

Klim Strand Camping A/S

Havvejen 167, Klim Strand, 9690 Fjerritslev

Company reg. no. 36 56 21 61

Annual report

1 November 2021 - 31 December 2022

The annual report was submitted and approved by the general meeting on the 27 June 2023.

Hans Göran Meijer
Chairman of the meeting

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Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

Today, the Board of Directors and the Managing Director have approved the annual report of Klim Strand Camping A/S for the financial year 1 November 2021 - 31 December 2022.

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

We consider the chosen accounting policy to be appropriate, and in our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 November 2021 – 31 December 2022.

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

We recommend that the annual report be approved at the Annual General Meeting.

Fjerritslev, 27 June 2023

Managing Director

Karl Johan Söör

Board of directors

Hans Göran Meijer

Karl Johan Söör

Ola Johan Michael Bååth

Independent auditor's report

To the Shareholders of Klim Strand Camping A/S

Opinion

We have audited the financial statements of Klim Strand Camping A/S for the financial year 1 November 2021 - 31 December 2022, which comprise income statement, balance sheet, notes and a summary of significant accounting policies, for the Company. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2022, and of the results of the Company's operations for the financial year 1 November 2021 - 31 December 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 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 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.

Independent auditor's report

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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.
- 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 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.

Independent auditor's report

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 Financial Statements Act.

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

Copenhagen, 27 June 2023

Grant Thornton

State Authorised Public Accountants
Company reg. no. 34 20 99 36

Martin Bomholtz

State Authorised Public Accountant
mne34117

Company information

The company

Klim Strand Camping A/S
Havvejen 167, Klim Strand
9690 Fjerritslev

Company reg. no. 36 56 21 61
Established: 8 March 2015
Domicile: Jammerbugt
Financial year: 1 November - 31 December

Board of directors

Hans Göran Meijer
Karl Johan Söör
Ola Johan Michael Bååth

Managing Director

Karl Johan Söör

Auditors

Grant Thornton, Statsautoriseret Revisionspartnerselskab
Stockholmsgade 45
2100 København Ø

Management's review

Description of key activities of the company

The key activities of the company are leasing out campsites.

Development in activities and financial matters

The gross profit for the year totals DKK 1.793.277 against DKK 7.818.651 last year. The result from ordinary activities after tax totals DKK -1.241.033 against DKK 3.808.328 last year.

The company has per 1 March 2022 transferred the operation of the campsite to the parent company First Camp Danmark A/S, after which the principal activities of the company is leasing out the company's properties, plants, and equipments etc. to First Camp Danmark A/S.

Income statement

All amounts in DKK.

<u>Note</u>	1/11 2021 - 31/12 2022	1/11 2020 - 31/10 2021
Gross profit	1.793.277	7.818.651
1 Staff costs	-202.295	-1.824.978
Depreciation, amortisation, and impairment	-2.938.424	-971.320
Operating profit	-1.347.442	5.022.353
Other financial income	615	5.313
Other financial expenses	-243.079	-147.311
Pre-tax net profit or loss	-1.589.906	4.880.355
2 Tax on net profit or loss for the year	348.873	-1.072.027
Net profit or loss for the year	-1.241.033	3.808.328
Proposed distribution of net profit:		
Transferred to retained earnings	0	3.808.328
Allocated from retained earnings	-1.241.033	0
Total allocations and transfers	-1.241.033	3.808.328

Balance sheet

All amounts in DKK.

Assets		
<u>Note</u>	<u>31/12 2022</u>	<u>31/10 2021</u>
Non-current assets		
3 Goodwill	0	17.858
Total intangible assets	0	17.858
4 Land and buildings	9.645.584	12.504.844
5 Other fixtures, fittings, tools and equipment	984.367	704.763
Total property, plant, and equipment	10.629.951	13.209.607
Total non-current assets	10.629.951	13.227.465
Current assets		
Raw materials and consumables	0	203.550
Total inventories	0	203.550
Deferred tax assets	303.037	0
Tax receivables from group enterprises	177.414	0
Other receivables	424.311	974.997
Total receivables	904.762	974.997
Other financial investments	2.500	2.500
Total investments	2.500	2.500
Cash and cash equivalents	367.414	2.472.709
Total current assets	1.274.676	3.653.756
Total assets	11.904.627	16.881.221

Balance sheet

All amounts in DKK.

Equity and liabilities			
<u>Note</u>		<u>31/12 2022</u>	<u>31/10 2021</u>
Equity			
6	Contributed capital	500.000	500.000
7	Retained earnings	7.772.507	9.013.540
	Total equity	8.272.507	9.513.540
Provisions			
	Provisions for deferred tax	0	148.825
	Total provisions	0	148.825
Liabilities other than provisions			
	Mortgage debt	0	3.976.432
	Other payables	0	426.676
	Total long term liabilities other than provisions	0	4.403.108
	Trade payables	0	658.912
	Payables to group enterprises	3.585.220	0
	Income tax payable	0	954.420
	Other payables	46.900	562.697
	Deferred income	0	639.719
	Total short term liabilities other than provisions	3.632.120	2.815.748
	Total liabilities other than provisions	3.632.120	7.218.856
	Total equity and liabilities	11.904.627	16.881.221

8 Contingencies

Notes

All amounts in DKK.

	1/11 2021 - 31/12 2022	1/11 2020 - 31/10 2021
1. Staff costs		
Salaries and wages	<u>202.295</u>	<u>1.824.978</u>
	<u>202.295</u>	<u>1.824.978</u>
Average number of employees	<u>1</u>	<u>17</u>
2. Tax on net profit or loss for the year		
Tax on net profit or loss for the year	102.586	1.072.027
Adjustment of deferred tax for the year	<u>-451.459</u>	<u>0</u>
	<u>-348.873</u>	<u>1.072.027</u>

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/10 2021</u>
3. Goodwill		
Cost 1 November 2021	300.000	300.000
Cost 31 December 2022	300.000	300.000
Amortisation and write-down 1 November 2021	-282.142	-239.285
Amortisation and depreciation for the year	-17.858	-42.857
Amortisation and write-down 31 December 2022	-300.000	-282.142
Carrying amount, 31 December 2022	0	17.858
4. Land and buildings		
Cost 1 November 2021	16.183.567	15.191.841
Additions during the year	0	991.726
Cost 31 December 2022	16.183.567	16.183.567
Depreciation and write-down 1 November 2021	-3.678.723	-2.831.199
Amortisation and depreciation for the year	-2.859.260	-847.524
Depreciation and write-down 31 December 2022	-6.537.983	-3.678.723
Carrying amount, 31 December 2022	9.645.584	12.504.844
5. Other fixtures, fittings, tools and equipment		
Cost 1 November 2021	1.119.428	377.855
Additions during the year	340.910	741.573
Cost 31 December 2022	1.460.338	1.119.428
Depreciation and write-down 1 November 2021	-414.665	-333.726
Amortisation and depreciation for the year	-61.306	-80.939
Depreciation and write-down 31 December 2022	-475.971	-414.665
Carrying amount, 31 December 2022	984.367	704.763

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/10 2021</u>
6. Contributed capital		
Contributed capital 1 November 2021	<u>500.000</u>	<u>500.000</u>
	<u>500.000</u>	<u>500.000</u>
7. Retained earnings		
Retained earnings 1 November 2021	9.013.540	5.205.212
Retained earnings for the year	<u>-1.241.033</u>	<u>3.808.328</u>
	<u>7.772.507</u>	<u>9.013.540</u>

8. Contingencies

Contingent liabilities

Joint taxation

With First Camp Danmark A/S, company reg. no 41026413 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The total tax payable under the joint taxation scheme is to be found in the annual report for First Camp Danmark A/S, which is the administration company for the joint taxation.

Accounting policies

The annual report for Klim Strand Camping A/S has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from the previous year, and the annual report is presented in DKK. The accounting period has been changed in the current financial year and comprises the period 1 November 2021 – 31 December 2022. The comparative figures in the income statement comprise the period 1 November 2020 – 31 October 2021.

Change in accounting estimates

The management has reassessed the remaining useful lives and depreciation period for certain assets recognized in the category “Land and Buildings” and changed the depreciation period from 30 years to 3 years. The effect on the result due to increased depreciation amounts to DKK -1,3 million. The effect on equity and assets amounts to DKK -1,3 million and DKK -1,7 million respectively.

Income statement

Gross profit

Gross profit comprises the revenue, cost of sales and other external expenses.

Revenue comprises the value of services provided during the year, including outlay for customers less VAT and price concessions directly associated with the sale.

Revenue is recognised in the income statement on the completion of sales. This is generally considered to be the case when:

- The service has been provided before the end of the financial year
- A binding sales agreement exists
- The sales price has been determined
- Payment has been received, or is anticipated with a reasonable degree of certainty.

This ensures that recognition does not take place until the total income and costs and stage of completion at the reporting date can be reliably validated and it seems probable that the economic benefits, including payments, will flow to the enterprise.

Lease income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment. Income from the heating account is recognised in the statement of financial position as a balance with lessees.

Cost of sales comprises costs concerning purchase of raw materials and consumables less discounts, changes in inventories, costs concerning investment properties, operating expenses, taxes, insurances etc.

Other external expenses comprise expenses incurred for distribution, sales, advertising, administration, premises and loss on receivables etc,

Accounting policies

Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members.

Depreciation, amortisation, and write-down for impairment

Depreciation, amortisation, and write-down for impairment comprise depreciation on, amortisation of, and write-down for impairment of intangible and tangible assets, respectively.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Intangible assets

Goodwill

Acquired goodwill is measured at cost less accumulated amortisation. Given that it is impossible to make a reliable estimate of the useful life, the amortisation period is set at 7 years.

Property, plant, and equipment

Property, plant, and equipment are measured at cost less accrued depreciation and write-down for impairment. Land is not subject to depreciation.

The depreciable amount is cost less any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the carrying amount, the depreciation is discontinued.

If the amortisation period or the residual value is changed, the effect on amortisation will, in future, be recognised as a change in the accounting estimates.

The cost comprises acquisition cost and costs directly associated with the acquisition until the time when the asset is ready for use.

Accounting policies

The cost of a total asset is divided into separate components. These components are depreciated separately, the useful lives of each individual components differing, and the individual component representing a material part of the total cost.

Depreciation is done on a straight-line basis according to an assessment of the expected useful life:

	Useful life
Buildings	20-40 years
Other fixtures and fittings, tools and equipment	3-5 years

Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.

Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. write-down for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

Inventories

Inventories are measured at cost according to the FIFO method. In cases when the net realisable value of the inventories is lower than the cost, the latter is written down for impairment to this lower value.

Costs of goods for resale, raw materials, and consumables comprise acquisition costs plus delivery costs.

The net realisable value for inventories is recognised as the estimated selling price less costs of completion and selling costs. The net realisable value is determined with due consideration of negotiability, obsolescence, and the development of expected market prices.

Accounting policies

Receivables

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

According to the rules of joint taxation, Klim Strand Camping A/S is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Liabilities other than provisions

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

Deferred income

Payments received concerning future income are recognised under deferred income.

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JOHAN SÖÖR

Direktør

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JOHAN SÖÖR

Bestyrelsesmedlem

På vegne af: Klim Strand Camping A/S

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IP: 158.174.xxx.xxx

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Göran Meijer

Bestyrelsesmedlem

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OLA BÅÅTH

Bestyrelsesmedlem

På vegne af: Klim Strand Camping A/S

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Martin Bomholtz

Statsautoriseret revisor

På vegne af: Grant Thornton

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IP: 62.243.xxx.xxx

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Göran Meijer

Dirigent

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