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# ***CBRE GWS Denmark ApS***

Rued Langgaards Vej 8, 5., DK-2300 København S

## **Annual Report for 2023**

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CVR No. 31 05 82 01

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 27/6 2024

Michael Kerzel Rusborg  
Chairman of the  
general meeting

# Contents

	<u>Page</u>
<b>Management's Statement and Auditor's Report</b>	
Management's Statement	1
Independent Auditor's Report	2
<b>Management's Review</b>	
Company information	4
Financial Highlights	5
Management's Review	6
<b>Financial Statements</b>	
Income Statement 1 January - 31 December	9
Balance sheet 31 December	10
Statement of changes in equity	12
Notes to the Financial Statements	13

# Management's statement

The Executive and Supervisory Boards have today considered and adopted the Annual Report of CBRE GWS Denmark ApS for the financial year 1 January - 31 December 2023.

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 2023 of the Company and of the results of the Company operations for 2023.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 27 June 2024

## Executive Board

Michael Kerzel Rusborg  
Director

## Supervisory Board

Michael Kerzel Rusborg  
Chairman

Max Corkill

# Independent Auditor's report

To the shareholder of CBRE GWS Denmark ApS

## Opinion

We have audited the Financial Statements of CBRE GWS Denmark ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The Financial Statements are 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 of the Company 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' 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.

# Independent Auditor's report

- 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.

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, in our view, 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 in Management's Review.

Copenhagen, 27 June 2024

## KPMG

Statsautoriseret Revisionspartnerselskab  
CVR No 25 57 81 98

Martin Eiler  
State Authorised Public Accountant  
mne32271

Ilhan Dogan  
State Authorised Public Accountant  
mne47842

## Company information

<b>The Company</b>	CBRE GWS Denmark ApS Rued Langgaards Vej 8, 5. 2300 København S  Telephone: + 45 35265222 Website: <a href="http://www.cbre.com">www.cbre.com</a>  CVR No: 31 05 82 01 Financial period: 1 January - 31 December Municipality of reg. office: Copenhagen
<b>Supervisory Board</b>	Michael Kerzel Rusborg, chairman Max Corkill
<b>Executive Board</b>	Michael Kerzel Rusborg
<b>Auditors</b>	KPMG Statsautoriseret Revisionspartnerselskab Dampfærgevej 28 DK-2100 København Ø

## Financial Highlights

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

	2023	2022	2021	2020	2019
	TDKK	TDKK	TDKK	TDKK	TDKK
<b>Key figures</b>					
<b>Profit/loss</b>					
Revenue	661,519	661,797	584,121	531,720	442,788
Gross profit	59,217	47,398	36,729	32,510	24,368
Profit/loss of primary operations	5,493	5,692	5,719	4,713	4,358
Profit/loss of financial income and expenses	-18,464	-8,819	-472	-278	-1,008
Net profit/loss for the year	-10,162	-2,475	3,437	3,450	2,762
<b>Balance sheet</b>					
Balance sheet total	719,126	723,634	690,590	319,132	195,283
Investment in property, plant and equipment	0	207	1,848	-915	-1,152
Equity	140,897	151,059	153,534	25,097	21,647
Number of employees	279	291	264	245	230
<b>Ratios</b>					
Return on assets	0.8%	0.8%	0.8%	1.5%	2.2%
Solvency ratio	19.6%	20.9%	22.2%	7.9%	11.1%
Return on equity	-7.0%	-1.6%	3.8%	14.8%	13.6%

# Management's review

## Key activities

The Company (CBRE GWS Danmark ApS) offers a broad range of integrated services, including facility management, transaction management, and project management. CBRE GWS Danmark ApS is part of CBRE Group, Inc. that represents broader and deeper capabilities than any other Company. CBRE Group, Inc. is the leading full-service real estate services and investment organization globally.

## Development in the year

The income statement of the Company for 2023 shows a loss/profit of –10,162. As of 31 December 2023, the balance sheet of the Company shows equity of TDKK 140,897.

Majority of the assumptions made in 2022 in regards to 2023 were met and Company presents continues growth in relation to gross profit. Sales revenue stood at the similar level comparing to 2022. Despite the fact that Sales revenue assumptions were not fully met the Company focused on cost management and realized expected profits. Net result was affected mainly by high level of interest expenses being the result of higher interest rates related with CBRE managed cash-pool.

## Financial review

Year ended December 31, 2023 was a successful year with an organic growth driven by additional service and projects scope. Gross profit increased by 25% comparing to 2022. On the GWS business alone overperformance on existing clients together with a continued tight cost control were the foundation of the profit generation.

Going forward it is expected that the business will continue to grow as the market is growing and becoming more mature on the Nordic market platform. Furthermore, the pipeline for new businesses is strong and looks very promising.

Revenue is expected to continue to grow in 2024 and reach DKK 700 – 750 million in 2024. Revenue expectation is based on a strong pipeline and order books and an assumed normalization of the global economy, however with uncertainty regarding demand due to the macroeconomic volatility. EBITDA is expected to be DKK 38 – 42 million in 2024.

## Special risks apart from generally occurring risk in industry Risks Related to our Business Environment

Our performance is significantly related to general economic, political and regulatory conditions and, accordingly, our business, operations and financial condition could be materially adversely affected by economic slowdowns, liquidity constraints, significant rises in interest rates, significant public health events, fiscal or political uncertainty and possible subsequent downturns in commercial real estate asset values, property sales and leasing activities in the geographies or industry sectors that we or our clients serve.

The success of our Company depends on the ability to enter into mutually beneficial contracts, deliver high quality levels of service and accurately assess working capital requirements.

Contracts for our Global Workplace Solutions clients often include complex terms regarding payment of fees, risk transfer, liability limitations, termination, due diligence and transition timeframes. Further, the facilities management and project management businesses within our Global Workplace Solutions segment are often impacted by transition activities in the first year of a contract as well as the timing of starting operations on these large client contracts. If we are unable to negotiate contracts with our clients in a timely manner and on mutually beneficial terms, or there is a delay in becoming fully operational, our business and results of operation may be negatively impacted.

Further, if we fail to deliver the high-quality levels of service expected by our clients, it may result in reputational and financial damage, and could impact our ability to retain existing clients and attract new client.

Global Workplace Solutions operations also requires us to accurately model the working capital needs of our business. Should we fail to accurately assess working capital requirements, the cash flows generated by the Company may be adversely impacted. In addition, if we do not accurately assess the creditworthiness of a client or if a client's creditworthiness changes during the term of the contract, we could potentially be unable to collect on any outstanding payments.

## Intellectual capital resources

The Company is an organization based on knowledge where the employees are generally highly educated. To ensure high skills going forward the Company uses global and local programs for ongoing development of the employees.

## Statement of corporate social responsibility

For corporate social responsibility information, reference is made to the global report by CBRE Group, Inc., 2100 McKinney Avenue, Suite 1250, Dallas, TX 75201 according to the Danish Financial Statements Act section 99 a, (7). The report can be found at: <https://www.cbre.com/about-us/corporate-responsibility/report-2023>

During 2023, we have not found any breaches to our policies, nor have we identified any materials risks within CSR- related areas.

The Company focuses on ensuring a safe and healthy work environment for all employees. Through various Quality, Health, Safety and Environment measurements to manage the efficiency in our Health & Safety procedures in our operations, internally as well as externally at our customer sites.



# Management's review

The Company has performed its yearly Employee Engagement Survey and is together with the People department in close contact with the organization to ensure, that the Company is addressing any potential risks and/ or issues in our ways of working and daily operations that might have a negative impact on the Company's staff and well-being. The next Employee Engagement Survey is already planned for 2024. There have been no significant accidents or work-related fatalities on-site in 2023.

## Statement on gender composition

Policies on social conditions and labor practices

We have not disclosed the comparative figures from the last previous years, but solely for the future, by applying the rules in accordance with the section 99b, paragraph 7 of the Danish financial statements act.

	2023
<b>Top management</b>	
Total numbers of members	2
Underrepresented gender in %	N/A
Target in %	N/A
Year for meeting Targets	N/A
<b>Other management levels</b>	
Total numbers of members	51
Underrepresented gender in %	35%
Target in %	40%
Year for meeting Targets	2026

The board consist of two people. The Company is not required to set a target figure since Danish Financial Statements Act § 99b requires the presence of at least three members.

The other management levels currently consist of 35% females and 65% males. CBRE GWS Danmark ApS will continue focus on an equal representation of gender going forward and expect to reach the target of a 40/60 gender split in 2026, by continue to have focus on the below work with equal opportunities disregard gender.

The Company did not achieve the target figure set in the reporting year as required by Danish Financial Statements Act as there have been no vacancies at other management levels in the reporting year.

CBRE GWS continuously strives for all employees to experience equal opportunities for development, internal career advancement and promotions. All positions are posted internally, and the company encourages all relevant candidates to apply, regardless of gender. Any promotion is based on the job's required criteria – that is competence, value creation and attitude – but the company also has a strong focus on promoting diversity at all levels, placing emphasis on identifying and promoting all talents for specialist positions as well as management positions.

When employing and promoting managers, we strive to have both genders represented among the final candidates this both in 2023 and going forward in the future.

The qualitative goals are identical for all two management levels and are:

All employees in the company should feel that they have equal opportunities for career advancement and management positions.

Employees should experience an open and unbiased culture at CBRE GWS Danmark ApS, where everyone can leverage his or her skills regardless of gender or race. This is supported by CBRE GWS Danmark's equal opportunity policies, locally as well as globally.

## Statement on data ethics

CBRE's policy for data ethics aims to ensure that Company's employees have clear guidelines for how they use CBRE's data ethically and responsibly. This is to simultaneously ensure trust with customers, employees, business partners and suppliers as well as other stakeholders. The fundament of data ethics in CBRE is Code of Conduct.

CBRE takes the responsibility for the processing of data and applied technical solutions. Personal data is processed legally and in accordance with applicable personal data law regulations. Processing takes place with respect for the integrity of the data and with due considerations. Data is not used for purpose that can be categorized as manipulation, propaganda, "fake news", repression, undeserved monitoring or other forms of purposes that could undermine data integrity.

## Management's review

Technological solutions must be value adding from a holistic perspective with a focus on employees, customers and stakeholders. CBRE aims for full transparency around data processing, including where and how data is used. Data processing and technological solutions must be carried out in a safe and sound manner, which requires a high level of IT security.

Our top priorities are data security and AI ethics. Our data never leaves our premises. CBRE created Ellis AI to help our employees securely use genAI to uncover new insights, and with it, we are training our workforce to use AI responsibly to work.

For corporate data privacy policies related to §99d of the Danish Financial Statements Act, reference is made to the global report at <https://www.cbre.com/about-us/corporate-responsibility/report-2023> by CBRE Group, Inc., 2100 McKinney Avenue, Suite 1250, Dallas, TX 75201.

During 2023, we have not found any breaches to our policies, nor have we identified any material risks within data privacy related areas.

### **Uncertainty relating to recognition and measurement**

There are no uncertainties related to recognition and measurement other than the one disclosed in the Statutory Financial Statement as well as this document.

### **Unusual events**

The financial position at 31 December 2023 of the Company and the results of the activities of the Company for the financial year for 2023 have not been affected by any unusual events.

### **Subsequent events**

There are no subsequent events other than these disclosed in the Statutory Financial Statement as well as this document.

## Income statement 1 January - 31 December

	Note	2023	2022
		TDKK	TDKK
Revenue	1	661,519	661,797
Production expenses	2	-602,302	-614,399
<b>Gross profit</b>		<b>59,217</b>	<b>47,398</b>
Administrative expenses	2	-53,724	-41,591
<b>Operating profit/loss</b>		<b>5,493</b>	<b>5,807</b>
Other operating expenses	3	0	-115
<b>Profit/loss before financial income and expenses</b>		<b>5,493</b>	<b>5,692</b>
Financial income	4	0	87
Financial expenses	5	-18,464	-8,906
<b>Profit/loss before tax</b>		<b>-12,971</b>	<b>-3,127</b>
Tax on profit/loss for the year	6	2,809	652
<b>Net profit/loss for the year</b>	7	<b>-10,162</b>	<b>-2,475</b>

## Balance sheet 31 December

### Assets

	Note	2023	2022
		TDKK	TDKK
Goodwill		12,619	20,184
Development projects in progress		627	1,300
<b>Intangible assets</b>	<b>8</b>	<b>13,246</b>	<b>21,484</b>
Other fixtures and fittings, tools and equipment		814	1,554
<b>Property, plant and equipment</b>	<b>9</b>	<b>814</b>	<b>1,554</b>
Investments in subsidiaries	10	400,592	400,592
<b>Fixed asset investments</b>		<b>400,592</b>	<b>400,592</b>
<b>Fixed assets</b>		<b>414,652</b>	<b>423,630</b>
Trade receivables		236,104	257,214
Contract work in progress		0	62
Receivables from group enterprises		49,937	12,113
Other receivables		22	22
Prepayments	11	4,928	4,658
<b>Receivables</b>		<b>290,991</b>	<b>274,069</b>
<b>Cash at bank and in hand</b>		<b>13,483</b>	<b>25,935</b>
<b>Current assets</b>		<b>304,474</b>	<b>300,004</b>
<b>Assets</b>		<b>719,126</b>	<b>723,634</b>

## Balance sheet 31 December

### Liabilities and equity

	Note	2023	2022
		TDKK	TDKK
Share capital	12	125	125
Reserve for development costs		489	1,014
Retained earnings		140,283	149,920
<b>Equity</b>		<u>140,897</u>	<u>151,059</u>
Provision for deferred tax	13	1,615	4,424
Other provisions	14	0	44,000
<b>Provisions</b>		<u>1,615</u>	<u>48,424</u>
Payables to group enterprises		275,000	275,000
<b>Long-term debt</b>	15	<u>275,000</u>	<u>275,000</u>
Trade payables		39,991	138,428
Payables to group enterprises	15	152,439	35,127
Payables to group enterprises relating to corporation tax		0	687
Other payables	16	86,831	74,909
Deferred income	17	22,353	0
<b>Short-term debt</b>		<u>301,614</u>	<u>249,151</u>
<b>Debt</b>		<u>576,614</u>	<u>524,151</u>
<b>Liabilities and equity</b>		<u>719,126</u>	<u>723,634</u>
Contingent assets, liabilities and other financial obligations	18		
Related parties	19		
Subsequent events	20		
Accounting Policies	21		

## Statement of changes in equity

	Share capital	Reserve for development costs	Retained earnings	Total
	TDKK	TDKK	TDKK	TDKK
Equity at 1 January	125	1,014	149,920	151,059
Depreciation, amortisation and impairment for the year	0	-525	525	0
Net profit/loss for the year	0	0	-10,162	-10,162
<b>Equity at 31 December</b>	<b>125</b>	<b>489</b>	<b>140,283</b>	<b>140,897</b>

# Notes to the Financial Statements

	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>1. Revenue</b>		
<b>Geographical segments</b>		
Revenue, Denmark	661,519	661,797
	<u>661,519</u>	<u>661,797</u>
<b>Business segments</b>		
Facility Management	527,298	554,913
Project Management	134,221	106,884
	<u>661,519</u>	<u>661,797</u>
	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>2. Staff</b>		
Wages and salaries	167,555	181,957
Pensions	15,621	15,868
Other social security expenses	2,379	1,882
Other staff expenses	11,834	10,679
	<u>197,389</u>	<u>210,386</u>
Wages and salaries, pensions, other social security expenses and other staff expenses are recognised in the following items:		
Production expenses	156,387	168,421
Administrative expenses	41,002	41,965
	<u>197,389</u>	<u>210,386</u>
Remuneration to the Executive and Supervisory Boards has not been disclosed for 2023 in accordance with section 98 B(3) of the Danish Financial Statements Act.		
<b>Average number of employees</b>	<u>279</u>	<u>291</u>
	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>3. Other operating expenses</b>		
Adjustment of Earn Out consideration	0	115
	<u>0</u>	<u>115</u>

## Notes to the Financial Statements

	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>4. Financial income</b>		
Exchange gains	0	87
	<u>0</u>	<u>87</u>
	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>5. Financial expenses</b>		
Interest paid to group enterprises	18,412	8,747
Other financial expenses	52	86
Exchange loss	0	73
	<u>18,464</u>	<u>8,906</u>
	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>6. Income tax expense</b>		
Deferred tax for the year	-2,809	-652
	<u>-2,809</u>	<u>-652</u>
	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
<b>7. Profit allocation</b>		
Retained earnings	-10,162	-2,475
	<u>-10,162</u>	<u>-2,475</u>



## Notes to the Financial Statements

### 8. Intangible fixed assets

	Goodwill	Develop- ment projects in progress
	TDKK	TDKK
Cost at 1 January	75,648	2,702
Cost at 31 December	75,648	2,702
Impairment losses and amortisation at 1 January	55,464	1,402
Amortisation for the year	7,565	673
Impairment losses and amortisation at 31 December	63,029	2,075
<b>Carrying amount at 31 December</b>	<b>12,619</b>	<b>627</b>

Development projects relate to the incremental cost in obtaining the revenue contracts. Management has not identified any indication of impairment in relation to the carrying amount of the development projects.

### 9. Property, plant and equipment

	Other fixtures and fittings, tools and equipment
	TDKK
Cost at 1 January	3,526
Disposals for the year	-36
Cost at 31 December	3,490
Impairment losses and depreciation at 1 January	1,972
Depreciation for the year	740
Reversal of impairment and depreciation of sold assets	-36
Impairment losses and depreciation at 31 December	2,676
<b>Carrying amount at 31 December</b>	<b>814</b>

## Notes to the Financial Statements

	2023	2022
	TDKK	TDKK
<b>10. Investments in subsidiaries</b>		
Cost at 1 January	400,592	400,592
Cost at 31 December	400,592	400,592
<b>Carrying amount at 31 December</b>	<b>400,592</b>	<b>400,592</b>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Owner-ship	Equity	Net profit/loss for the year
CBRE Teknisk Servicepartner A/S	Aalborg, Denmark	100%	123,144	31,833
			<b>123,144</b>	<b>31,833</b>

### 11. Prepayments

Prepayments consist of prepaid expenses concerning rent, insurance premiums and subscriptions.

### 12. Share capital

The share capital consists of 125,000 shares of a nominal value of DKK 1. No shares carry any special rights.

	2023	2022
	TDKK	TDKK
<b>13. Provision for deferred tax</b>		
Deferred tax liabilities at 1 January	4,424	5,076
Amounts recognised in the income statement for the year	-2,809	-652
<b>Deferred tax liabilities at 31 December</b>	<b>1,615</b>	<b>4,424</b>

## Notes to the Financial Statements

2023	2022
TDKK	TDKK

### 14. Other provisions

Other provisions comprised in 2022 the part of the Earn Out obligation which was linked to EBITDA in the financial year's 2022 to 2023 regarding the acquisition of CBRE Teknisk Servicepartner A/S.

Other short-term provisions constitute TDKK 0 (2022: TDKK 35.946 included in other payables).

Other long-term provisions	0	44,000
	<b>0</b>	<b>44,000</b>

The provisions are expected to mature as follows:

Provisions falling due after 5 years	0	0
	<b>0</b>	<b>0</b>

In June 2023, the Company entered into a settlement agreement to settle the earnout provision.

2023	2022
TDKK	TDKK

### 15. 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:

#### Payables to group enterprises

After 5 years	0	0
Between 1 and 5 years	275,000	275,000
Long-term part	275,000	275,000
Other short-term debt to group enterprises	152,439	35,127
	<b>427,439</b>	<b>310,127</b>

Included in Other short-term debt to group enterprises is an amount of TDKK 86.481 related to a CBRE group cash pool arrangement. (2022: TDKK 31.468).

## Notes to the Financial Statements

	2023	2022
	TDKK	TDKK
<b>16. Other payables</b>		
Earn Out short term obligation	0	35,946
Other debt	86,831	38,963
	<b>86,831</b>	<b>74,909</b>

### 17. Deferred income

Deferred income consists of payments received in respect of income in subsequent years.

	2023	2022
	TDKK	TDKK
<b>18. Contingent assets, liabilities and other financial obligations</b>		
<b>Rental and lease obligations</b>		
Lease obligations under operating leases. Total future lease payments:		
Operational lease and rent	9,782	11,841
	<b>9,782</b>	<b>11,841</b>

#### Other contingent liabilities

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 CBRE 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.

# Notes to the Financial Statements

## 19. Related parties and disclosure of consolidated financial statements

	<u>Basis</u>
<b>Controlling interest</b>	
CBRE Group, Inc.	Ultimate parent company
Relam Amsterdam Holdings B.V.	Parent company
CBRE Teknisk Servicepartner A/S	Subsidiary

### Transactions

During the year, the Company had the following transactions with group enterprises:

Purchase of services from group enterprises, 2023 - DKK -5,404 thousand, (2022 - DKK -35,786 thousand).

Sale of services to group enterprises, 2023 - DKK 3,005 thousand, (2022 - DKK 1,332 thousand).

Royalties to group enterprises, 2023 - DKK -18,023 thousand, (2022 - DKK -36,476 thousand).

Interest to group enterprises, 2023 - DKK -18,412 thousand, (2022 - DKK -8,747).

Other service charges, 2023 - DKK -2.482, (2022 - DKK -1,583)

The Company's balances with group enterprises at December 31, 2023 are recognized in the balance sheet.

Interest income and expenses with respect to group enterprises are disclosed in notes 5 and 6. Further, balances with group enterprises comprise trade balances related to the purchase and sale of goods and services and loan from group enterprises.

Purchases of services group enterprises consists of facility services, management fee, marketing services, share service centers.

No transactions have been carried out with the Board of Directors, the Executive Management, senior employees, major shareholders or other related parties, apart from ordinary remuneration.

### Consolidated Financial Statements

The company is included in the Group annual report of

<u>Name</u>	<u>Place of registered office</u>
CBRE Group, Inc.	2100 McKinney Avenue, Suite 1250, Dallas, TX 75201, USA
Relam Amsterdam Holdings B.V.	Prinse Bernhardplein 200, 1097JB Amsterdam, Netherlands

The Group Annual Report of CBRE Group, Inc. may be obtained at the following address:

The Group Annual Report of Relam Amsterdam Holdings B.V. may be obtained at the following address:

# Notes to the Financial Statements

## 20. Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

# Notes to the Financial Statements

## 21. Accounting policies

The Annual Report of CBRE GWS Denmark ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to large enterprises of reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2023 are presented in TDKK.

### Consolidated financial statements

With reference to section 112 of the Danish Financial Statements Act and to the consolidated financial statements for 2023 of CBRE Group, Inc., the Company has not prepared consolidated financial statements.

### Cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act and to the cash flow statement included in the consolidated financial statements of CBRE Group, Inc., the Company has not prepared a cash flow statement.

### 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.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the maturity period. Amortised cost is calculated as original cost less any repayments and with addition/deduction of the cumulative amortisation of any difference between cost and the nominal amount. In this way, capital losses and gains are allocated over the maturity period.

Recognition and measurement take into account predictable losses and risks occurring before the presentation of the Annual Report which confirm or invalidate affairs and conditions existing at the balance sheet date.

### Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses 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.

# Notes to the Financial Statements

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.

## Revenue

Information on business segments and geographical segments based on the Company's risks and returns and its internal financial reporting system. Business segments are regarded as the primary segments.

## Income statement

### Revenue

Income for services is recognised on a straightline basis at delivery.

### Production expenses

Production expenses comprises costs incurred to achieve revenue for the year. Cost comprises consumables, direct labour costs and indirect costs such as maintenance and depreciation, etc, as well as operation and administration.

Production expenses also includes research and development costs that do not qualify for capitalisation as well as amortisation of capitalised development costs.

### Administrative expenses

Administrative expenses comprise expenses for management, administrative staff, office expenses and depreciation.

In pursuance of section 96,3 of the Danish Financial Statements Act, the company does not disclose the fee for auditors.

### 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 intangible assets and property, plant and equipment.

### Income from investments in subsidiaries

Dividends from subsidiaries are recognised as income in the income statement when adopted at the General Meeting of the subsidiary. However, dividends relating to earnings in the subsidiary before it was acquired by the Parent Company are set off against the cost of the subsidiary.

### 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 deferred tax for the year. The tax attributable to the profit for 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 affiliated companies. The tax effect of the joint taxation with the subsidiaries is allocated to Danish enterprises showing profits or losses in proportion to their taxable incomes.



# Notes to the Financial Statements

## Balance sheet

### Intangible fixed assets

#### *Goodwill*

Goodwill is amortised on a straight-line basis over the estimated useful life of 10 years. The amortisation period is based on an assessment of the acquiree's market position and earnings capacity.

#### *Development projects*

Development costs comprise costs, wages, salaries and amortisation directly and indirectly attributable to development activities.

Development projects that are clearly defined and identifiable, where the technical feasibility, sufficient resources and a potential future market or development opportunities are evidenced, and where the Company intends to produce, market or use the project, are recognised as intangible assets provided that the cost can be measured reliably and that there is sufficient assurance that future earnings can cover production costs, selling costs and administrative expenses as well as development costs. Other development costs are recognised in the income statement as incurred.

Development costs recognised in the balance sheet are measured at cost less accumulated amortisation and impairment losses.

Upon completion of development work, development costs are amortised on a straight-line basis over the estimated useful lives.

The amortisation period is usually 5 year.

### Property, plant and equipment

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.

Where individual components of an item of property, plant and equipment have different useful lives, and the individual component is a significant part of the total costs, the cost is divided into separate components, which are depreciated separately.

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

Other fixtures and fittings, tools and equipment	5 years
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The fixed assets' residual values are determined at nil.

Depreciation is recognised as production cost, distribution cost and administrative expenses in the income statement.

Gains or losses on the disposal of property, plant and equipment are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised as operating income or other operating costs, respectively in the income statement.

### Impairment of fixed assets

The carrying amounts of intangible assets and 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 amortisation and depreciation.

# Notes to the Financial Statements

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

## **Investments in subsidiaries**

Investments in a subsidiary is measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

The cost include an element of contingent consideration, that is measured at net realizable value. Any value adjustments are recognised in the income statement.

## **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.

## **Contract work in progress**

Contract work in progress is measured at selling price of the work performed calculated on the basis of the stage of completion. The stage of completion is measured by the proportion that the contract expenses incurred to date bear to the estimated total contract expenses. Where it is probable that total contract expenses will exceed total revenues from a contract, the expected loss is recognised as an expense in the income statement.

Where the selling price cannot be measured reliably, the selling price is measured at the lower of expenses incurred and net realisable value.

Payments received on account are set off against the selling price. The individual contracts are classified as receivables when the net selling price is positive and as liabilities when the net selling price is negative.

Expenses relating to sales work and the winning of contracts are recognised in the income statement as incurred.

## **Prepayments**

Prepayments comprise prepaid expenses related to the subsequent financial year.

## **Equity**

### ***Dividend***

Dividend distribution proposed by Management for the year is disclosed as a separate equity item. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

## **Provisions**

Provisions are recognised when - in consequence of an event occurred before or on the balance sheet date - the Company has a legal or constructive obligation and it is probable that economic benefits must be given up to settle the obligation.

Other provisions include Earn Out obligations related to the investment in a subsidiary.

## **Deferred tax assets and liabilities**

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. In cases where the computation of the tax base may be made according to alternative tax rules, deferred tax is measured on the basis of the intended use of the asset and settlement of the liability, respectively.

# Notes to the Financial Statements

Deferred tax assets, including the tax base of tax loss carry-forwards, 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.

## Financial liabilities

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

## Deferred income

Deferred income comprises payments received in respect of income in subsequent years.

## Financial Highlights

### Explanation of financial ratios

Return on assets	$\text{Profit/loss of ordinary primary operations} \times 100 / \text{Total assets at year end}$
Solvency ratio	$\text{Equity at year end} \times 100 / \text{Total assets at year end}$
Return on equity	$\text{Net profit for the year} \times 100 / \text{Average equity}$