

## Annual report for 2023

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Seawest Centerbygning A/S  
Gl Kærvej 15, 6800 Varde  
CVR no. 29 94 03 04

Adopted at the annual general meeting on 3 July  
2024



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Anders Mikael Andersson  
chairman

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## Statement by management on the annual report

The executive board has today discussed and approved the annual report of Seawest Centerbygning A/S for the financial year 1 January - 31 December 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 company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

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

Varde, 3 July 2024

**Executive board**



Anders Mikael Andersson  
Director

## Independent auditor's report

### *To the shareholder of Seawest Centerbygning A/S*

#### **Opinion**

We have audited the financial statements of Seawest Centerbygning A/S for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023 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 financial statements" section of our report. We are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and 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 the 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.

## Independent auditor's report

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.

### **Statement on management's review**

Management is responsible for management's review.

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

## Independent auditor's report

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

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

Based on the work we have performed, we conclude that management's review 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 management's review.

Esbjerg, 3 July 2024

Dansk Revision Esbjerg  
Godkendt revisionsaktieselskab  
CVR no. 26 99 36 95



Claus Vium Jensen  
State Authorised Public Accountant  
MNE no. mne33724

## Company details

### The company

Seawest Centerbygning A/S  
Gl Kærvej 15  
6800 Varde

CVR no.: 29 94 03 04

Reporting period: 1 January - 31 December 2023

Domicile: Varde

### Executive board

Anders Mikael Andersson, director

### Auditors

Dansk Revision Esbjerg  
Godkendt revisionsaktieselskab  
Smedevej 33  
6710 Esbjerg V

## Management's review

### **Business review**

The Company's main activity is to buy, sell and hold securities, purchase, sales, investments and administration of real estate, as well as accommodations and Food & Beverage operations.

### **Recognition and measurement uncertainties**

It is the opinion of the management that the Company is not subject to any special risk apart from what is normal within the Company's field of operation.

Receivables from larger clients are closely monitored. The assessments of the need for write-down of receivables is based on objective indications of impairment, on the futures ability to repay. It is management's assessment that all known factors at year-end has been taken into account, however some factors are based on an estimate and any losses ascertained subsequently may differ from the estimate made.

Tangible fixed assets are assessed to a future value in use at least equivalent to the booked value.

### **Financial review**

The income statement of the Seawest Centerbygning ApS (hereafter called the "Company") for 2023 shows a profit of DKK 1.706.118, and the balance sheet at 31 December 2023 shows equity of DKK 37.096.165.

The result is at the expected level and is considered satisfactory.

### **Significant events occurring after the end of the financial year**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

### **Targets and expectations for the year ahead**

The overall goal for Landal GreenParks Denmark is to have revenues on a stable level. During 2023 Danish management have regained focus on efficiency, hours spend and energy prices. This together with revenues on a stable level, we should be able to improve our results. 2023 showed improved results on the aforementioned focus areas.

Overall the result before tax in 2024 is expected to be in a range of a profit of 1 to 3 DKK million.

On 17 June 2021 the Awaze Group announced the signing of a definitive agreement to sell Landal GreenParks to Roompot. On the 12th of April 2023 the anti-trust agency granted formal approval. The shares have been transferred on the 18th of April 2023. During 2024 the merger with Roompot will continue with its effectuation.

The combination of Landal and Roompot creates the most attractive and diverse holiday opportunity in Europe.



## Management's review

### External environment

The Group is striving to reduce its energy consumption and operate a sustainable responsible business in line with the overall environmental strategy for the total Landal GreenParks Group, which has a strong focus on corporate and social responsibility, as is signified by its company motto “discover what green can do.” From an environmental perspective this means that it is our goal to have zero environmental impact by the year 2030, support nature conservation and enhance biodiversity. From a social point of view, we work hard every day to contribute to the wellbeing of our guests, employees and partners in the region around our parks. Our focus on sustainability is also recognized and appreciated by our guests, as two out of three indicate it as important; outpacing the industry average of 50%. Guests indicate that energy and water usage reduction, separation of garbage and overall sustainable behaviour are the most important themes.

The Danish parks are certified according to the international “Greenkey” standard. Centrally Landal GreenParks Group allocates the Sustainability budget with a focus on reducing energy, increasing bio diversity and reducing waste across the total portfolio. Another proof point that underlines the sustainability focus is that the Group uses green electricity. Moreover we will continue to offset our carbon emissions either by purchasing carbon credits that prevent deforestation, or offsetting via local reforestation initiatives.

### Conclusion

The Directors consider that the Landal GreenParks Group has (access to) sufficient liquidity to meet its obligations for the foreseeable future. Based on the circumstances described above, the financial statements are prepared on the assumption that the Company is a going concern.

## Income statement 1 January - 31 December

	<u>Note</u>	<u>2023</u> DKK	<u>2022</u> DKK
<b>Gross profit</b>		<b>7.837.803</b>	<b>7.415.493</b>
Staff costs	1	<u>0</u>	<u>0</u>
<b>Profit/loss before amortisation/depreciation and impairment losses</b>		<b>7.837.803</b>	<b>7.415.493</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment	2	<u>-4.665.393</u>	<u>-5.573.909</u>
<b>Profit/loss before net financials</b>		<b>3.172.410</b>	<b>1.841.584</b>
Financial income	3	0	35
Financial costs	4	<u>-1.043.112</u>	<u>-1.018.940</u>
<b>Profit/loss before tax</b>		<b>2.129.298</b>	<b>822.679</b>
Tax on profit/loss for the year	5	<u>-423.180</u>	<u>-252.778</u>
<b>Profit/loss for the year</b>		<b><u>1.706.118</u></b>	<b><u>569.901</u></b>
		<u>2023</u>	<u>2022</u>
		DKK	DKK
Retained earnings		<u>1.706.118</u>	<u>569.901</u>
		<b><u>1.706.118</u></b>	<b><u>569.901</u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2023</u> DKK	<u>2022</u> DKK
<b>Assets</b>			
Land and buildings	6	55.774.994	59.166.259
Other fixtures and fittings, tools and equipment	6	1.465.799	1.526.948
Property, plant and equipment in progress	6	<u>1.701.083</u>	<u>790.476</u>
<b>Tangible assets</b>		<b><u>58.941.876</u></b>	<b><u>61.483.683</u></b>
<b>Total non-current assets</b>		<b><u>58.941.876</u></b>	<b><u>61.483.683</u></b>
Trade receivables		0	89.943
Short term deposits		<u>0</u>	<u>346.000</u>
<b>Receivables</b>		<b><u>0</u></b>	<b><u>435.943</u></b>
<b>Total current assets</b>		<b><u>0</u></b>	<b><u>435.943</u></b>
<b>Total assets</b>		<b><u><u>58.941.876</u></u></b>	<b><u><u>61.919.626</u></u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2023</u> DKK	<u>2022</u> DKK
<b>Equity and liabilities</b>			
Share capital		125.000	125.000
Retained earnings		<u>36.971.164</u>	<u>35.265.046</u>
<b>Equity</b>		<b><u>37.096.164</u></b>	<b><u>35.390.046</u></b>
Provision for deferred tax		<u>5.394.660</u>	<u>5.484.134</u>
<b>Total provisions</b>		<b><u>5.394.660</u></b>	<b><u>5.484.134</u></b>
Short-term part of long-term debt	7	0	480.182
Trade payables		261.790	198.384
Payables to group companies		13.750.995	19.658.635
Joint taxation contributions payable		763.402	250.748
Other payables		<u>1.674.865</u>	<u>457.497</u>
<b>Total current liabilities</b>		<b><u>16.451.052</u></b>	<b><u>21.045.446</u></b>
<b>Total liabilities</b>		<b><u>16.451.052</u></b>	<b><u>21.045.446</u></b>
<b>Total equity and liabilities</b>		<b><u><u>58.941.876</u></u></b>	<b><u><u>61.919.626</u></u></b>
Contingent liabilities	8		
Related parties and ownership structure	9		

## Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2023	125.000	35.265.046	35.390.046
Net profit/loss for the year	0	1.706.118	1.706.118
<b>Equity at 31 December 2023</b>	<b>125.000</b>	<b>36.971.164</b>	<b>37.096.164</b>

## Notes

### 1 Staff costs

Number of fulltime employees on average	<u>0</u>	<u>0</u>
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### 2 Depreciation, amortisation and impairment of intangible assets and property, plant and equipment

Depreciation tangible assets	5.012.035	4.941.820
Gain/loss on disposal	<u>-346.642</u>	<u>632.089</u>
	<b><u>4.665.393</u></b>	<b><u>5.573.909</u></b>

### 3 Financial income

	<u>2023</u>	<u>2022</u>
	DKK	DKK
Exchange adjustments	<u>0</u>	<u>35</u>
	<b><u>0</u></b>	<b><u>35</u></b>

### 4 Financial costs

	<u>2023</u>	<u>2022</u>
	DKK	DKK
Financial expenses, group entities	1.030.063	982.654
Other financial costs	12.893	36.286
Exchange adjustments costs	<u>156</u>	<u>0</u>
	<b><u>1.043.112</u></b>	<b><u>1.018.940</u></b>

### 5 Tax on profit/loss for the year

Current tax for the year	552.621	250.749
Deferred tax for the year	-89.474	1.990
Adjustment of tax concerning previous years	<u>-39.967</u>	<u>39</u>
	<b><u>423.180</u></b>	<b><u>252.778</u></b>

## Notes

### 6 Tangible assets

	Land and buildings	Other fixtures and fittings, tools and equipment	Right-of-use assets	Property, plant and equipment in progress
Cost at 1 January 2023	89.013.787	3.163.665	1.579.068	790.476
Additions for the year	346.000	0	0	2.124.225
Disposals for the year	0	0	-1.579.068	0
Transfers for the year	906.921	306.697	0	-1.213.618
Cost at 31 December 2023	<u>90.266.708</u>	<u>3.470.362</u>	<u>0</u>	<u>1.701.083</u>
Impairment losses and depreciation at 1 January 2023	29.847.525	1.636.718	1.579.068	0
Depreciation for the year	4.644.189	367.845	0	0
Reversal of impairment and depreciation of sold assets	<u>0</u>	<u>0</u>	<u>-1.579.068</u>	<u>0</u>
Impairment losses and depreciation at 31 December 2023	<u>34.491.714</u>	<u>2.004.563</u>	<u>0</u>	<u>0</u>
<b>Carrying amount at 31 December 2023</b>	<b><u>55.774.994</u></b>	<b><u>1.465.799</u></b>	<b><u>0</u></b>	<b><u>1.701.083</u></b>

### 7 Long term debt

	Debt at 1 January 2023	Debt at 31 December 2023	Instalment next year	Debt outstanding after 5 years
Lease obligations	<u>480.182</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<b><u>480.182</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>

## Notes

### **8 Contingent liabilities**

The company is jointly taxed with its parent company, which until 18th. of April 2023 is Compass Bidco ApS from here on and onwards the parent company is Landal Greenpark ApS who also is the management company. Further the group companies are jointly and severally liable with other jointly taxed entities for payment of income taxes as well as for payment of withholding taxes on dividends, interest and royalties which fall due for payment. Income taxes and withholding taxes payable is disclosed in the Annual Report of the parent company. Any subsequent corrections to income and withholding taxes may result in an increase in the entities' liability.

### **9 Related parties and ownership structure**

#### **Consolidated financial statements**

The company is reflected in the group report of the parent company: Sandy Holdco B.V., Schuiverweg 2, 4462 HK, Goes (The Netherlands).



## Accounting policies

The annual report of Seawest Centerbygning A/S for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2023 is presented in DKK

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Fixed assets acquired in foreign currencies are translated at the exchange rate at the transaction date.

## Accounting policies

### **Income statement**

#### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue and other operating income less costs of raw materials and consumables and other external expenses.

#### **Revenue**

Income from the sale of goods is recognised in the income statement, provided that the transfer of risk, usually on delivery to the buyer, has taken place and that the income can be measured reliably and is expected to be received.

Revenue is measured at fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. Revenue is net of all types of discounts granted.

#### **Other external expenses**

Other external expenses include expenses related to distribution, sale, advertising and administration.

#### **Depreciation, amortisation and impairment losses**

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

#### **Financial income and expenses**

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

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

The company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

### **Balance sheet**

#### **Tangible assets**

Items of land and buildings, plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

## Accounting policies

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	<b>Useful life</b>	<b>Residual value</b>
Land and buildings	5-30 years	0 %
Fixtures and fittings, tools and equipment	5-15 years	0 %
Right-of-use assets	7 years	0 %

The useful life and residual value are re-assessed annually. A change is accounted for as an accounting estimate, and the impact on amortisation/depreciation is recognised going forward.

### Leases

The Company has chosen IFRS 16 as interpretation for classification and recognition of leases.

The Company recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use-assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use-assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received.

Unless the Company is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognized right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subjects to impairment.

## Accounting policies

At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating a lease, if the lease term reflects the Company exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that that trigger the payments occur.

In calculating the present value of lease payments, the Company uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

The Company applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of equipment that are considered of low value. Lease payments on short-term leases and leases of low-value assets are recognized as expense on a straight-line basis over the lease term.

Significant judgement in determining the lease term of contracts with renewal options.

### **Impairment of fixed assets**

The carrying amount of intangible assets, items of property, plant and equipment and investments in subsidiaries, associates and participating interests is tested annually for impairment, other than what is reflected through normal amortisation and depreciation.

### **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.

### **Prepayments**

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

### **Income tax and deferred tax**

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

## Accounting policies

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

### **Liabilities**

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

# Verificatie

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## Document

### 1.7 Seawest Centerbygning ApS 2023

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Ondertekend 2024-07-03 10:57:57 CEST (+0200)

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