



## IWC Timberland Partners I K/S

Scherfigsvej 10, st. th  
2100 Copenhagen  
CVR No. 35140964

## Annual report 2022

The Annual General Meeting adopted the  
annual report on [May 31, 2023](#)

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**Henrik Lundqvist**

Chairman of the General Meeting

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# Entity details

## Entity

IWC Timberland Partners I K/S

Scherfigsvej 10, st. th

2100 Copenhagen

Business Registration No.: 35140964

Date of foundation: 27.02.2013

Registered office: Copenhagen

Financial year: 01.01.2022 - 31.12.2022

## Executive Board

Otto Frederik Iuel Reventlow

Henrik Lundqvist

Celine Emilie Gaelle Claudon

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

# Statement by Management

The Executive Board has today considered and approved the annual report of IWC Timberland Partners I K/S for the financial year 01.01.2022 - 31.12.2022.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022.

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.

Copenhagen, 15.05.2023

## Executive Board

**Otto Frederik Iuel Reventlow**

**Henrik Lundqvist**

**Celine Emilie Gaelle Claudon**

# Independent auditor's report

## To the shareholders of IWC Timberland Partners I K/S

### Opinion

We have audited the financial statements of IWC Timberland Partners I K/S for the financial year 01.01.2022 - 31.12.2022, which comprise the 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 Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 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 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 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 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 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 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 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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 the management commentary**

Management is responsible for the management commentary.

Our opinion on the 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 financial statements, our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the 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 under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Copenhagen, 15.05.2023

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

**Bill Haudal Pedersen**

State Authorised Public Accountant  
Identification No (MNE) mne30131

# Management commentary

## Primary activities

The purpose and objective of IWC Timberland Partners I K/S ("ITP I") is, by acting as a fund-of-funds, to make, manage, and dispose of sustainably managed forest investments and related assets.

## Development in activities and finances

The investment period for ITP I ended in 2016 with allocation to eleven timberland investments. As of December 31, 2022, a total of USD 196,186,762 was contributed from Partners, since inception, and remaining uncalled commitment was USD 5,051,469.

The geographical investment allocations have been to Latin America, Asia, Oceania, and USA.

In accordance with ITP I's limited partnership agreement, the tasks have been performed by the investment manager, IWC Investment Partners A/S.

The income statement for the year shows a net profit of USD 5,361,756 and the balance sheet as of December 31, 2022 shows equity of USD 127,093,658. The proposed distribution of profit/loss for the year is presented on page 8 of the report. During the year, distributions of USD 21,518,960 were paid out to the partners, the retained earnings balance was increased by the net profit of USD 5,361,756 and there was a capital increase of USD 2,060,000 resulting in total of USD 14,097,199 decrease in equity.

The economic development of the company has been as expected.

## Uncertainty relating to recognition and measurement

Equity investments in the portfolio company are recorded at fair market value based on audited financial statements of the underlying investment or latest unaudited financial statements in case audited financial statements are not available. The investments in the fund have been appraised at fair market value by independent appraisers and are based on valuation methodologies that aims at determining the expected transaction prices between independent parties applying usual commercial considerations.

The third-party appraisals are to a large degree based on projections, which contain a number of estimates (e.g. discount rate, expected production, sales prices and costs), making third-party appraisal subject to a certain degree of uncertainty.

Appraisal of the subsidiaries can be very volatile, and this should also be expected in the coming years.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.



# Income statement for 2022

	Notes	2022 USD	2021 USD
Other operating income		177,333	216,511
Other external expenses		(591,608)	(614,084)
<b>Gross profit/loss</b>		<b>(414,275)</b>	<b>(397,573)</b>
Income from investments in group enterprises		(502,073)	4,695,377
Income from financial assets		4,549,958	(404,227)
Other financial income	1	1,865,501	1,791,447
Other financial expenses	2	(137,355)	(65,184)
<b>Profit/loss for the year</b>		<b>5,361,756</b>	<b>5,619,840</b>
<b>Proposed distribution of profit and loss:</b>			
Retained earnings		5,361,756	5,619,840
<b>Proposed distribution of profit and loss</b>		<b>5,361,756</b>	<b>5,619,840</b>

# Balance sheet at 31.12.2022

## Assets

	Notes	2022 USD	2021 USD
Investments in group enterprises		40,205,491	49,756,542
Other investments		55,614,085	62,165,182
Other receivables		24,630,000	24,630,000
<b>Financial assets</b>	<b>3</b>	<b>120,449,576</b>	<b>136,551,724</b>
<b>Fixed assets</b>		<b>120,449,576</b>	<b>136,551,724</b>
Receivables from group enterprises		6,455,587	4,579,361
Other receivables		9,534	18,211
<b>Receivables</b>		<b>6,465,121</b>	<b>4,597,572</b>
<b>Cash</b>		<b>211,643</b>	<b>212,552</b>
<b>Current assets</b>		<b>6,676,764</b>	<b>4,810,124</b>
<b>Assets</b>		<b>127,126,340</b>	<b>141,361,848</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2022 USD</b>	<b>2021 USD</b>
Contributed capital		196,186,762	194,126,764
Distributions		(102,823,572)	(81,304,619)
Retained earnings		33,730,468	28,368,712
<b>Equity</b>		<b>127,093,658</b>	<b>141,190,857</b>
Trade payables		0	137,285
Payables to associates		1,002	2,554
Other payables		31,680	31,152
<b>Current liabilities other than provisions</b>		<b>32,682</b>	<b>170,991</b>
<b>Liabilities other than provisions</b>		<b>32,682</b>	<b>170,991</b>
<b>Equity and liabilities</b>		<b>127,126,340</b>	<b>141,361,848</b>
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# Statement of changes in equity for 2022

	Contributed capital USD	Distributions USD	Retained earnings USD	Total USD
Equity beginning of year	194,126,764	(81,304,619)	28,368,712	141,190,857
Increase of capital	2,059,998	0	0	2,059,998
Ordinary distributions	0	(21,518,953)	0	(21,518,953)
Profit/loss for the year	0	0	5,361,756	5,361,756
<b>Equity end of year</b>	<b>196,186,762</b>	<b>(102,823,572)</b>	<b>33,730,468</b>	<b>127,093,658</b>

# Notes

## 1 Other financial income

	2022 USD	2021 USD
Financial income from group enterprises	1,841,937	1,791,447
Other interest income	19,755	0
Exchange rate adjustments	3,809	0
	<b>1,865,501</b>	<b>1,791,447</b>

## 2 Other financial expenses

	2022 USD	2021 USD
Other interest expenses	1,172	3,452
Exchange rate adjustments	136,183	61,732
	<b>137,355</b>	<b>65,184</b>

## 3 Financial assets

	Investments in group enterprises USD	Other investments USD	Other receivables USD
Cost beginning of year	58,863,927	100,819,597	25,074,820
Additions	1,195,246	286,617	0
<b>Cost end of year</b>	<b>60,059,173</b>	<b>101,106,214</b>	<b>25,074,820</b>
Revaluations beginning of year	(9,107,385)	(38,654,415)	(444,820)
Revaluations for the year	(10,746,297)	(6,837,714)	0
<b>Revaluations end of year</b>	<b>(19,853,682)</b>	<b>(45,492,129)</b>	<b>(444,820)</b>
<b>Carrying amount end of year</b>	<b>40,205,491</b>	<b>55,614,085</b>	<b>24,630,000</b>

Fixed asset investments comprise investments in non-controlling assets, investments in group enterprises and loans and interests. The valuation follows the principles of fair market value.

As a part of the compilation of the annual report, Management assesses the fair value principles and accounting estimates of the investments, and evaluate if the applied principles are fair, based upon management experience and knowledge regarding the specific investments. Given the nature of the unlisted equities the valuation is inherently associated with uncertainty, and the final valuation or sale price of the investments held by the investments, will depend on the future developments in market and specific factors, including earnings, interest rates, foreign exchange, etc.

4 Employees

The company has no employees.  
The Executive Board has not received any remuneration.

5 Fair value information

	Other Investments
	USD
Unrealised fair value adjustments recognised in the income statement	4,549,958

6 Contingent liabilities

IWC Timberland Partners I K/S is liable to pay a performance fee to the investment manager, IWC Investment Partners A/S, if the internal rate of return exceeds 8 % per year.  
At 31 December 2022 the Partnership assumed an irrevocable commitment to investments of USD 188.2 million. Of this a total amount of USD 2.3 million is still outstanding.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

The annual report for the company is presented in its functional currency, USD.

## Consolidated financial statements

The Company has, with reference to section 110(1) of the Financial Statements Act omitted to prepare consolidated financial statements.

## 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.

## 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 one 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. Property, plant and equipment, intangible assets, inventories and other non-monetary assets that have been purchased in foreign currencies are translated using historical rates.

## Income statement

### Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

**Other external expenses**

Other external expenses comprise partnership expenses and management fee. Partnership expenses include expenses that have been paid during the year for the performance of the Limited Partnership's investment activities. Management fee comprises expenses for the tasks that have been performed by the investment manager IWC Investment Partners A/S.

**Income from investments in group enterprises**

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss.

**Income from financial assets**

Income from financial assets comprise adjustments for the financial year of the Entity's investment assets measured at fair value and equity value at the balance sheet date.

**Other financial income**

Other financial income comprises interest income and transactions in foreign currencies.

**Other financial expenses**

Other financial expenses comprise interest expenses and transactions in foreign currencies.

**Balance sheet****Investments in group enterprises**

Investments in group enterprises are recorded at equity value, which is consistent with fair value. The equity value is compiled at balance sheet date and is based on audited financial statements or latest unaudited financial statements in case audited financial statements are not available, since equity of the investments is the closest to fair value.

Group enterprises with negative equity are measured at DKK 0, and any receivables from these enterprises are written down by the Parent's share of such negative equity value if it is deemed irrecoverable. If the negative equity value exceeds the amount receivable, the remaining amount is recognised under provisions if the Parent has a legal or constructive obligation to cover the liabilities of the relevant enterprise.

Investments i Group Companies consist of equity investments in equity funds and loans allocated to these funds through internal holding companies.

Unrealised and realised fair values of financial assets are recognised in the income statement as income from portfolio companies.

Recognition and measurement of investments are in compliance with the requirements of the IFRS and are presented in accordance with the ILPA guidelines, which has not made any impact in the income statement or balance sheet.

**Receivables**

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

**Other investments**

Other investments are recorded at fair value. The fair value is compiled at balance sheet date and is based on audited financial statements and third party assessment.



The third party assessment is based on a valuation methodology that aims at determining the transaction price which would arise between independent parties who bring normal commercial considerations.

The valuation methodology involves all factors likely to influence the fair value and is in accordance with generally accepted methodologies for pricing equity investment.

Third party evaluation is based on projections, which contain a number of estimates (e.g. discount rate, expected production, sales prices and costs), making third-party assessments subject to a certain degree of uncertainty.

Unrealised and realised fair values of financial assets are recognised in the income statement as income from portfolio companies.

Recognition and measurement of investments are in compliance with the requirements of the IFRS and are presented in accordance with the ILPA guidelines, which has not made any impact in the income statement or balance sheet.

**Cash**

Cash comprises of bank deposits.

**Other financial liabilities**

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

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## Bill Haudal Pedersen

Revisor

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## Celine Emilie Gaelle Claudon

Direktionsmedlem

Serienummer: 58d9ab90-4301-4535-989e-c0c90eaecafd

IP: 128.76.xxx.xxx

2023-05-15 11:30:45 UTC

Mit  

## Henrik Lundqvist

Adm. direktør

Serienummer: 210fdb7d-af3c-41b9-8900-faf6ae950592

IP: 193.104.xxx.xxx

2023-05-15 11:57:40 UTC

Mit  

## Henrik Lundqvist

Dirigent

Serienummer: 210fdb7d-af3c-41b9-8900-faf6ae950592

IP: 193.104.xxx.xxx

2023-05-15 11:57:40 UTC

Mit  

## Otto Frederik Iuel Reventlow

Direktionsmedlem

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