



**intertrust**  
GROUP

## **OneLog Invest Denmark K/S**

**c/o Harbour House, Sundkrogsgade 21, DK-2100**

**Copenhagen**

**CVR no. 37 56 09 60**

### **Annual report for 2022**

Adopted at the annual general  
meeting on 15 June 2023

DocuSigned by:

*Pilvi Peltomäki*

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Pilvi Peltomäki  
chairman

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## Statement by management on the annual report

The management has today discussed and approved the annual report of OneLog Invest Denmark K/S for the financial year 1 January - 31 December 2022.

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

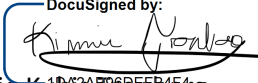
In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

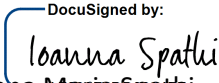
In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 15 June 2023

### On behalf of the General Partner: OneLog GP ApS

DocuSigned by:  
  
Kimmie Kubis Frønborg

DocuSigned by:  
  
Ioanna Maria Spathi

## Independent Auditor's Report

### *To the limited partner of OneLog Invest Denmark K/S*

#### **Opinion**

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 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of OneLog Invest Denmark K/S for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity, notes and a summary of significant accounting policies ("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.

#### **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.

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, in our view, 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 in Management's Review.

## Independent Auditor's Report

### **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 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.

## Independent Auditor's Report

- 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.

Hellerup, 15 June 2023

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 77 12 31

DocuSigned by:  


Maj-Britt Nørskov Nannestad  
State Authorized Public Accountant  
MNE no. mne32198

DocuSigned by:  


Christopher Kowalczyk  
State Authorized Public Accountant  
MNE no. mne47863

## Company details

### **The company**

OneLog Invest Denmark K/S  
c/o Harbour House, Sundkrogsgade 21  
DK-2100 Copenhagen

CVR no.: 37 56 09 60

Reporting period: 1 January - 31 December 2022

Domicile: Copenhagen

### **On behalf of the management**

Kimmie Kubis Tronborg  
Ioanna Maria Spathi

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

### **Consolidated financial statements**

The company is included in the consolidated financial statements of OneLog Invest (Lux) S.à r.l.

The group annual report of OneLog Invest (Lux) S.à r.l. may be obtained at the following address:

21  
Boulevard Grande  
Duchesse Charlotte  
L - 1331 Luxembourg  
Luxembourg

## Management's review

### **Business review**

The company's key activity is to own shares in subsidiaries as well as other related activities.

### **Financial review**

The company's income statement for the year ended 31 December 2022 shows a loss of DKK 509.365, and the balance sheet at 31 December 2022 shows equity of DKK 62.868.195.

### **Significant events occurring after the end of the financial year**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.



Income statement 1 January - 31 December

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Gross profit</b>		<b><u>-648.108</u></b>	<b><u>-302.686</u></b>
Financial income	2	6.062.006	557.979
Financial expenses	3	<u>-5.923.263</u>	<u>-566.302</u>
<b>Profit/loss for the year</b>		<b><u><u>-509.365</u></u></b>	<b><u><u>-311.009</u></u></b>
 <b>Distribution of profit</b>			
Extraordinary dividend for the year		0	35.435.000
Retained earnings		<u>-509.365</u>	<u>-35.746.009</u>
		<b><u><u>-509.365</u></u></b>	<b><u><u>-311.009</u></u></b>

Balance sheet 31 December

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Assets</b>			
Investments in subsidiaries	4	<u>62.934.878</u>	<u>62.934.878</u>
<b>Fixed asset investments</b>		<b><u>62.934.878</u></b>	<b><u>62.934.878</u></b>
<b>Total non-current assets</b>		<b><u>62.934.878</u></b>	<b><u>62.934.878</u></b>
Receivables from group entities		<u>277.641.583</u>	<u>279.563.896</u>
<b>Receivables</b>		<b><u>277.641.583</u></b>	<b><u>279.563.896</u></b>
<b>Cash at bank and in hand</b>		<b><u>1.037.106</u></b>	<b><u>550.982</u></b>
<b>Total current assets</b>		<b><u>278.678.689</u></b>	<b><u>280.114.878</u></b>
<b>Total assets</b>		<b><u><u>341.613.567</u></u></b>	<b><u><u>343.049.756</u></u></b>

Balance sheet 31 December

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Equity and liabilities</b>			
Share capital		1.050.000	1.050.000
Retained earnings		<u>61.818.195</u>	<u>62.327.560</u>
<b>Equity</b>		<b><u>62.868.195</u></b>	<b><u>63.377.560</u></b>
Payables to group entities		<u>271.633.001</u>	<u>279.563.896</u>
<b>Total non-current liabilities</b>	5	<b><u>271.633.001</u></b>	<b><u>279.563.896</u></b>
Trade payables		112.371	108.300
Payables to group entities		<u>7.000.000</u>	<u>0</u>
<b>Total current liabilities</b>		<b><u>7.112.371</u></b>	<b><u>108.300</u></b>
<b>Total liabilities</b>		<b><u>278.745.372</u></b>	<b><u>279.672.196</u></b>
<b>Total equity and liabilities</b>		<b><u>341.613.567</u></b>	<b><u>343.049.756</u></b>
Staff expenses	1		
Contingent liabilities	6		

## Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at the beginning	1.050.000	62.327.560	63.377.560
Net profit/loss for the year	0	-509.365	-509.365
<b>Equity at the end</b>	<b><u>1.050.000</u></b>	<b><u>61.818.195</u></b>	<b><u>62.868.195</u></b>

## Notes

	<u>2022</u>	<u>2021</u>
<b>1 Staff expenses</b>		
Average number of employees	<u>0</u>	<u>0</u>
	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>2 Financial income</b>		
Interest received from group entities	<u>6.062.006</u>	<u>557.979</u>
	<b><u>6.062.006</u></b>	<b><u>557.979</u></b>
<b>3 Financial expenses</b>		
Financial expenses, group entities	5.819.764	557.979
Other financial costs	102.728	8.271
Exchange loss	<u>771</u>	<u>52</u>
	<b><u>5.923.263</u></b>	<b><u>566.302</u></b>

## Notes

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>4 Investments in subsidiaries</b>		
Cost at the beginning	<u>62.934.878</u>	<u>62.934.878</u>
Cost at the end	<u>62.934.878</u>	<u>62.934.878</u>
<b>Carrying amount at the end</b>	<b><u>62.934.878</u></b>	<b><u>62.934.878</u></b>

Investments in subsidiaries are specified as follows:

<u>Name</u>	<u>Registered office</u>	<u>Share capital</u>	<u>Ownership interest</u>	<u>Equity</u>	<u>Profit/loss for the year</u>
OneLog Kolding ApS	Copenhagen	1.050.000	100%	106.356.013	-2.647.670
OneLog Hedensted ApS	Copenhagen	150.000	100%	67.422.580	999.820
OneLog Greve ApS	Copenhagen	150.000	100%	72.563.111	-11.279.352
OneLog Køge ApS	Copenhagen	10.100.000	100%	152.822.388	1.685.613
				<u>399.164.092</u>	<u>-11.241.589</u>

## 5 Long term debt

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>Payables to group entities</b>		
After 5 years	<u>271.633.001</u>	<u>279.563.896</u>
Non-current portion	<u>271.633.001</u>	<u>279.563.896</u>
Within 1 year	<u>7.000.000</u>	<u>0</u>
Current portion	<u>7.000.000</u>	<u>0</u>
	<b><u>278.633.001</u></b>	<b><u>279.563.896</u></b>

## 6 Contingent liabilities

Administration agreement liability at 31 December 2022 equals TDKK 75.

## Accounting policies

The annual report of OneLog Invest Denmark K/S for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2022 is presented in DKK.

Pursuant to sections §112, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

### **Income statement**

#### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

## Accounting policies

Gross profit reflects an aggregation of revenue, changes in inventories of finished goods and work in progress and other operating income less costs of raw materials and consumables and other external expenses.

### **Other external expenses**

Other external expenses comprise expenses for premises, sales and office expenses etc

### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

### **Income from investments in subsidiaries**

Dividend from investments is recognised in the reporting year in which the dividend is declared.

### **Tax on profit/loss for the year**

The company is not independently liable to tax and consequently tax has not been recognized.

## **Balance sheet**

### **Investments in subsidiaries**

Investments in subsidiaries are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

### **Receivables**

Receivables are measured at amortised cost.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash and deposits at banks.

### **Liabilities**

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, the financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest method. Accordingly, the difference between the net proceeds and the nominal value is recognised in the income statement over the term of the loan.



## Accounting policies

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

Financial liabilities also include the capitalised residual finance lease commitment.

Other liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.