
Vestergaard Hejnsvig ApS

Ravnholtgyden 5, DK-6600 Vejen

Annual Report for 2023

CVR No. 37 45 73 10

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 6/5 2024

Jens Ohnemus
Chairman of the
general meeting



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Management's statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of Vestergaard Hejnsvig ApS for the financial year 1 January - 31 December 2023.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the financial position at 31 December 2023 of the Company and of the results of the Company operations for 2023.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Vejen, 6 May 2024

Executive Board

Hans Thorvald Jensen

Board of Directors

Jens Ohnemus
Chairman

Hans Thorvald Jensen

Maria Carlsson

Independent Auditor's report

To the shareholder of Vestergaard Hejnsvig ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company 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.

We have audited the Financial Statements of Vestergaard Hejnsvig ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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.

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 Company's internal control.

Independent Auditor's report

- 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.

Esbjerg, 6 May 2024

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Stefan Dracea

State Authorised Public Accountant

mne42827

Company information

The Company	Vestergaard Hejnsvig ApS Ravnholtgyden 5 DK-6600 Vejen CVR No: 37 45 73 10 Financial period: 1 January - 31 December Municipality of reg. office: Vejen
Board of Directors	Jens Ohnemus, chairman Hans Thorvald Jensen Maria Carlsson
Executive Board	Hans Thorvald Jensen
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Esbjerg Brygge 28, 2. DK-6700 Esbjerg

Income statement 1 January - 31 December

	Note	2023	2022
		EUR	EUR
Gross profit before value adjustments		291,924	588,213
Value adjustments of assets held for investment		440,084	579,574
Gross profit after value adjustments		732,008	1,167,787
Staff expenses	2	-194,861	-132,525
Amortisation, depreciation and impairment losses of intangible assets and property, plant and equipment		-125,165	-220,681
Impairment of current assets		0	-224
Profit/loss before financial income and expenses		411,982	814,357
Financial income		13,366	6,229
Financial expenses		-190,363	-64,543
Profit/loss before tax		234,985	756,043
Tax on profit/loss for the year	3	-51,380	-165,960
Net profit/loss for the year		183,605	590,083
Distribution of profit			
		2023	2022
		EUR	EUR
Proposed distribution of profit			
Retained earnings		183,605	590,083
		183,605	590,083

Balance sheet 31 December

Assets

	Note	2023	2022
		EUR	EUR
Land and buildings	5	1,201,884	1,146,931
Investment properties	4	8,405,294	7,921,332
Biological assets	4	26,783	19,256
Other fixtures and fittings, tools and equipment	5	445,067	396,518
Property, plant and equipment		10,079,028	9,484,037
Other investments	6	91,951	61,610
Fixed asset investments		91,951	61,610
Fixed assets		10,170,979	9,545,647
Livestock		797,353	1,028,130
Raw materials and consumables		32,416	27,397
Inventories		829,769	1,055,527
Trade receivables		289,602	394,565
Receivables from group enterprises		97	355
Other receivables		34,500	4,841
Corporation tax receivable from group enterprises		53,183	0
Prepayments		5,957	5,111
Receivables		383,339	404,872
Cash at bank and in hand		33,534	23,387
Current assets		1,246,642	1,483,786
Assets		11,417,621	11,029,433

Balance sheet 31 December

Liabilities and equity

	Note	2023	2022
		EUR	EUR
Share capital		6,725	6,725
Retained earnings		2,309,964	2,126,359
Equity		2,316,689	2,133,084
Provision for deferred tax		518,267	413,534
Provisions		518,267	413,534
Credit institutions		4,286,814	4,360,278
Payables to group enterprises		4,038,354	3,678,339
Deposits		3,287	827
Long-term debt	7	8,328,455	8,039,444
Credit institutions	7	104,051	103,141
Trade payables		78,844	147,874
Payables to group enterprises	7	623	151,956
Payables to group enterprises relating to corporation tax		0	24,734
Other payables		42,887	15,666
Deferred income		27,805	0
Short-term debt		254,210	443,371
Debt		8,582,665	8,482,815
Liabilities and equity		11,417,621	11,029,433
Key activities	1		
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Statement of changes in equity

	Share capital	Retained earnings	Total
	EUR	EUR	EUR
Equity at 1 January	6,725	2,126,359	2,133,084
Net profit/loss for the year	0	183,605	183,605
Equity at 31 December	6,725	2,309,964	2,316,689

Notes to the Financial Statements

1. Key activities

The company's activities comprise in operation of farms and farmland.

2. Staff Expenses

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Wages and salaries	149,240	112,253
Pensions	3,360	0
Other social security expenses	3,000	2,453
Other staff expenses	39,261	17,819
	<u>194,861</u>	<u>132,525</u>
Average number of employees	<u>3</u>	<u>1</u>

3. Income tax expense

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Current tax for the year	-53,183	-116,492
Deferred tax for the year	104,563	282,452
	<u>51,380</u>	<u>165,960</u>

Notes to the Financial Statements

4. Assets measured at fair value

	Investment properties	Biological assets
	EUR	EUR
Cost at 1 January	6,396,549	18,288
Additions for the year	35,436	8,292
Disposals for the year	0	-765
Cost at 31 December	<u>6,431,985</u>	<u>25,815</u>
Value adjustments at 1 January	1,533,225	968
Revaluations for the year	440,084	0
Value adjustments at 31 December	<u>1,973,309</u>	<u>968</u>
Carrying amount at 31 December	<u>8,405,294</u>	<u>26,783</u>

Assumptions underlying the determination of fair value of investment properties and biological assets

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods.

The fair value of Investment properties has been calculated based on the following assumptions:

	2023	2022
	EUR	EUR
The fair value of investment properties amounts to	7,995,696	7,550,365
The fair value of biological assets amounts to	824,136	1,047,386
Value adjustment, income statement	440,084	579,350

Investment properties

The fair value of investment properties at 31 December 2023 has been assessed by an independent assessor.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

Biological assets

The fair value of biological assets relate to herds, consisting of cows, heifers, calves and bulls. The biological assets are measured annually based on an active market and indicate market values calculated by SEGES.

Notes to the Financial Statements

5. Property, plant and equipment

	Land and buildings	Other fixtures and fittings, tools and equipment
	EUR	EUR
Cost at 1 January	1,312,043	611,895
Additions for the year	113,577	123,522
Cost at 31 December	<u>1,425,620</u>	<u>735,417</u>
Impairment losses and depreciation at 1 January	173,554	215,366
Depreciation for the year	50,182	74,984
Impairment losses and depreciation at 31 December	<u>223,736</u>	<u>290,350</u>
Carrying amount at 31 December	<u>1,201,884</u>	<u>445,067</u>

6. Other fixed asset investments

	Other investments
	EUR
Cost at 1 January	61,610
Additions for the year	30,341
Cost at 31 December	<u>91,951</u>
Carrying amount at 31 December	<u>91,951</u>

2023	2022
EUR	EUR

7. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

Credit institutions		
After 5 years	4,286,814	4,360,278
Long-term part	4,286,814	4,360,278
Within 1 year	104,051	103,141
	<u>4,390,865</u>	<u>4,463,419</u>

Notes to the Financial Statements

	2023	2022
	EUR	EUR
7. Long-term debt		
Payables to group enterprises		
After 5 years	0	0
Between 1 and 5 years	4,038,354	3,678,339
Long-term part	4,038,354	3,678,339
Other short-term debt to group enterprises	623	151,956
	4,038,977	3,830,295
Deposits		
After 5 years	0	0
Between 1 and 5 years	3,287	827
Long-term part	3,287	827
Within 1 year	0	0
	3,287	827

	2023	2022
	EUR	EUR
8. Contingent assets, liabilities and other financial obligations		
Charges and security		
The following assets have been placed as security with bankers:		
Land and buildings at a total carrying amount of:	9,607,178	9,068,263

Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Harvest Group ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

Notes to the Financial Statements

9. Related parties and disclosure of consolidated financial statements

Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the largest and smallest group:

<u>Name</u>	<u>Place of registered office</u>
Farm Company A/S	Ravnholtgyden 5, 6600 Vejen, Denmark

Notes to the Financial Statements

10. Accounting policies

The Annual Report of Vestergaard Hejnsvig ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

EUR is used as the presentation currency. All other currencies are regarded as foreign currencies.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

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

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Income statement

Revenue

Revenue from the sale of goods is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Income from the rental of properties is recognised in the income statement for the relevant period

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Expenses for raw materials and consumables

Expenses for raw materials and consumables comprise the raw materials and consumables consumed to achieve revenue for the year.

Other external expenses

Other external expenses comprise expenses production and premises as well as administrative expenses, etc.

Gross profit

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue, other operating income, expenses for raw materials and consumables and other external expenses.

Notes to the Financial Statements

Staff expenses

Staff costs include wages and salaries including compensated absence and pensions as well as other social security contributions etc. made to the entity's employees.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company, including gains and losses on the sale of intangible assets and property, plant and equipment.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with Danish Group enterprises. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

Balance sheet

Property, plant and equipment

Investment properties

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition.

Interest expenses on loans are not recognised in cost during construction and reconstruction periods.

After the initial recognition investment properties are measured at cost with revaluation at fair value recognized under the revaluation in equity. An independent valuer has been used to determine the fair value.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of investment properties has been assessed by the independent assessor firm Nybolig Landbrug at 31 December 2023

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

Notes to the Financial Statements

In Management's opinion the determination of fair value of properties for the year was enabled through comparable market transactions and, consequently, valuation is based on the expected selling price of investment properties

Biological assets

On initial recognition, biological assets, which comprise living plants and animals that are biological transformed and acquired for the purpose of sale, conversion, consumption or breeding/culture of further animals and plants, are measured at cost. Cost comprises the purchase price and expenses resulting directly from the purchase until the asset is ready for use. Subsequent to initial recognition, biological assets are measured in the balance sheet at fair value less costs to sell. Fair value is determined at the most recent selling prices ascertained in markets for similar assets.

Other property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Interest expenses on loans are not recognised in cost during construction and reconstruction periods.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Buildings	10 - 50 years
Other plant, fixtures and fittings, tools and equipment	3 - 20 years

Depreciation period and residual value are reassessed annually.

Impairment of fixed assets

The carrying amounts of intangible assets and property, plant and equipment and investments are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

Fixed asset investments

Fixed asset investments, which consist of cooperative accounts, are measured at cost.

Inventories

Inventories are measured at the lower of cost under the FIFO method and net realisable value.

The net realisable value of inventories is calculated at the amount expected to be generated by sale of the inventories in the process of normal operations with deduction of selling expenses and costs of completion. The net realisable value is determined allowing for marketability, obsolescence and development in expected selling price.

The cost of raw materials and consumables equals landed cost.

Notes to the Financial Statements

On initial recognition, biological assets, which comprise living plants and animals for biological transformation, acquired for the purpose of sale, conversion, consumption or breeding/culture of further animals and plants, are measured at cost. Cost comprises the purchase price and expenses resulting directly from the purchase until the asset is ready for use. During the period of growth and until the time of harvest, biological assets are measured in the balance sheet at fair value less expected selling costs. Fair value is the amount at which the assets could be sold to an independent buyer. Fair value is determined at the most recent selling prices ascertained in markets for similar assets.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

Equity

Revaluation reserve comprises revaluation of investment properties at fair value. The revaluation reserve is measured less deferred tax and reduced by depreciation of the revalued assets. On the disposal of the assets, the remaining amount is transferred from the revaluation reserve to retained earnings.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Current tax receivables and liabilities

Current tax receivables and liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year adjusted for tax on taxable incomes for prior years. Tax receivables and liabilities are offset if there is a legally enforceable right of set-off and an intention to settle on a net basis or simultaneously.

Financial liabilities

Loans, such as loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Other debts are measured at amortised cost, substantially corresponding to nominal value.

Deferred income

Deferred income comprises payments received in respect of income in subsequent years.