies

The Annual Report of Techno Ejendomme ApS for 2022/23 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 2022/23 are presented in DKK.

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.

Derivative financial instruments

Derivative financial instruments are initially recognised in the balance sheet at cost and are subsequently remeasured at their fair values. Positive and negative fair values of derivative financial instruments are classified as ”Other receivables” and ”Other payables”, respectively.

Changes in the fair values of derivative financial instruments are recognised in the income statement unless the derivative financial instrument is designated and qualify as hedge accounting, see below.

Hedge accounting

Changes in the fair values of financial instruments that are designated and qualify as fair value hedges of a recognised asset or a recognised liability are recognised in the income statement as are any changes in the fair value of the hedged asset or the hedged liability related to the hedged risk.

Changes in the fair values of derivative financial instruments that are designated and qualify as hedges of expected future transactions are recognised in the fair value reserve under equity as regards the effective portion of the hedge. The ineffective portion is recognised in the income statement. If the hedged transaction results in an asset or a liability, the amount deferred in equity is transferred from equity and recognised in the cost of the asset or the liability, respectively. If the hedged transaction results in an income or an expense, the amount deferred in equity is transferred from equity to the income statement in the period in which the hedged transaction is recognised. The amount is recognised in the same item as the hedged transaction.

Changes in the fair values of financial instruments that are designated and qualify as hedges of net investments in independent foreign subsidiaries or associates are recognised directly in equity as regards the effective portion of the hedge, whereas the ineffective portion is recognised in the income statement.

Income statement

Rental income

Rental income is recognised on a straight-line basis over the lease term.

Other external expenses

Other external expenses comprise of property management as well as office expenses, etc.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise depreciation and impairment of property, plant and equipment.

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company, including gains and losses on the sale of property, plant and equipment.

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 Danish group companies. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance sheet

Property, plant and equipment

On acquisition land and buildings are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed properties comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and supsuppliers up until the time when the asset is ready for use.

Interest expenses on loans contracted directly for financing the construction of properties are recognised in cost over the construction period.

After the initial recognition land and buildings are measured at fair value.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates. Management uses specialists within the property market to determine the fair value.

Other property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Depreciation based on cost added revaluations and reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Buildings	30 years
Other fixtures and fittings, tools and equipment	3-5 years

The fixed assets' residual values are determined at nil.

Depreciation period and residual value are reassessed annually.

Impairment of fixed assets

The carrying amounts of property, plant and equipment and investments are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by depreciation.

If so, the asset is written down to its lower recoverable amount.

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.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off 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 will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

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.

Financial debts

Loans, such as mortgage loans and loans from credit institutions, 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.

Notes to the Financial Statements

Financial Highlights

Explanation of financial ratios

Gross margin	Gross profit x 100 / Revenue
Profit margin	Profit/loss of ordinary primary operations x 100 / Revenue
Return on assets	Profit/loss of ordinary primary operations x 100 / Total assets at year end
Solvency ratio	Equity at year end x 100 / Total assets at year end
Return on equity	Net profit for the year x 100 / Average equity