



Ejendomsselskabet 3 M ApS

Guldborgsundvej 1
6705 Esbjerg Ø
CVR No. 35636587

Annual report 2022

The Annual General Meeting adopted the annual report on 20.04.2023

Niels Grening Langerhuus
Chairman of the General Meeting

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Entity details

Entity

Ejendomsselskabet 3 M ApS

Guldborgsundvej 1

6705 Esbjerg Ø

Business Registration No.: 35636587

Registered office: Esbjerg

Financial year: 01.01.2022 - 31.12.2022

Executive Board

Niels Grening Langerhuus, CEO

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Dokken 8

6700 Esbjerg

Statement by Management

The Executive Board has today considered and approved the annual report of Ejendomsselskabet 3 M ApS for the financial year 01.01.2022 - 31.12.2022.

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

In my 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.

I 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.

Esbjerg, 20.04.2023

Executive Board

Niels Grening Langerhuus
CEO

Independent auditor's extended review report

To the shareholders of Ejendomsselskabet 3 M ApS

Conclusion

We have performed an extended review of the financial statements of Ejendomsselskabet 3 M ApS 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.

Based on our extended review, 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 conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section. 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting 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 extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of Management and, if appropriate, of other entity

personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

Statement on the management commentary

Management is responsible for the management commentary.

Our conclusion 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 extended review 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 extended review 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 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.

Esbjerg, 20.04.2023

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Henrik Harbo Andersen

State Authorised Public Accountant
Identification No (MNE) mne19699

Management commentary

Primary activities

The activity of the entity consist of construction and rent of the building and similar fields.

Income statement for 2022

	Notes	2022 DKK	2021 DKK
Gross profit/loss		3,545,043	3,173,348
Depreciation, amortisation and impairment losses		(626,822)	(566,004)
Operating profit/loss		2,918,221	2,607,344
Other financial expenses	1	(697,346)	(607,458)
Profit/loss before tax		2,220,875	1,999,886
Tax on profit/loss for the year	2	(489,000)	(439,912)
Profit/loss for the year		1,731,875	1,559,974
Proposed distribution of profit and loss			
Ordinary dividend for the financial year		392,670	381,333
Retained earnings		1,339,205	1,178,641
Proposed distribution of profit and loss		1,731,875	1,559,974

Balance sheet at 31.12.2022

Assets

	Notes	2022 DKK	2021 DKK
Land and buildings		46,316,297	42,974,147
Property, plant and equipment	3	46,316,297	42,974,147
Fixed assets		46,316,297	42,974,147
Other receivables		217,302	0
Joint taxation contribution receivable		148,000	0
Receivables		365,302	0
Cash		240,589	0
Current assets		605,891	0
Assets		46,922,188	42,974,147

Equity and liabilities

	Notes	2022 DKK	2021 DKK
Contributed capital		100,000	100,000
Retained earnings		8,403,153	7,063,948
Proposed dividend		392,670	381,333
Equity		8,895,823	7,545,281
Deferred tax		2,730,000	2,093,000
Provisions		2,730,000	2,093,000
Mortgage debt		23,661,774	12,436,348
Bank loans		3,500,000	5,000,000
Deposits		1,650,000	1,650,000
Non-current liabilities other than provisions	4	28,811,774	19,086,348
Current portion of non-current liabilities other than provisions	4	3,021,827	2,566,203
Bank loans		0	94,395
Trade payables		183,750	0
Payables to group enterprises		3,264,014	9,995,805
Joint taxation contribution payable		0	230,912
Other payables		15,000	1,362,203
Current liabilities other than provisions		6,484,591	14,249,518
Liabilities other than provisions		35,296,365	33,335,866
Equity and liabilities		46,922,188	42,974,147
Contingent liabilities	5		
Assets charged and collateral	6		
Group relations	7		

Statement of changes in equity for 2022

	Contributed capital DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	100,000	7,063,948	381,333	7,545,281
Ordinary dividend paid	0	0	(381,333)	(381,333)
Profit/loss for the year	0	1,339,205	392,670	1,731,875
Equity end of year	100,000	8,403,153	392,670	8,895,823

Notes

1 Other financial expenses

	2022 DKK	2021 DKK
Financial expenses from group enterprises	407,000	304,000
Other interest expenses	290,346	303,458
	697,346	607,458

2 Tax on profit/loss for the year

	2022 DKK	2021 DKK
Change in deferred tax	637,000	209,000
Refund in joint taxation arrangement	(148,000)	230,912
	489,000	439,912

3 Property, plant and equipment

	Land and buildings DKK
Cost beginning of year	46,738,940
Additions	3,968,972
Cost end of year	50,707,912
Depreciation and impairment losses beginning of year	(3,764,793)
Depreciation for the year	(626,822)
Depreciation and impairment losses end of year	(4,391,615)
Carrying amount end of year	46,316,297

4 Non-current liabilities other than provisions

	Due within 12 months 2022 DKK	Due within 12 months 2021 DKK	Due after more than 12 months 2022 DKK	Outstanding after 5 years 2022 DKK
Mortgage debt	1,521,827	1,066,203	23,661,774	18,006,284
Bank loans	1,500,000	1,500,000	3,500,000	0
Deposits	0	0	1,650,000	1,650,000
	3,021,827	2,566,203	28,811,774	19,656,284

5 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement in which Grening Holding ApS serves as the administration company. 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 for obligations, if any, relating to the withholding of tax on interest, royalties and dividend 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.

6 Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties.

Bank debt and bank debt in group enterprises are secured by way of a deposited mortgage deed registered to the mortgagor on plant of DKK 1.950.000 nominal.

The carrying amount of mortgaged bank loans amounts to t.DKK 23,889.

The carrying amount of mortgaged properties amounts to t.DKK 43,872.

7 Group relations

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:
Grening Holding ApS, Varde

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.

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.

Income statement

Gross profit or loss

Gross profit or loss comprises revenue and external expenses.

Revenue

The rent is recognized in the income statement concurrently with the let. The rent recognized net of VAT.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including office supplies.

Depreciation, amortisation and impairment losses

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

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises and amortisation of financial liabilities 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 Entity is jointly taxed with all 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**Property, plant and equipment**

Land and buildings 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. Interest expenses on loans for the financing of the manufacture of property, plant and equipment are included in cost if they relate to the manufacturing period. All other finance costs are recognised in the income statement.

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	50 years
Buildings, stock and workshops	30 years

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.

Receivables

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

Joint taxation contributions receivable or payable

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

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.

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 or the planned settlement of each liability.

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.

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.

Other financial liabilities

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