
Søhøjlandet Centerbygning ApS

Gl Kærvej 15, DK-6800 Varde

Annual Report for 1 January - 31 December 2020

CVR No 34 20 68 72

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
6 /7 2021

Jeroen Jan Mol
Chairman of the General
Meeting

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Management's Statement

The Executive Board has today considered and adopted the Annual Report of Søhøjlandet Centerbygning ApS for the financial year 1 January - 31 December 2020.

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 2020 of the Company and of the results of the Company operations for 2020.

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

The result of the annual review of the Company's registration of its ultimate beneficial owner was presented and approved.

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

Varde, 6 July 2021

Executive Board

Jeroen Jan Mol

Dirk Jan Anbeek

Independent Auditor's Report

To the Shareholder of Søhøjlandet Centerbygning ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January - 31 December 2020 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Søhøjlandet Centerbygning ApS for the financial year 1 January - 31 December 2020, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Financials 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.

Independent Auditor's Report

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.
- 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.

Independent Auditor's Report

- 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.

Esbjerg, 6 July 2021

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Palle H. Jensen

State Authorised Public Accountant

mne32115

Company Information

The Company

Søhøjlandet Centerbygning ApS
Gl Kærvej 15
DK-6800 Varde

CVR No: 34 20 68 72

Financial period: 1 January - 31 December

Municipality of reg. office: Varde

Executive Board

Jeroen Jan Mol
Dirk Jan Anbeek

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Esbjerg Brygge 28
DK-6700 Esbjerg

Management's Review

Key activities

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

Development in the year

The income statement of the Company for 2020 shows a profit of DKK 170,873, and at 31 December 2020 the balance sheet of the Company shows equity of DKK 36,653,941.

Uncertainty relating to recognition and measurement

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

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

Intangible and tangible fixed assets is assessed to a future value in use a least equivalent to the booked value.

Uncertainty related to the effects of the coronavirus (COVID-19)

The coronavirus ("COVID-19") continues to affect many areas of the global economy, including travel and tourism. Temporary border closures, self-isolation, lockdowns, strict social distancing regulations and air travel restrictions continue to impact the industry.

The vacation rentals sector performs better than other segments in the travel industry, as customers are looking for domestic, safe accommodations in individual bungalows and houses, with more space than hotels and the ability to self-cater.

The Company was impacted in 2020 and continues to be affected in 2021 with ongoing travel restrictions. In the second / third COVID-19-wave, parks in Denmark have closed down the central facilities and swimming pools in the fourth quarter due to the Government imposed restrictions, this ended in the second quarter of 2021. Occupancy was therefore lower than normal.

There remains some uncertainty on the extent to which COVID-19 will continue to impact our business, financial condition, and results. It will depend, upon the success of the vaccine roll-out in our main markets, the efficacy of the vaccines to new variants and governmental decisions on travel restrictions. However, by applying the experience of 2020 and early 2021, we are better able to assess the impact of future lockdown restrictions on our business.

Management's Review

Landal has applied for and obtained government support. Despite the impact of COVID-19 on our business we were able to retain our employees, which was one of the purposes of the government support

Going Concern Analysis

Management of Landal GreenParks Group has prepared a base case scenario covering the period until December 2022 that reflects the latest information on travel restrictions, the bookings already taken for future arrivals and the recent booking trends in the agency part of the business. The base case assumes no further restrictions or lockdowns (meaning park closures) after May 2021 across our core businesses and a continued preference for domestic over international travel. The number of weeks for the critical Q2 and Q3 2021 arrival periods are expected to perform very strongly as reflected in current booking patterns and as experienced in 2020 when accommodation and borders re-opened.

In addition, the Directors have applied recent experience from winter season 2020/2021 to model a severe and plausible downside scenario that includes the same lockdown restrictions in the fourth quarter of 2021 and first quarter of 2022 as experienced in the comparable periods of the prior year. It is assumed that there will be no international travel between November 2021 and March 2022. Furthermore, it assumes that domestic travel restrictions will mirror November 2020 to March 2021 local guidelines.

Although the Directors consider this to be a highly unlikely scenario given the progress of the vaccine roll-out, it is a stress scenario that allows the Directors to plan monitoring and mitigating actions for this severe downside case.

Under both base case and downside scenarios, the Landal GreenParks Group has or can obtain sufficient liquidity to maintain operations prior to taking into account mitigating actions the Group could undertake.

As a result of the uncertainties caused by COVID-19 the directors of the Company in performing their going concern assessment are due to seasonality dependent on the intercompany loan facility and support arrangements for access to the cash flows necessary for the day-to-day operations of the Company. The indirect shareholder confirmed to provide the financial support necessary to operate as a going concern and enable the Company to meet its debts as they fall due for a period of at least twelve months.

Conclusion

The Directors consider that even with a repeat of the Q4 2020 and Q1 2021 lockdowns at a similar scale and duration, the Landal GreenParks Group has sufficient liquidity to meet its obligations for the foreseeable future. Based on the circumstances described above, the financial statements are prepared on the assumption that the Company is a going concern.

Management's Review

Subsequent events

On 17 June 2021 the Awaze Group announced the signing of a definitive agreement to sell Landal GreenParks to Roompot. Closing of the transactions is subject to customary closing conditions, including competition clearance and advice of the works councils.

In addition no events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income Statement 1 January - 31 December

	<u>Note</u>	<u>2020</u> DKK	<u>2019</u> DKK
Gross profit/loss		3.190.670	2.994.244
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		<u>-3.047.899</u>	<u>-2.766.283</u>
Profit/loss before financial income and expenses		142.771	227.961
Financial income	3	262.051	123.603
Financial expenses	4	<u>-159.385</u>	<u>-10.971</u>
Profit/loss before tax		245.437	340.593
Tax on profit/loss for the year	5	<u>-74.564</u>	<u>-81.614</u>
Net profit/loss for the year		<u>170.873</u>	<u>258.979</u>

Distribution of profit

Proposed distribution of profit

Retained earnings		<u>170.873</u>	<u>258.979</u>
		<u>170.873</u>	<u>258.979</u>

Balance Sheet 31 December

Assets

	Note	2020 DKK	2019 DKK
Acquired other similar rights		64.602	0
Intangible assets	6	64.602	0
Land and buildings		31.128.706	33.155.597
Other fixtures and fittings, tools and equipment		721.559	1.093.827
Property, plant and equipment in progress		1.291.402	364.825
Property, plant and equipment	7	33.141.667	34.614.249
Fixed assets		33.206.269	34.614.249
Receivables from group enterprises		18.492.425	7.635.894
Other receivables		331.773	339.560
Deferred tax asset		577.000	264.000
Receivables		19.401.198	8.239.454
Cash at bank and in hand		12.653	396
Currents assets		19.413.851	8.239.850
Assets		52.620.120	42.854.099

Balance Sheet 31 December

Liabilities and equity

	<u>Note</u>	<u>2020</u> DKK	<u>2019</u> DKK
Share capital		80.000	80.000
Retained earnings		<u>36.573.941</u>	<u>36.403.068</u>
Equity		<u>36.653.941</u>	<u>36.483.068</u>
Credit institutions		0	1.249.144
Trade payables		772.528	4.779
Payables to group enterprises		12.620.605	3.187.879
Payables to group enterprises relating to corporation tax		826.596	439.032
Other payables		<u>1.746.450</u>	<u>1.490.197</u>
Short-term debt		<u>15.966.179</u>	<u>6.371.031</u>
Debt		<u>15.966.179</u>	<u>6.371.031</u>
Liabilities and equity		<u>52.620.120</u>	<u>42.854.099</u>
Capital resources	1		
Subsequent events	2		
Contingent assets, liabilities and other financial obligations	8		
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Statement of Changes in Equity

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity at 1 January	80.000	36.403.068	36.483.068
Net profit/loss for the year	0	170.873	170.873
Equity at 31 December	80.000	36.573.941	36.653.941

Notes to the Financial Statements

1 Capital resources

The parent company Awaze Limited has provided a letter of support for the Group. Awaze Limited Group intends to continue to provide each direct and indirect subsidiary with the financial support necessary to enable each subsidiary to meet their debts as they fall due, including intercompany balances.

Awaze Limited Group does not intend to withdraw or cancel this support such that the subsidiary shall be able to continue trading for the foreseeable future, being a period of at least twelve months from the date that the 2020 financial statements are signed.

Management expects the new owner will provide ample access to financing.

Management therefore considers the Landal GreenParks Group's capital resources to be sufficient.

2 Subsequent events

On 17 June 2021 the Awaze Group announced the signing of a definitive agreement to sell Landal GreenParks to Roompot. Closing of the transactions is subject to customary closing conditions, including competition clearance and advice of the works councils.

In addition no events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

3 Financial income

	2020 DKK	2019 DKK
Interest received from group enterprises	225.852	120.604
Other financial income	36.199	2.999
	262.051	123.603

4 Financial expenses

Interest paid to group enterprises	132.726	9.346
Other financial expenses	26.658	1.625
Exchange loss	1	0
	159.385	10.971

Notes to the Financial Statements

	<u>2020</u>	<u>2019</u>
	DKK	DKK
5 Tax on profit/loss for the year		
Current tax for the year	366.564	439.032
Deferred tax for the year	-313.000	-364.000
Adjustment of tax concerning previous years	21.000	34.582
Adjustment of deferred tax concerning previous years	<u>0</u>	<u>-28.000</u>
	<u>74.564</u>	<u>81.614</u>
6 Intangible assets		Acquired other similar rights
		<u>DKK</u>
Cost at 1 January		0
Transfers for the year		<u>98.651</u>
Cost at 31 December		<u>98.651</u>
Impairment losses and amortisation at 1 January		0
Amortisation for the year		14.093
Transfers for the year		<u>19.956</u>
Impairment losses and amortisation at 31 December		<u>34.049</u>
Carrying amount at 31 December		<u>64.602</u>

Notes to the Financial Statements

7 Property, plant and equipment

	Land and buildings	Other fixtures and fittings, tools and equipment	Property, plant and equipment in progress
	DKK	DKK	DKK
Cost at 1 January	37.299.643	1.481.151	650.275
Additions for the year	18.749	329.755	1.005.952
Transfers for the year	553.736	-287.562	-364.825
Cost at 31 December	<u>37.872.128</u>	<u>1.523.344</u>	<u>1.291.402</u>
Impairment losses and depreciation at 1 January	4.144.046	387.324	0
Depreciation for the year	2.892.126	141.667	0
Transfers for the year	-292.750	272.794	0
Impairment losses and depreciation at 31 December	<u>6.743.422</u>	<u>801.785</u>	<u>0</u>
Carrying amount at 31 December	<u>31.128.706</u>	<u>721.559</u>	<u>1.291.402</u>

8 Contingent assets, liabilities and other financial obligations

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 Compass Bidco ApS, 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

9 Accounting Policies

The Annual Report of Søhøjlandet Centerbygning ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2020 are presented in DKK.

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.

Income Statement

Revenue

Revenue from the sale is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Other external expenses

Other external expenses comprise expenses for premises, sales and distribution as well as office expenses, etc.

Notes to the Financial Statements

9 Accounting Policies (continued)

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

Amortisation, depreciation and impairment losses

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

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 changes in deferred tax for the year. The tax attributable to the profit for the 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 the parent company and all other danish group companies. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance Sheet

Intangible assets

Patents and licences are measured at the lower of cost less accumulated amortisation and recoverable amount. Patents are amortised over the remaining patent period, and licences are amortised over the licence period; however not exceeding 7 years.

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.

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:

Production buildings	5-30 years
Other F&F	5-15 years

Notes to the Financial Statements

9 Accounting Policies (continued)

The fixed assets' residual values are determined at nil.

Depreciation period and residual value are reassessed annually.

Impairment of fixed assets

The carrying amounts of intangible assets and property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

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

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.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets 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. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

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