

GEV EJENDOMME ApS

**Birkemose Allé 39, st
6000 Kolding**

CVR-no. 28667272

**Annual report
1. jan. 2022 - 31. dec. 2022**

Adopted at the Annual General Meeting on
23. jun. 2023

Marco Silingradi
Chairman

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The company

GEV EJENDOMME ApS

Birkemose Allé 39, st

6000 Kolding

CVR-no: 28667272

Date of foundation: 6. nov. 2006

Executive Board Alessandro Merusi

Financial year: 1. jan. 2022 - 31. dec. 2022

Statement by management

Management has today processed and approved the annual report for the financial year. 1. jan. 2022 - 31. dec. 2022 for GEV EJENDOMME ApS is presented in accordance with the Danish Financial Statements Act.

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

It is our opinion that the financial statements give a true and fair view of the company's assets, liabilities and financial position as at 31. dec. 2022 and the results of the company's activities for the financial year 1. jan. 2022 - 31. dec. 2022.

In our opinion, the management's report contains a true and fair view of the matters to which the report relates.

The financial statements have not been audited. Management declares that the conditions for this are met.

Management recommends that the annual report should be approved by the company at a general meeting.

Kolding, on the 23. jun. 2023

Executive Board

Alessandro Merusi
Director

Management's review

The company's main activities

The Company's principal activity is rental of property, in Ukraine, ro an affiliate

Development in activities and financial conditions

The company's income statement shows a surplus of DKK 231.048, and the company's balance sheet per. 31. dec. 2022 has equity of 3.902.367.

Significant events that occurred after the end of the financial year

No events have occurred after the end of the financial year that could significantly affect the company's financial position.

Accounting policies

Annual report has been submitted in accordance with the provisions of the Danish Financial Statements Act for Accounting Class B.

The accounting policies applied are unchanged compared to last year.

Annual report for 2022 has been paid in DKK.

The income statement

Gross profit or loss

The company applies the provision in section 32 of the Danish Financial Statements Act, according to which the company's turnover is not disclosed.

Gross profit is a summary of revenue with deduction of other external costs.

Net sales

Net sales is recognised in the income statement if delivery and transfer of risk to the buyer has taken place before the end of the year. Net revenue is recognised excl. VAT and with deduction of discounts in connection with the sale.

Staff costs

Personnel costs include salaries, including holiday pay and other costs for social security, etc. to the company's employees. Staff costs received from public authorities are deducted from staff costs.

Depreciation and write-downs

Depreciation and write-downs include the year's depreciation and write-downs of material fixed assets.

Financial items

Financial income and expenses are recognised in the income statement with the amounts relating to the financial year. Financial items include securities, interest income and expenses.

Income tax expense

The tax for the year, which consists of the current corporation tax for the year and changes in deferred tax, is recognised in the income statement with the part that can be attributed to the profit for the year and directly in equity with the part that can be attributed to entries directly in equity.

Balance

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated amortization and impairment losses.

The depreciation basis is the cost price less the expected residual value after the end of the useful life.

Land is not depreciated.

Cost includes the acquisition price and costs directly associated with the acquisition until the time the asset is ready for use.

Straight-line depreciation is made based on the following assessment of the assets' expected useful lives and residual values

	<u>Usage time</u>	<u>Residual value</u>
Land and buildings	33 year	0 %

Assets with a costprice of less than DKK. 31.000 are expensed in the year of acquisition.

Impairment of fixed assets

The carrying amount of intangible and tangible fixed assets is assessed annually for indications of impairment, in addition to what is expressed by depreciation.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

Prepayments and accrued income

Prepayments and accrued income, recognised under current assets, comprise expenses incurred relating to subsequent financial years.

Securities and investments

Securities and investments consisting of listed shares and bonds are measured at fair value on the balance sheet date. Unlisted securities are measured at fair value based on calculated capital value.

Cash and cash equivalents

Cash and cash equivalents include cash and bank deposits.

Corporation tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as calculated tax on the taxable income for the year, adjusted for tax on previous years' taxable income and for taxes paid on account.

Joint taxation contributions payable and receivable are recognised in the balance sheet as "Joint taxation contributions receivable" or "Joint taxation contributions payable".

Deferred tax is measured using the balance sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Debt liabilities

Debt liabilities, which include debt to suppliers and other debt, are measured at amortised cost, which usually corresponds to nominal value.

Income statement 1. jan. 2022 - 31. dec. 2022

	Note	2022	2021
		kr.	kr.
Gross profit or loss		889.207	871.795
Employee expense	1	-33.636	-40.182
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		-281.426	-236.532
Profit/loss before financial items		574.145	595.081
Other financial income		4	0
Other financial expenses	2	-277.959	84.103
Profit/loss from activities before tax		296.190	679.184
Tax on profit/loss for the year		-65.142	-149.421
Profit/loss for the year		231.048	529.763
Proposed distribution of profit			
Retained earnings		231.048	529.763
Retained earnings		231.048	529.763

Balance 31. dec. 2022

	Note	2022	2021
		kr.	kr.
Assets			
Land and buildings		4.050.566	4.327.331
Tangible assets		4.050.566	4.327.331
Total non-current assets		4.050.566	4.327.331
Prepayment entries		0	13.153
Short-term receivables from associated businesses		1.201.753	1.187.657
Receivables		1.201.753	1.200.810
Other securities and investments		1.118	1.118
Cash and cash equivalents		572	7.025
Total current assets		1.203.443	1.208.953
Total assets		5.254.009	5.536.284

Balance 31. dec. 2022

Note	2022	2021
	kr.	kr.
Liabilities and equity		
Share capital	5.446.000	5.446.000
Retained earnings	-1.543.633	-1.774.681
Equity	3.902.367	3.671.319
Short-term payables to group enterprises	1.184.122	1.671.468
Short-term payables to associates	3.390	1.819
Short-term tax payables to group enterprises	61.938	149.421
Other short-term payables	15.000	30.000
VAT and duties payables	87.192	12.257
Short-term liabilities other than provisions	1.351.642	1.864.965
Liabilities other than provisions	1.351.642	1.864.965
Total equity and liabilities	5.254.009	5.536.284

Notes

	2022	2021
	kr.	kr.
1. Employee expense		
Other employee expense	33.636	40.182
Total	33.636	40.182
Average number of employees	0	0
	2022	2021
	kr.	kr.
2. Other financial expenses		
Interest expense to group enterprises	12.445	10.164
Exchange rate adjustments [other finance expenses]	265.514	-94.267
Total	277.959	-84.103

Dette dokument er underskrevet af nedenstående parter, der med deres underskrift har bekræftet dokumentets indhold samt alle datoer i dokumentet.

This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.



Alessandro Merusi

Direktør

Direktør

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Tidspunkt for underskrift: 30-06-2023 kl.: 09:11:44

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Marco Silingradi

Dirigent

Dirigent

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