



Core One A/S

Lene Haus Vej 9 B
7430 Ikast
CVR No. 31880351

Annual report 2023

The Annual General Meeting adopted the annual report on 22.04.2024

Peter Flaskager Laursen
Chairman of the General Meeting

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Entity details

Entity

Core One A/S
Lene Haus Vej 9 B
7430 Ikast

Business Registration No.: 31880351
Registered office: Ikast-brande
Financial year: 01.01.2023 - 31.12.2023

Board of Directors

Mogens Steenholdt Olsen, chairman
Lindy Valbjørn Sørensen
Henrik Sig Kristensen
Peter Flaskager Laursen
Trine Neimann-Platz
Søren Lomholt Husted

Executive Board

Peter Flaskager Laursen, chief executive officer

Lawyer

Midtadvokaterne A/S, Advokat Martin Plum Juul
Sieferts Plads 5,
7430 Ikast

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Papirfabrikken 26
8600 Silkeborg

Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of Core One A/S for the financial year 01.01.2023 - 31.12.2023.

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

In our opinion, the consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2023 and of the results of their operations and the consolidated cash flows for the financial year 01.01.2023 - 31.12.2023.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Ikast, 22.04.2024

Executive Board

Peter Flaskager Laursen

chief executive officer

Board of Directors

Mogens Steenholdt Olsen

chairman

Lindy Valbjørn Sørensen

Henrik Sig Kristensen

Peter Flaskager Laursen

Trine Neimann-Platz

Søren Lomholt Husted

Independent auditor's report

To the shareholders of Core One A/S

Opinion

We have audited the consolidated financial statements and the parent financial statements of Core One A/S for the financial year 01.01.2023 - 31.12.2023, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies, for the Group as well as the Parent, and the consolidated cash flow statement. The consolidated financial statements and the parent financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2023 and of the results of their operations and the consolidated cash flows for the financial year 01.01.2023 - 31.12.2023 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 consolidated financial statements and the parent financial statements" section of this auditor's report. We are independent of the Group 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 consolidated financial statements and the parent financial statements

Management is responsible for the preparation of consolidated financial statements and parent 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 consolidated financial statements and parent financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the parent financial statements, Management is responsible for assessing the Group's and the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the consolidated financial statements and the parent financial statements unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements and the parent financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent 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 consolidated financial statements and parent 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 consolidated financial statements and the parent 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 Group's and the Entity'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 consolidated financial statements and the parent 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 Group's and the Entity'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 consolidated financial statements and the parent 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 Group and the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements and the parent financial statements, including the disclosures in the notes, and whether the consolidated financial statements and the parent financial statements represent the underlying transactions and events in a manner that gives a true and fair view.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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 the management commentary

Management is responsible for the management commentary.

Our opinion on the consolidated financial statements and the parent financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

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

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the consolidated financial statements and the parent financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

Aarhus, 22.04.2024

Deloitte

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

Jacob Nørmark

State Authorised Public Accountant

Identification No (MNE) mne30176

Nicolaj Haarup

State Authorised Public Accountant

Identification No (MNE) mne46613

Management commentary

Financial highlights

| | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|----------|---------|---------|---------|----------|
| | DKK'000 | DKK'000 | DKK'000 | DKK'000 | DKK'000 |
| Key figures | | | | | |
| Gross profit/loss | 31,728 | 51,664 | 52,803 | 63,481 | 55,533 |
| Operating profit/loss | (2,895) | 6,060 | 1,066 | 14,030 | 12,237 |
| Net financials | (2,201) | (1,867) | (417) | (573) | (632) |
| Profit/loss for the year | (3,982) | 3,271 | 405 | 10,419 | 8,999 |
| Balance sheet total | 64,441 | 57,919 | 67,271 | 62,967 | 55,884 |
| Investments in property, plant and equipment | 16,454 | 2,362 | 5,678 | 7,846 | 1,217 |
| Equity | 14,661 | 19,304 | 17,691 | 22,541 | 18,144 |
| Equity excl. minority interests | 14,661 | 19,304 | 17,691 | | |
| Cash flows from operating activities | 2,572 | 3,493 | 7,394 | 6,410 | 11,951 |
| Cash flows from investing activities | (15,527) | (2,370) | (6,602) | (7,853) | (1,680) |
| Cash flows from financing activities | 9,764 | (1,114) | 190 | 2,313 | (12,607) |
| Average number of employees | 353 | 551 | 736 | 694 | 606 |
| Ratios | | | | | |
| Return on equity (%) | (23.86) | 17.68 | 2.01 | 51.22 | 58.97 |
| Equity ratio (%) | 22.65 | 33.33 | 26.30 | 35.80 | 32.47 |

Financial highlights are defined and calculated in accordance with the current version of "Recommendations & Ratios" issued by the CFA Society Denmark.

Return on equity (%):

$\frac{\text{Profit/loss for the year} * 100}{\text{Average equity}}$

Average equity

Equity ratio (%):

$\frac{\text{Equity} * 100}{\text{Balance sheet total}}$

Balance sheet total

Primary activities

The group's activity consists of the production and sale of furniture from its own factory in Vietnam.

Development in activities and finances

The management finds the result of the year very unsatisfactory.

The furniture industry's global downturn with low consumer spendings and confidence continued into 2023. Order intake remained low throughout the year. The trend in consumer spendings seems to continue into 2024 as well.

Profit/loss for the year in relation to expected developments

The loss for the year was negative and in line with the expectations for 2023, which was a lower result than the realized pre-tax profit of DKK 4.200k in 2022.

Outlook

Consumer spendings on furniture remain low into 2024 but the company gained new costumers through 2023. Therefore, the management expects higher activities and a positive result before tax for 2024 in the interval of DKK 0 - 3.000k.

Research and development activities

The Group has no research activities but make continuous advances in business processes, digitization, and production technology to follow the markets' demands and opportunities. Design and product development is a significant strategic pillar, and during the year, more than 150 new products were designed, developed, and presented to the Group's customers around the world.

Events after the balance sheet date

No events that would influence the evaluation of this annual report have occurred since the balance sheet date.

Consolidated income statement for 2023

| | Notes | 2023 DKK | 2022 DKK |
|--|-------|--------------------|-------------------|
| Gross profit/loss | | 31,728,030 | 51,664,003 |
| Staff costs | 1 | (31,323,508) | (42,829,871) |
| Depreciation, amortisation and impairment losses | | (3,219,417) | (2,687,006) |
| Other operating expenses | | (79,674) | (87,358) |
| Operating profit/loss | | (2,894,569) | 6,059,768 |
| Other financial income | | 2,576,169 | 438,549 |
| Other financial expenses | | (4,777,361) | (2,305,591) |
| Profit/loss before tax | | (5,095,761) | 4,192,726 |
| Tax on profit/loss for the year | 2 | 1,114,135 | (921,946) |
| Profit/loss for the year | 3 | (3,981,626) | 3,270,780 |

Consolidated balance sheet at 31.12.2023

Assets

| | Notes | 2023 DKK | 2022 DKK |
|--|-------|-------------------|-------------------|
| Acquired concessions | | 377,566 | 637,240 |
| Intangible assets | 4 | 377,566 | 637,240 |
| Land and buildings | | 14,773,976 | 0 |
| Plant and machinery | | 9,836,693 | 10,352,800 |
| Other fixtures and fittings, tools and equipment | | 3,356,821 | 2,698,443 |
| Property, plant and equipment in progress | | 0 | 1,952,036 |
| Property, plant and equipment | 5 | 27,967,490 | 15,003,279 |
| Deposits | | 3,857,246 | 4,169,813 |
| Other receivables | | 0 | 554,400 |
| Financial assets | 6 | 3,857,246 | 4,724,213 |
| Fixed assets | | 32,202,302 | 20,364,732 |
| Raw materials and consumables | | 6,754,440 | 7,885,961 |
| Work in progress | | 1,134,802 | 1,218,622 |
| Manufactured goods and goods for resale | | 2,105,884 | 3,612,391 |
| Prepayments for goods | | 2,198,959 | 2,923,059 |
| Inventories | | 12,194,085 | 15,640,033 |
| Trade receivables | | 12,851,476 | 11,302,609 |
| Deferred tax | 7 | 1,118,400 | 80,000 |
| Other receivables | | 1,047,218 | 1,248,772 |
| Tax receivable | | 160,597 | 605,627 |
| Prepayments | 8 | 1,369,278 | 1,987,825 |
| Receivables | | 16,546,969 | 15,224,833 |

| | | |
|-----------------------|-------------------|-------------------|
| Cash | 3,497,648 | 6,688,923 |
| <hr/> | | |
| Current assets | 32,238,702 | 37,553,789 |
| <hr/> | | |
| Assets | 64,441,004 | 57,918,521 |
| <hr/> | | |

Equity and liabilities

| | Notes | 2023 DKK | 2022 DKK |
|--|--------------|---------------------------|---------------------------|
| Contributed capital | | 525,000 | 525,000 |
| Retained earnings | | 14,135,637 | 18,778,614 |
| Equity | | 14,660,637 | 19,303,614 |
| Mortgage debt | | 8,329,834 | 0 |
| Bank loans | | 4,325,635 | 0 |
| Non-current liabilities other than provisions | 9 | 12,655,469 | 0 |
| Current portion of non-current liabilities other than provisions | 9 | 664,599 | 0 |
| Bank loans | | 23,029,106 | 26,585,373 |
| Prepayments received from customers | | 2,447,364 | 1,588,742 |
| Trade payables | | 4,474,723 | 3,950,782 |
| Tax payable | | 140,142 | 0 |
| Other payables | | 6,368,964 | 6,490,010 |
| Current liabilities other than provisions | | 37,124,898 | 38,614,907 |
| Liabilities other than provisions | | 49,780,367 | 38,614,907 |
| Equity and liabilities | | 64,441,004 | 57,918,521 |
| Unrecognised rental and lease commitments | 11 | | |
| Contingent liabilities | 12 | | |
| Assets charged and collateral | 13 | | |
| Non-arm's length related party transactions | 14 | | |
| Subsidiaries | 15 | | |

Consolidated statement of changes in equity for 2023

| | Contributed capital DKK | Retained earnings DKK | Total DKK |
|---------------------------|-------------------------------|-----------------------------|-------------------|
| Equity beginning of year | 525,000 | 18,778,614 | 19,303,614 |
| Exchange rate adjustments | 0 | (661,351) | (661,351) |
| Profit/loss for the year | 0 | (3,981,626) | (3,981,626) |
| Equity end of year | 525,000 | 14,135,637 | 14,660,637 |

Consolidated cash flow statement for 2023

| | Notes | 2023 DKK | 2022 DKK |
|---|-------|---------------------|--------------------|
| Operating profit/loss | | (2,894,569) | 6,059,768 |
| Amortisation, depreciation and impairment losses | | 3,219,417 | 2,687,006 |
| Working capital changes | 10 | 4,533,101 | (2,756,698) |
| Cash flow from ordinary operating activities | | 4,857,949 | 5,990,076 |
| Financial income received | | 2,576,169 | 438,550 |
| Financial expenses paid | | (4,777,361) | (2,305,591) |
| Taxes refunded/(paid) | | (85,135) | (629,871) |
| Cash flows from operating activities | | 2,571,622 | 3,493,164 |
| Acquisition etc. of property, plant and equipment | | (16,605,365) | (2,361,516) |
| Exchange rate adjustments | | 766,100 | (141,440) |
| Reversals on depreciation | | 0 | (31,639) |
| Sale of tools and equipment | | 0 | 125,375 |
| Disposal, deposits | | 312,567 | 39,327 |
| Cash flows from investing activities | | (15,526,698) | (2,369,893) |
| Free cash flows generated from operations and investments before financing | | (12,955,076) | 1,123,271 |
| Loans raised | | 13,702,000 | 886,187 |
| Repayments of loans etc. | | (3,938,199) | 0 |
| Dividend paid | | 0 | (2,000,000) |
| Cash flows from financing activities | | 9,763,801 | (1,113,813) |
| Increase/decrease in cash and cash equivalents | | (3,191,275) | 9,458 |
| Cash and cash equivalents beginning of year | | 6,688,923 | 6,679,465 |
| Cash and cash equivalents end of year | | 3,497,648 | 6,688,923 |

Cash and cash equivalents at year-end are composed of:

| | | |
|--|------------------|------------------|
| Cash | 3,497,648 | 6,688,923 |
| Cash and cash equivalents end of year | 3,497,648 | 6,688,923 |

Notes to consolidated financial statements

1 Staff costs

| | 2023 | 2022 |
|---------------------------------------|-------------------|-------------------|
| | DKK | DKK |
| Wages and salaries | 25,088,482 | 34,650,870 |
| Pension costs | 1,571,394 | 1,439,933 |
| Other social security costs | 1,995,523 | 3,641,590 |
| Other staff costs | 2,668,109 | 3,097,478 |
| | 31,323,508 | 42,829,871 |
| Average number of full-time employees | 353 | 551 |

| | Remuneration of management 2023 DKK | Remuneration of management 2022 DKK |
|--|--|--|
| Total amount for management categories | 2,075,685 | 2,839,647 |
| | 2,075,685 | 2,839,647 |

2 Tax on profit/loss for the year

| | 2023 | 2022 |
|--------------------------------------|--------------------|----------------|
| | DKK | DKK |
| Current tax | 382,265 | 840,129 |
| Change in deferred tax | (1,496,400) | 32,000 |
| Adjustment concerning previous years | 0 | 49,817 |
| | (1,114,135) | 921,946 |

3 Proposed distribution of profit/loss

| | 2023 | 2022 |
|--|--------------------|------------------|
| | DKK | DKK |
| Extraordinary dividend distributed in the financial year | 0 | 2,000,000 |
| Retained earnings | (3,981,626) | 1,270,780 |
| | (3,981,626) | 3,270,780 |

4 Intangible assets

| | Acquired concessions DKK |
|---|---|
| Cost beginning of year | 2,082,328 |
| Exchange rate adjustments | (119,234) |
| Additions | 150,942 |
| Cost end of year | 2,114,036 |
| Amortisation and impairment losses beginning of year | (1,445,088) |
| Exchange rate adjustments | 82,511 |
| Amortisation for the year | (373,893) |
| Amortisation and impairment losses end of year | (1,736,470) |
| Carrying amount end of year | 377,566 |

5 Property, plant and equipment

| | Land and buildings DKK | Plant and machinery DKK | Other fixtures and fittings, tools and equipment DKK | Property, plant and equipment in progress DKK |
|---|---------------------------------------|--|---|--|
| Cost beginning of year | 0 | 19,681,665 | 8,483,146 | 1,952,036 |
| Exchange rate adjustments | 0 | (1,134,198) | (409,838) | 0 |
| Transfers | 0 | 1,952,036 | 0 | (1,952,036) |
| Additions | 14,913,577 | 46,388 | 1,494,459 | 0 |
| Cost end of year | 14,913,577 | 20,545,891 | 9,567,767 | 0 |
| Depreciation and impairment losses beginning of year | 0 | (9,328,865) | (5,784,703) | 0 |
| Exchange rate adjustments | 0 | 537,596 | 277,061 | 0 |
| Depreciation for the year | (139,601) | (1,917,929) | (703,304) | 0 |
| Depreciation and impairment losses end of year | (139,601) | (10,709,198) | (6,210,946) | 0 |
| Carrying amount end of year | 14,773,976 | 9,836,693 | 3,356,821 | 0 |

6 Financial assets

| | Deposits DKK |
|------------------------------------|-------------------------|
| Cost beginning of year | 4,169,813 |
| Exchange rate adjustments | (240,294) |
| Disposals | (72,273) |
| Cost end of year | 3,857,246 |
| Carrying amount end of year | 3,857,246 |

7 Deferred tax

| | 2023 DKK | 2022 DKK |
|-------------------------------|------------------|---------------|
| Property, plant and equipment | (343,444) | 80,000 |
| Tax losses carried forward | 1,461,844 | 0 |
| Deferred tax | 1,118,400 | 80,000 |

| Changes during the year | 2023 DKK | 2022 DKK |
|------------------------------------|---------------------|---------------------|
| Beginning of year | 80,000 | 112,000 |
| Recognised in the income statement | 1,496,400 | (32,000) |
| Additions | (458,000) | 0 |
| End of year | 1,118,400 | 80,000 |

Deferred tax assets

The tax asset consists primarily of carry-forward losses from previous years. The deficit has arisen as a result of individual events, which is why the company expects to be able to utilize the deficit during the following years.

8 Prepayments

Prepayments consist of prepaid tools and equipment and other prepaid costs.

9 Non-current liabilities other than provisions

| | Due within 12 months 2023 DKK | Due after more than 12 months 2023 DKK | Outstanding after 5 years 2023 DKK |
|---------------|--|--|---|
| Mortgage debt | 294,950 | 8,329,834 | 7,138,916 |
| Bank loans | 369,649 | 4,325,635 | 2,606,763 |
| | 664,599 | 12,655,469 | 9,745,679 |

10 Changes in working capital

| | 2023 DKK | 2022 DKK |
|--|------------------|--------------------|
| Increase/decrease in inventories | 3,445,948 | 4,270,866 |
| Increase/decrease in receivables | (174,366) | 4,331,398 |
| Increase/decrease in trade payables etc. | 1,261,519 | (11,358,962) |
| | 4,533,101 | (2,756,698) |

11 Unrecognised rental and lease commitments

| | 2023 DKK | 2022 DKK |
|---|-------------------|-------------------|
| Total liabilities under rental or lease agreements until maturity | 25,002,000 | 33,815,000 |

12 Contingent liabilities

The Parent and the Danish subsidiaries participate in a Danish joint taxation arrangement in which Core one A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Parent and the Danish subsidiaries are therefore liable for income taxes etc. for the jointly taxed entities, and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividends for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

13 Assets charged and collateral

Bank loans are secured by way of a deposited mortgage deed registered to the mortgagor with a nominal value of DKK 18,000k. The corporate mortgage comprises the following assets, the carrying amount of which at the balance sheet date constitute:

Trade receivables: DKK 12.830k

Other fixtures and fittings, tools and equipment: DKK 169k

Group debt to mortgage institute is secured through a mortgage in the building, which has a booked value of DKK 14.774k.

14 Non-arm's length related party transactions

Only non-arm's length related party transactions are disclosed in the annual report. No such transactions were conducted during the financial year.

15 Subsidiaries

| | Registered in | Corporate form | Ownership % |
|----------------------------|---------------|----------------|-------------|
| Response Vietnam Co., Ltd. | Vietnam | Ltd. | 100.00 |
| One Property ApS | Denmark | ApS | 100.00 |

Parent income statement for 2023

| | Notes | 2023 DKK | 2022 DKK |
|--|-------|--------------------|-------------------|
| Gross profit/loss | | 5,204,511 | 13,698,050 |
| Staff costs | 1 | (10,630,906) | (10,797,402) |
| Depreciation, amortisation and impairment losses | | (225,286) | (389,301) |
| Operating profit/loss | | (5,651,681) | 2,511,347 |
| Income from investments in group enterprises | | 1,513,347 | 1,743,932 |
| Other financial income | | 21,288 | 1,232 |
| Financial expenses from group enterprises | | (138,818) | 0 |
| Other financial expenses | | (1,264,162) | (542,316) |
| Profit/loss before tax | | (5,520,026) | 3,714,195 |
| Tax on profit/loss for the year | 2 | 1,538,400 | (443,415) |
| Profit/loss for the year | 3 | (3,981,626) | 3,270,780 |

Parent balance sheet at 31.12.2023

Assets

| | Notes | 2023 DKK | 2022 DKK |
|--|-------|-------------------|-------------------|
| Other fixtures and fittings, tools and equipment | | 169,087 | 394,373 |
| Property, plant and equipment | 4 | 169,087 | 394,373 |
| Investments in group enterprises | | 12,524,083 | 10,828,879 |
| Deposits | | 554,400 | 554,400 |
| Financial assets | 5 | 13,078,483 | 11,383,279 |
| Fixed assets | | 13,247,570 | 11,777,652 |
| Trade receivables | | 12,830,976 | 11,251,790 |
| Receivables from group enterprises | | 16,422,819 | 23,902,463 |
| Deferred tax | 6 | 1,618,400 | 80,000 |
| Other receivables | | 137,941 | 376,495 |
| Tax receivable | | 379,000 | 688,402 |
| Prepayments | 7 | 312,162 | 403,496 |
| Receivables | | 31,701,298 | 36,702,646 |
| Cash | | 6,272 | 3,413,572 |
| Current assets | | 31,707,570 | 40,116,218 |
| Assets | | 44,955,140 | 51,893,870 |

Equity and liabilities

| | Notes | 2023 DKK | 2022 DKK |
|--|--------------|---------------------------|---------------------------|
| Contributed capital | | 525,000 | 525,000 |
| Reserve for net revaluation according to equity method | | 9,399,739 | 10,547,744 |
| Retained earnings | | 4,735,898 | 8,230,870 |
| Equity | | 14,660,637 | 19,303,614 |
| Bank loans | | 23,029,106 | 26,585,373 |
| Prepayments received from customers | | 2,447,364 | 1,588,742 |
| Trade payables | | 627,314 | 994,002 |
| Payables to group enterprises | | 618,197 | 0 |
| Other payables | 8 | 3,572,522 | 3,422,139 |
| Current liabilities other than provisions | | 30,294,503 | 32,590,256 |
| Liabilities other than provisions | | 30,294,503 | 32,590,256 |
| Equity and liabilities | | 44,955,140 | 51,893,870 |
| Unrecognised rental and lease commitments | 9 | | |
| Contingent liabilities | 10 | | |
| Assets charged and collateral | 11 | | |
| Non-arm's length related party transactions | 12 | | |

Parent statement of changes in equity for 2023

| | Contributed capital DKK | Reserve for net revaluation according to the equity method DKK | Retained earnings DKK | Total DKK |
|---------------------------|-------------------------------|--|-----------------------------|-------------------|
| Equity beginning of year | 525,000 | 10,547,744 | 8,230,870 | 19,303,614 |
| Exchange rate adjustments | 0 | (661,351) | 0 | (661,351) |
| Profit/loss for the year | 0 | (486,654) | (3,494,972) | (3,981,626) |
| Equity end of year | 525,000 | 9,399,739 | 4,735,898 | 14,660,637 |

Notes to parent financial statements

1 Staff costs

| | 2023 DKK | 2022 DKK |
|---------------------------------------|-------------------|-------------------|
| Wages and salaries | 8,932,263 | 9,253,174 |
| Pension costs | 1,571,394 | 1,439,933 |
| Other social security costs | 127,249 | 104,295 |
| | 10,630,906 | 10,797,402 |
| Average number of full-time employees | 13 | 13 |

2 Tax on profit/loss for the year

| | 2023 DKK | 2022 DKK |
|--------------------------------------|--------------------|----------------|
| Current tax | 0 | 361,598 |
| Change in deferred tax | (1,538,400) | 32,000 |
| Adjustment concerning previous years | 0 | 49,817 |
| | (1,538,400) | 443,415 |

3 Proposed distribution of profit and loss

| | 2023 DKK | 2022 DKK |
|--|--------------------|------------------|
| Extraordinary dividend distributed in the financial year | 0 | 2,000,000 |
| Retained earnings | (3,981,626) | 1,270,780 |
| | (3,981,626) | 3,270,780 |

4 Property, plant and equipment

| | Other fixtures and fittings, tools and equipment DKK |
|---|--|
| Cost beginning of year | 1,371,250 |
| Cost end of year | 1,371,250 |
| Depreciation and impairment losses beginning of year | (976,877) |
| Depreciation for the year | (225,286) |
| Depreciation and impairment losses end of year | (1,202,163) |
| Carrying amount end of year | 169,087 |

5 Financial assets

| | Investments in group enterprises DKK | Deposits DKK |
|------------------------------------|---|-------------------------|
| Cost beginning of year | 281,135 | 554,400 |
| Additions | 2,843,209 | 0 |
| Cost end of year | 3,124,344 | 554,400 |
| Revaluations beginning of year | 10,547,744 | 0 |
| Changes in accounting policies | (139,601) | 0 |
| Exchange rate adjustments | (661,352) | 0 |
| Share of profit/loss for the year | 1,652,948 | 0 |
| Dividend | (2,000,000) | 0 |
| Revaluations end of year | 9,399,739 | 0 |
| Carrying amount end of year | 12,524,083 | 554,400 |

A specification of investments in subsidiaries is evident from the notes to the consolidated financial statements.

6 Deferred tax

| | 2023 DKK | 2022 DKK |
|-------------------------------|---------------------|---------------------|
| Property, plant and equipment | 85,000 | 80,000 |
| Tax losses carried forward | 1,533,400 | 0 |
| Deferred tax | 1,618,400 | 80,000 |

| Changes during the year | 2023 DKK | 2022 DKK |
|------------------------------------|---------------------|---------------------|
| Beginning of year | 80,000 | 112,000 |
| Recognised in the income statement | 1,538,400 | (32,000) |
| End of year | 1,618,400 | 80,000 |

Deferred tax assets

The tax asset consists primarily of carry-forward losses from previous years. The deficit has arisen as a result of individual events, which is why the company expects to be able to utilize the deficit during the following years.

7 Prepayments

Prepayments consist of prepayments for subscriptions, insurances and education costs

8 Other payables

| | 2023 | 2022 |
|--|------------------|------------------|
| | DKK | DKK |
| Wages and salaries, personal income taxes, social security costs, etc. payable | 779,289 | 528,707 |
| Other costs payable | 2,793,233 | 2,893,432 |
| | 3,572,522 | 3,422,139 |

9 Unrecognised rental and lease commitments

| | 2023 | 2022 |
|---|------------------|------------------|
| | DKK | DKK |
| Total liabilities under rental or lease agreements until maturity | 7,797,651 | 8,375,972 |

10 Contingent liabilities

The Entity serves as the administration company in a Danish joint taxation arrangement. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc. for the jointly taxed entities, and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividends for these entities.

11 Assets charged and collateral

Bank loans are secured by way of a deposited mortgage deed registered to the mortgagor on plant of DKK 18.000k nominal. The corporate mortgage comprises the following assets, the carrying amount of which at the balance sheet date constitute:

Trade receivables: DKK 12.830k

Other fixtures and fittings, tools and equipment: DKK 169k

Furthermore there is established assignment in receivables from the subsidiary: DKK 16.423k.

Core One A/S has issued a guaranty of payment towards the subsidiary company One Property ApS.

12 Non-arm's length related party transactions

Only non-arm's length related party transactions are disclosed in the annual report. No such transactions were conducted during the financial year.

Accounting policies

Reporting class

This annual report has been prepared in accordance with the provisions of the Danish Financial Statements Act governing reporting class C enterprises (medium).

The accounting policies applied to these consolidated financial statements and parent financial statements are consistent with those applied last year, with exception of simple reclassifications.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Consolidated financial statements

The consolidated financial statements comprise the Parent and the group enterprises (subsidiaries) that are controlled by the Parent. Control is achieved by the Parent, either directly or indirectly, holding more than 50% of the voting rights or in any other way possibly or actually exercising controlling influence.

Basis of consolidation

The consolidated financial statements are prepared on the basis of the financial statements of the Parent and its subsidiaries. The consolidated financial statements are prepared by combining uniform items. On consolidation, intra-group income and expenses, intra-group accounts and dividends as well as profits and losses on transactions between the consolidated enterprises are eliminated. The financial statements used for consolidation have been prepared applying the Group's accounting policies.

Subsidiaries' financial statement items are recognised in full in the consolidated financial statements. Minority interests' pro rata shares of the profit/loss and the net assets are disclosed as separate items in Management's proposal for the distribution of net profit/loss and equity, respectively.

Investments in subsidiaries are offset at the pro rata share of such subsidiaries' net assets at the acquisition date, with net assets having been calculated at fair value.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses.

When recognising foreign subsidiaries that are integral entities, monetary assets and liabilities are translated using the exchange rates at the balance sheet date. Non-monetary assets and liabilities are translated at the exchange rate at the time of acquisition or the time of any subsequent revaluation or writedown. The items of the income statement are translated at the average rates of the months; however, items deriving from non-monetary assets and liabilities are translated using the historical rates applicable to the relevant non-monetary items.

Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value, which has been calculated as the discounted value of expected future net cash flows by using an approximate risk-free interest rate adjusted for any factors that a potential market participant would attribute value to when acquiring the instrument. Derivative financial instruments are recognised in other receivables or other payables.

For derivative financial instruments that do not comply with the requirements for being treated as hedging instruments, changes in fair value are recognised currently in the income statement as financial income or financial expenses.

Income statement

Gross profit or loss

Gross profit or loss comprises revenue, changes in inventories of finished goods and work in progress, own work capitalised, other operating income, costs of raw materials and consumables and external expenses.

Revenue

Revenue from the sale of manufactured goods and goods for resale is recognised in the income statement when delivery is made and risk has passed to the buyer. Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities, including profit from the sale of intangible assets and property, plant and equipment, and salary refunds .

Cost of sales

Cost of sales comprises goods consumed in the financial year measured at cost, adjusted for normal inventory writedowns.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

Staff costs

Staff costs comprise wages and salaries, and social security contributions, pension contributions, etc. for entity staff.

Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment and intangible assets comprise depreciation, amortisation and impairment losses for the financial year, and gains and losses from the sale of intangible assets and property, plant and equipment.

Other operating expenses

Other operating expenses comprise expenses of a secondary nature as viewed in relation to the Entity's primary activities, including loss from the sale of intangible assets and property, plant and equipment.

Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of intra-group profits or losses.

Other financial income

Other financial income comprises interest income on receivables from group enterprises.

Financial expenses from group enterprises

Financial expenses from group enterprises comprise interest expenses etc. from payables to group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Parent is jointly taxed with all of its Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet

Intellectual property rights etc.

Intellectual property rights etc. comprise development projects completed and in progress with related intellectual property rights, acquired intellectual property rights and prepayments for intangible assets.

Intellectual property rights acquired are measured at cost less accumulated amortisation. Patents are amortised on a straight-line basis over their remaining duration, and licences are amortised on a straight-line basis over the term of the agreement.

Intellectual property rights etc. are written down to the lower of recoverable amount and carrying amount.

Property, plant and equipment

Land and buildings, plant and machinery, and other fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation. For assets held under finance leases, cost is the lower of the asset's fair value and present value of future lease payments.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

| | Useful life |
|--|--------------------|
| Buildings | 20-35 years |
| Plant and machinery | 3-8 years |
| Other fixtures and fittings, tools and equipment | 3-8 years |

For leasehold improvements and assets subject to finance leases, the depreciation period cannot exceed the contract period.

Estimated useful lives and residual values are reassessed annually.

Items of property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

Investments in group enterprises

Investments in group enterprises are measured at cost. Investments are written down to the lower of recoverable amount and carrying amount.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value, less writedowns for bad and doubtful debts.

Inventories

Inventories are measured at the lower of cost using net realisable value.

Cost consists of purchase price plus delivery costs. Cost of manufactured goods and work in progress consists of costs of raw materials, consumables, direct labour costs and indirect production costs.

The net realisable value of inventories is calculated as the estimated selling price less completion costs and costs incurred to execute sale.

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset. However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

Mortgage debt

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

Operating leases

Lease payments on operating leases are recognised on a straight-line basis in the income statement over the term of the lease.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

Prepayments received from customers

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.

Cash flow statement

The cash flow statement shows cash flows from operating, investing and financing activities, and cash and cash equivalents at the beginning and the end of the financial year.

Cash flows from operating activities are presented using the indirect method and calculated as the operating profit/loss adjusted for non-cash operating items, working capital changes, and financial income, financial expenses and income tax paid.

Cash flows from investing activities comprise payments in connection with acquisition and divestment of enterprises, activities and fixed asset investments, and purchase, development, improvement and sale, etc. of intangible assets and property, plant and equipment.

Cash flows from financing activities comprise changes in the size or composition of the contributed capital and related costs, and the raising of loans, repayments of interest-bearing debt, including lease liabilities, purchase of treasury shares and payment of dividend.

Cash and cash equivalents comprise cash.