

ANNUAL REPORT
1. januar - 31. december 2022

BHGK ApS
Ryttergårdsvej 3
7673 Harboøre

CVR nr. 36054239

Submitter:
Sønderup I/S
Statsautoriserede revisorer
CVR no. 31824559

**Presented and approved at the company's ordinary
general meeting 28. juni 2023**

Chairman
Jan Pedersen

STATSAUTORISEREDE
REVISORER I/S



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Management's Statement on the Annual Report

The management have today considered and approved the annual report for BHGK ApS for the financial year 1 January to 31 December 2022.

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

In the managements opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2022 and of its financial performance for the financial year 1 January to 31 December 2022.

We recommend the annual report for approval at the annual general meeting.

Blåvand, 28. juni 2023

Executive Board



Chun Kei Alex Lau



Jan Pedersen

Annual general meetings decision regarding opting out of auditing:

It is proposed to the annual general meeting on 8. juni 2023 that the financial statements for 2023 should not be audited. The management have concluded that the requirements for opting out of auditing have been met.

Independent Auditor's Report

To the shareholders of BHGK ApS

Opinion

We have performed an extended review of the financial statements of BHGK ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared under the Danish Financial Statements Act.

Based on the work performed, in our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR - Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the Practitioner's responsibilities for the extended review 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 (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the financial statements 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 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 as Management determines is necessary to enable the preparation of the 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 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 in order to obtain limited assurance for our conclusion on the financial statements and in addition perform specifically required supplementary procedures to obtain further assurance for our conclusion.

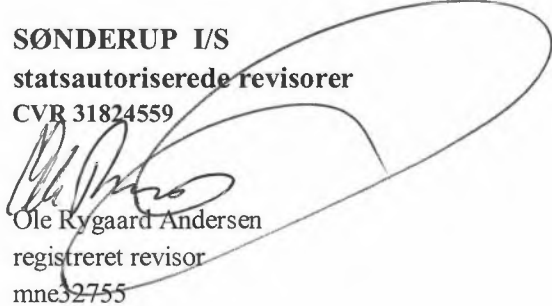
Independent Auditor's Report

An extended review comprises procedures that primarily consist of making inquiries of Management and others within the Company, as appropriate, analytical procedures and the specifically required supplementary procedures as well as evaluation of the evidence obtained.

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

Ringsted, 28. juni 2023

SØNDERUP I/S
statsautoriserede revisorer
CVR 31824559



Ole Rygaard Andersen
registreret revisor
mne32755

Accounting principles applied

The annual report for BHGK ApS 2022 has been prepared in accordance with the Danish Financial Statements Act for class B companies with application of individual rules from class C.

The income statement is presented by type of expenditure and the balance sheet is presented in account from. The measurement currency used is Danish kroner. All other currencies are considered foreign currency.

The accounting principles were applied consistently with the principles of last year's financial reporting.

General information on recognition and measurement

Income is recognized in the income statement as earned, including any value adjustments of financial assets and liabilities. Furthermore, all costs, including amortisation/depreciation and write-downs, are recognized in the income statement.

Assets are recognized in the balance sheet when it is probable that future economic benefits will flow to the company, and the value of the assets can be measured reliably.

Liabilities are recognized in the balance sheet when it is probable that future economic benefits will flow out of the company, and the value of the liabilities can be measured reliably.

The first recognition measures assets and liabilities at cost. Subsequently, assets and liabilities will be measured individually in respect of each accounting item as described below.

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 statement

Gross profit

In pursuance of section 32 (1) of the Danish Financial Statements Act, the first item in the income statement is the gross profit. The item gross profit is the result of revenue, cost of sales, other external cost and other operating income.

Revenue

Net sales in connection with sales of commercial products and finished products are recognized in the profit and loss account, if delivery has taken place and the risk has passed to the customer before the end of the year. Net sales are recognized ex. VAT and net of discounts related to the individual sale.

Cost of goods sold

Cost of goods sold comprises the financial year's cost of sales measured to sales price, adjusted for ordinary inventory write-offs.

Accounting principles applied

Other external cost

Other external cost comprise costs for distribution, sales, advertising, administration, premises, operating leasing costs etc.

Financial items

Financial income and expenses are recognized in the income statement with the amounts relating to the financial year. The financial items comprise interest income and expense and surcharges and refunds regarding corporation tax.

Tax for the year

The company is jointly taxed with other group companies. The current corporation tax is divided between the jointly taxed companies pro rata to their taxable incomes. The parent company functions as the management company for the joint taxation and handles the tax payments to the danish tax authorities.

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

Balance sheet

Tangible fixed assets

Land and buildings, other plant, operating equipment and tools and fixtures as well as leasehold improvements are measured at cost price less accumulated depreciation and write-down.

Depreciation is based on cost price less expected residual value after end of service life. Land is not subject to depreciation. The cost price includes acquisition price and costs directly linked to the acquisition until the time when the asset is ready for commencement of use.

Straight-line depreciation is based on the following assesment of the assets expected useful lives:

- Buildings: life cycle 50 years, residual value 0%
- Other fixtures and fittings, tools and equipment: Life cycle 5 years, residual value 0%.

Assets with a cost per unit under the tax threshold for small assets are recognized as expenses in the year of acquisition.

Profits or losses in connection with disposal of tangible fixed assets are calculated as the difference between the sales price less sales costs and the book value at the time of sale. Profits and losses are entered in the income statement under other operating income and -costs.

Accounting principles applied

Leases

Rental and lease contracts is considered as operating leases. Payments in connection with operating lease and other rental agreements are recognized in the income statement over the lease term. The company's total liabilities concerning operating leases are disclosed in connection with contingent items etc.

Financial fixed assets

Investments in group companies and associates

The proportionate share of the group companies and associated companies are recognized in the income statement. Investments from these companies are recognized in the balance sheet at the proportionate share of the net asset value.

Group companies and associates with negative net asset values are recognized at DKK zero and any receivables from these enterprises are written down by the parent company's share of the negative equity to the extent it is deemed uncollectible. If the negative net book value exceeds the amount owed, the remaining amount is recognized under provisions to the extent that the parent has a legal or constructive obligation to cover the subsidiary's balance sheet.

The total net revaluation of investments in group companies and associates are transferred to reserve for net revaluation according to the equity method under equity. The reserve is reduced by dividend payments to the parent company and by other changes in equity in group companies and associated companies.

Newly acquired or established companies are recognized in the annual report from the acquisition date. Sold or divested companies are included up to the date of disposal.

Surcharge on acquisition of interests in relation to the actual net asset value is considered goodwill. This goodwill is amortized linearly over the estimated service life. The amortization period for goodwill is in the annual report incorporated with 10 years.

Impairment of fixed assets

The carrying value of intangible and tangible fixed assets and investments in subsidiaries are assessed annually for indications of impairment beyond what is expressed by depreciation.

If there are indications of impairment, an impairment test of each asset or group of assets will be made. Impairment will be made to its recoverable amount if this is lower than the carrying value.

Inventories

Inventories are valued at cost using the FIFO method. In cases where net realizable value is lower than cost, it will be written down to this lower value.

Cost of goods for resale, raw materials and consumables comprise of purchase price plus transportation costs.

Accounting principles applied

The cost of finished goods and work in progress comprises raw materials, direct labor and direct production costs.

The net realizable value of inventories is calculated as the selling price less costs of completion and costs to be incurred to make the sale and is determined taking into account marketability, obsolescence and development in expected sales.

Receivables

Receivables are measured at amortized cost, which usually corresponds to the nominal value. Value is reduced by provisions for bad debts.

Prepayments

Prepaid expenses are recorded as assets.

Liquid Assets

Liquid assets are measured at nominal value.

Tax payable and deferred tax

Current tax liabilities and current tax assets are recognized in the balance sheet as tax calculated on the taxable income allocated with the current tax rate, and adjusted for tax on prior years taxable income and prepaid taxes.

Deferred tax is measured by the liability method concerning temporary differences between the carrying value and tax value of assets and liabilities, calculated based on the planned use of the assets and settlement of the obligation, respectively.

Deferred tax assets, including the tax value of tax losses allowed for carry-forward, are measured at the value at which the asset is expected to be realisable, either through elimination in tax on future earnings or through offsetting in deferred tax liabilities in the same legal tax unit. Any deferred net tax assets are measured at their net realisation values.

Deferred tax is measured based on the tax rules and tax rates applicable in pursuance of the legislation in force on the balance sheet date when the deferred tax is expected to become payable as current tax. Changes in deferred tax due to change in tax rates is recognized in the income statement.

Liabilities

Other liabilities are measured at amortised cost corresponding to the nominal value.

Conversion of foreign currency

Transactions in foreign currencies are converted at the rate of exchange on the transaction date. Exchange differences arising between the rate on the transaction date and the rate on the payment date are recognized in the income statement as a financial income or expense. If the foreign exchange position is considered to hedge future cash flows, the unrealised exchange adjustments are recognized directly in the equity.

Accounting principles applied

Accounts receivable, payable and other monetary items in foreign currencies that are not settled on the balance sheet date are converted at the exchange rate on the balance sheet date. The difference between the exchange rate on the balance sheet date and the receivable or payable is recognized in the income statement as financial income or expenses.

Fixed assets acquired in foreign currencies are converted at the rate of exchange on the transaction date.

Income statement 1 January - 31 December

Note	2022	2021
Gross profit	44.122	799.054
1. Staff costs	-771.731	-506.110
2. Depreciation and write-downs	-381.025	-386.760
OPERATING PROFIT	-1.108.634	-93.816
Income from investments in group companies	128.405	-405.468
Other financial income	38.352	0
Other financial costs	-44.822	-51.128
PROFIT/-LOSS BEFORE TAX	-986.699	-550.412
NET PROFIT/-LOSS FOR THE YEAR	-986.699	-550.412
Appropriation of profit		
Reserve for net revaluation under the equity method	128.405	0
Distribution of profit	-1.115.104	-550.412
Total appropriation	-986.699	-550.412

Balance sheet 31 December

Note	2022	2021
ASSETS		
Land and buildings	11.474.564	11.756.106
Other fixtures and fittings, tools and equipment	336.624	394.707
Total tangible fixed assets	11.811.188	12.150.813
3. Financial fixed assets		
Investments in group companies	178.405	50.000
Total financial fixed assets	178.405	50.000
TOTAL FIXED ASSETS	11.989.593	12.200.813
Receivables from sales and services	12.288	0
Receivables from group companies	85.300	640.710
Other receivables	70.427	39.789
Total receivables	168.015	680.499
Cash funds	22.020	853
Total cash funds	22.020	853
TOTAL CURRENT ASSETS	190.035	681.352
TOTAL ASSETS	12.179.628	12.882.165

Balance sheet 31 December

Note	2022	2021
EQUITY AND LIABILITIES		
Equity		
Share capital	50.000	50.000
Reserve for net revaluation under the equity method	128.405	0
Retained earnings	-2.414.523	-1.299.420
TOTAL EQUITY	-2.236.118	-1.249.420
4. Long-term liabilities		
Mortgage debt	2.201.106	2.806.970
Total long-term liabilities	2.201.106	2.806.970
Payables to group companies	12.190.274	11.280.259
Other payables	24.366	44.356
Total short-term liabilities	12.214.640	11.324.615
TOTAL LIABILITIES	14.415.746	14.131.585
TOTAL EQUITY AND LIABILITIES	12.179.628	12.882.165
5. Main activity		
6. Charges and securities		
7. Contingencies		

Statement of changes in equity

	2022	2021
Share capital		
Beginning of year	50.000	50.000
End of year	50.000	50.000
Reserve for net revaluation under the equity method		
Share of profit/loss for the year	128.405	0
End of year	128.405	0
Retained earnings		
Beginning of year	-1.299.419	-749.008
Transferred from net profit	-1.115.104	-550.412
End of year	-2.414.523	-1.299.420
Equity end of year	-2.236.118	-1.249.420

Noter

	2022	2021
1. Staff costs		
Salaries	756.157	496.570
Other social security costs	15.574	9.540
Total staff costs	771.731	506.110
Persons employed on average	2	1
Persons employed on average	2	1
2. Depreciation and write-downs		
Depreciation and write-downs of fixed assets	381.025	386.760
Total depreciation and write-downs	381.025	386.760

3. Financial fixed assets

Specification of investments in group companies
 BHGK Catering ApS, Blåvand, ownership 100%

4. Long-term liabilities

DKK 2.125.926 of long-term debt are due after 5 years.

5. Main activity

The company's main activity is to own and operate a golf course along with related activity.

6. Charges and securities

The company has not made any pledges or security.

As security for the mortgage loans, large DKK 2.201.106, land and buildings with a carrying amount of DKK 4.088.305 has been mortgaged.

7. Contingencies

The company has a tax loss. The deferred tax liability associated therewith is not enabled, as it is estimated that it will not be used.

The value of the tax asset amounts to DKK 1.027.945

The company is jointly and severally liable for all group companies for the total tax on joint taxation income and for certain possible withholding taxes, such as dividends and royalties.

The organisation has expressed that it wishes to provide liquidity to its subsidiaries, only for the necessary functions for continued operations. The statement is given to the next financial reporting period.