

Peterson Ejendom Randers A/S

Mirabellevej 16
DK-8930 Randers NØ

CVR no. 35 87 20 00

Annual report 2023

The annual report was presented and approved at
the Company's annual general meeting on

11 June 2024

Denis Jean Zenner
Chairman of the annual general meeting



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Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report of Peterson Ejendom Randers A/S for the financial year 1 January – 31 December 2023.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations for the financial year 1 January – 31 December 2023.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

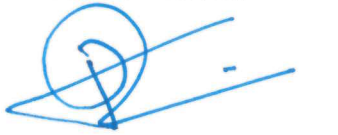
We recommend that the annual report be approved at the annual general meeting.

Randers, 11 June 2024
Executive Board:



Henrik Hedegaard

Board of Directors:



Denis Jean Zenner
Chairman



Henrik Hedegaard



Morten Harlem



Independent auditor's report

To the shareholder of Peterson Ejendom Randers A/S

Opinion

We have audited the financial statements of Peterson Ejendom Randers A/S for the financial year 1 January – 31 December 2023 comprising income statement, balance sheet, statement of changes in equity and notes, including 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 Company's assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations for the financial year 1 January – 31 December 2023 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report.

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

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

Management's responsibility 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 that 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 as to 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made 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



Independent auditor's report

- identify and assess the risks of material misstatement of the company 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.
- conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Statement on the Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the 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 of the Management's review.

Aarhus, 11 June 2024

KPMG

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Niklas R. Filipsten
State Authorised
Public Accountant
mne47781

Peterson Ejendom Randers A/S
Annual report 2023
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Management's review

Company details

Peterson Ejendom Randers A/S
Mirabellevej 16
DK-8930 Randers NØ

CVR no.:	35 87 20 00
Established:	25 November 2014
Registered office:	Randers
Financial year:	1 January – 31 December

Board of Directors

Denis Jean Zenner, Chairman
Henrik Hedegaard
Morten Harlem

Executive Board

Henrik Hedegaard

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Frederiks Plads 42
DK-8000 Aarhus C
CVR no. 25 57 81 98

Management's review

Operating review

Principal activities

The Company's activity is to rent out property.

Development in activities and financial position

The Company's income statement for 2023 shows a profit of DKK 2,966 thousand as against DKK 2,598 thousand in 2022. Equity in the Company's balance sheet at 31 December 2023 stood at DKK 10,687 thousand as against DKK 15,721 thousand at 31 December 2022.

Profit for the year is in line with forecast and considered satisfactory.

Outlook

As the activity level in 2024 is expected to be at level with 2023, profit for 2024 is expected to be in line with 2023.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year end.

Financial statements 1 January – 31 December

Income statement

DKK'000	Note	2023	2022
Gross profit		4,375	4,147
Depreciation		<u>-836</u>	<u>-836</u>
Profit before financial income and expenses		3,539	3,311
Financial income	2	267	40
Financial expenses		<u>-3</u>	<u>-16</u>
Profit before tax		3,803	3,335
Tax on profit for the year		<u>-837</u>	<u>-737</u>
Profit for the year		<u>2,966</u>	<u>2,598</u>
Proposed profit appropriation			
Proposed dividends for the year		3,000	8,000
Retained earnings		<u>-34</u>	<u>-5,402</u>
		<u>2,966</u>	<u>2,598</u>

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	31/12 2023	31/12 2022
ASSETS			
Fixed assets			
Property, plant and equipment	3		
Land and buildings		<u>10,282</u>	<u>11,118</u>
Total fixed assets		<u>10,282</u>	<u>11,118</u>
Current assets			
Receivables			
Receivables from group entities		6,019	10,133
Other receivables		<u>0</u>	<u>2</u>
		<u>6,019</u>	<u>10,135</u>
Total current assets		<u>6,019</u>	<u>10,135</u>
TOTAL ASSETS		<u>16,301</u>	<u>21,253</u>
EQUITY AND LIABILITIES			
Equity			
Contributed capital		1,000	1,000
Retained earnings		6,687	6,721
Proposed dividends for the financial year		<u>3,000</u>	<u>8,000</u>
Total equity		<u>10,687</u>	<u>15,721</u>
Provisions			
Provisions for deferred tax		<u>1,220</u>	<u>1,307</u>
Total provisions		<u>1,220</u>	<u>1,307</u>
Liabilities other than provisions			
Current liabilities other than provisions			
Payables to group entities		2,865	2,501
Corporation tax, joint taxation		924	824
Other payables		<u>605</u>	<u>900</u>
		<u>4,394</u>	<u>4,225</u>
Total liabilities other than provisions		<u>4,394</u>	<u>4,225</u>
TOTAL EQUITY AND LIABILITIES		<u>16,301</u>	<u>21,253</u>
Contractual obligations, contingencies, etc.	4		
Mortgages and collateral	5		
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Financial statements 1 January – 31 December

Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Proposed dividends for the financial year	Total
Equity at 1 January 2023	1,000	6,721	8,000	15,721
Ordinary dividends paid	0	0	-8,000	-8,000
Transferred over the profit appropriation	0	-34	3,000	2,966
Equity at 31 December 2023	1,000	6,687	3,000	10,687

Financial statements 1 January – 31 December

Notes

1 Accounting policies

The annual report of Peterson Ejendom Randers A/S for 2023 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Income statement

Gross profit

Pursuant to section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

Revenue

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised.

Other external costs

Other external costs comprise administration, etc.

Financial income and expenses

Financial income and expenses comprise interest income and expenses.

Tax on profit for the year

Peterson Ejendom Randers A/S is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries.

VPK Packaging A/S is the administrative company for the joint taxation and accordingly settles all payments of corporation tax to the tax authorities.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

Financial statements 1 January – 31 December

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1 Accounting policies (continued)

Balance sheet

Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings	20 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Land is not depreciated.

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

Impairment of fixed assets

The carrying amount of property, plant and equipment is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable or a portfolio of receivables has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Financial statements 1 January – 31 December

Notes

1 Accounting policies (continued)

Equity

Dividends

The expected dividends payment for the year is disclosed as a separate item under equity.

Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities based on the planned use of the asset or settlement of the liability.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

Liabilities other than provisions

Liabilities are measured at amortised cost.

2 Financial income

DKK'000	2023	2022
Interest income from group entities	<u>267</u>	<u>40</u>

3 Property, plant and equipment

DKK'000	Land and buildings
Cost at 1 January 2023	<u>17,910</u>
Cost at 31 December 2023	<u>17,910</u>
Depreciation and impairment losses at 1 January 2023	<u>-6,792</u>
Depreciation for the year	<u>-836</u>
Depreciation and impairment losses at 31 December 2023	<u>-7,628</u>
Carrying amount at 31 December 2023	<u><u>10,282</u></u>

Financial statements 1 January – 31 December

Notes

4 Contractual obligations, contingencies, etc.

Contingent liabilities

Together with the other Danish group entities included in the joint taxation, Peterson Ejendom Randers A/S is jointly and severally liable for jointly taxed income in the VPK Packaging Group and for certain withholding taxes such as dividend tax and royalty tax as well as for the joint registration for VAT. Any subsequent corrections of the taxable income subject to joint taxation or withholding taxes on dividends, etc. may entail an increase in the entities' liability.

5 Mortgages and collateral

As collateral for the Group's debt to DnB Bank ASA, the Company has issued a mortgage deed, totalling DKK 26,300 thousand, secured upon properties. The carrying amount of the properties is DKK 10,281 thousand.

6 Related party disclosures

Control

Peterson Holding AS, Svinesundparken 14, 1788 Halden, Norway.

Peterson Holding AS holds the majority of the contributed capital in the Company.

Peterson Ejendom Randers A/S is part of the consolidated financial statements of Peterson Holding AS, Norway and the consolidated financial statements of VPK Packaging Group, Industrielaan 13, 9320 Aalst, Belgium, which are the smallest and largest groups, respectively, in which the Company is included as a subsidiary.

The consolidated financial statements of Peterson Holding AS and the consolidated financial statements of VPK Packaging Group can be obtained by contacting the companies at the addresses above.