

## **Contura Properties A/S**

**Sydmarken 23, 2860 Søborg**

**CVR no. 30 72 38 99**

**Annual report for the period  
1 January to 31 December 2022**

Adopted at the annual general meeting on 29 June  
2023

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Rakesh Chhaganlal Tailor  
chairman

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## Statement by management on the annual report

The supervisory board and executive board have today discussed and approved the annual report of Contura Properties 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 company's financial position at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

In our opinion, management's review includes a fair review of the matters dealt with in the annual report for the financial year.

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

Søborg, 29 June 2023

### Executive board

Ieva Ankorina-Stark

### Supervisory board

Rakesh Chhaganlal Tailor  
chairman

Ieva Ankorina-Stark

Patrick John Banks

Graham Julian Fraser-Pye

## Independent auditor's report

### *To the shareholders of Contura Properties A/S*

#### **Opinion**

We have audited the financial statements of Contura Properties A/S for the financial year 1 January - 31 December 2022, 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 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.

#### **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.

## Independent auditor's report

### 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.

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.

Copenhagen, 29 June 2023

### **Baker Tilly Denmark**

Godkendt Revisionspartnerselskab  
CVR no. 35 25 76 91

Ramazan Turan  
statsautoriseret revisor  
MNE no. mne32779

## Company details

The company	Contura Properties A/S Sydmarken 23 2860 Søborg CVR no.: 30 72 38 99 Reporting period: 1 January - 31 December 2022 Incorporated: 3 July 2007 Domicile: Gladsaxe
Supervisory board	Rakesh Chhaganlal Tailor, chairman Ieva Ankorina-Stark Patrick John Banks Graham Julian Fraser-Pye
Executive board	Ieva Ankorina-Stark
Auditors	Baker Tilly Denmark Godkendt Revisionspartnerselskab Poul Bundgaards Vej 1, 1. 2500 Valby

## **Management's review**

### **Business review**

Contura Properties A/S is a real estate company, whose objective is to maintain the daily running and lease of the property, Sydmarken 23, 2860 Søborg.

### **Financial review**

The company's income statement for the year ended 31 December 2022 shows a loss of DKK 171.730, and the balance sheet at 31 December 2022 shows equity of DKK 20.909.655.

### **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.



## Income statement 1 January - 31 December

	Note	2022 DKK	2021 DKK
<b>Revenue</b>		<b>2.066.493</b>	<b>1.974.280</b>
Other external costs		-431.118	-289.688
<b>Gross profit</b>		<b>1.635.375</b>	<b>1.684.592</b>
Depreciation of land and building and other fixtures		-1.213.277	-1.069.683
<b>Profit/loss before net financials</b>		<b>422.098</b>	<b>614.909</b>
Financial income	1	242.044	183.698
Financial costs	2	-968.662	-405.356
<b>Profit/loss before tax</b>		<b>-304.520</b>	<b>393.251</b>
Tax on profit/loss for the year	3	132.790	-231.647
<b>Profit/loss for the year</b>		<b>-171.730</b>	<b>161.604</b>
<b>Recommended appropriation of profit/loss</b>			
Retained earnings		-171.730	161.604
		<b>-171.730</b>	<b>161.604</b>

## Balance sheet 31 December

	Note	2022 DKK	2021 DKK
<b>Assets</b>			
Land and buildings	4	70.259.971	37.957.886
Other fixtures and fittings, tools and equipment	4	89.741	146.417
<b>Tangible assets</b>		<b>70.349.712</b>	<b>38.104.303</b>
<b>Total non-current assets</b>		<b>70.349.712</b>	<b>38.104.303</b>
Receivables from group enterprises		9.458.996	7.223.368
Other receivables		4.870.943	164.404
Deferred tax asset		102.760	287.134
Joint taxation contributions receivable		265.823	93.368
<b>Receivables</b>		<b>14.698.522</b>	<b>7.768.274</b>
<b>Cash at bank and in hand</b>		<b>63.997</b>	<b>244.383</b>
<b>Total current assets</b>		<b>14.762.519</b>	<b>8.012.657</b>
<b>Total assets</b>		<b>85.112.231</b>	<b>46.116.960</b>

## Balance sheet 31 December

	Note	2022 DKK	2021 DKK
<b>Equity and liabilities</b>			
Share capital		1.000.100	1.000.100
Retained earnings		19.909.555	20.081.284
<b>Equity</b>		<b>20.909.655</b>	<b>21.081.384</b>
Mortgage loans		8.559.862	9.144.281
<b>Total non-current liabilities</b>	5	<b>8.559.862</b>	<b>9.144.281</b>
Short-term part of long-term debt	5	600.000	600.000
Trade payables		5.194.791	66.513
Payables to group enterprises		49.812.923	15.088.447
Other payables		35.000	107.750
Deferred income		0	28.585
<b>Total current liabilities</b>		<b>55.642.714</b>	<b>15.891.295</b>
<b>Total liabilities</b>		<b>64.202.576</b>	<b>25.035.576</b>
<b>Total equity and liabilities</b>		<b>85.112.231</b>	<b>46.116.960</b>
Contingent liabilities	6		
Mortgages and collateral	7		

## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	1.000.100	20.081.285	21.081.385
Net profit/loss for the year	0	-171.730	-171.730
<b>Equity at 31 December</b>	<b>1.000.100</b>	<b>19.909.555</b>	<b>20.909.655</b>

## Notes to accounts

	2022 DKK	2021 DKK
<b>1 Financial income</b>		
Interest received from group enterprises	242.044	183.698
	<b>242.044</b>	<b>183.698</b>
<b>2 Financial costs</b>		
Interest paid to group enterprises	857.527	318.539
Other financial costs	111.135	86.817
	<b>968.662</b>	<b>405.356</b>
<b>3 Tax on profit/loss for the year</b>		
Current tax for the year	-265.340	138.279
Deferred tax for the year	184.373	62.254
Adjustment of tax concerning previous years	-51.823	31.114
	<b>-132.790</b>	<b>231.647</b>

## Notes to accounts

### 4 Tangible assets

	Land and buildings DKK	Other fixtures and fittings, tools and equipment DKK	Total DKK
Cost at 1 January	61.717.497	302.406	62.019.903
Additions for the year	33.458.686	0	33.458.686
Cost at 31 December	95.176.183	302.406	95.478.589
Depreciation at 1 January	23.759.611	155.989	23.915.600
Depreciation for the year	1.156.601	56.676	1.213.277
Depreciation at 31 December	24.916.212	212.665	25.128.877
<b>Carrying amount at 31 December</b>	<b>70.259.971</b>	<b>89.741</b>	<b>70.349.712</b>

### 5 Long term debt

	Debt at 1 January DKK	Debt at 31 December DKK	Instalment next year DKK	Debt outstanding after 5 years DKK
Mortgage loans	9.144.281	8.559.862	600.000	6.186.251
	<b>9.144.281</b>	<b>8.559.862</b>	<b>600.000</b>	<b>6.186.251</b>

### 6 Contingent liabilities

The company is jointly taxed with its parent company, Contura A/S, and has limited and secondary liability together with other jointly taxed entities for payment of income taxes as well as for payment of withholding taxes on dividends, interest and royalties.

### 7 Mortgages and collateral

Land and buildings at a carrying amount of DKK 68.675 thousand have been provided as security for mortgage debt totalling DKK 36.060 thousand.

## Accounting policies

The annual report of Contura Properties 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 provisions applying to reporting class C entities.

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

### 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.

## Income statement

### Revenue

Revenue from rent is recognised in the income statement when delivery is made and risk has passed to the buyer. Revenue is recognised net of VAT, duties and discounts and is measured at fair value of the consideration fixed.

### Other external costs

Other external costs include expenses related to administration, maintenance, property taxes etc.

### Depreciation

Depreciation comprises the year's depreciation of tangible assets, property, plant and equipment.

## Accounting policies

### 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

The company is subject to the Danish rules on compulsory joint taxation.

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, fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

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.

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

Other buildings	40 years
Other fixtures and fittings, tools and equipment	5 years

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.

#### 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 at amortised cost.



## Accounting policies

### 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.

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 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

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

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