

Your.Rentals A/S

Vesterbrogade 149, 5., 1620 København V

Company reg. no. 38 12 39 47

Annual report

1 January - 31 December 2022

The annual report was submitted and approved by the general meeting on the 7 June 2023.

Klavs Pedersen
Chairman of the meeting

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 %.

Contents

	<u>Page</u>
Reports	
Management's statement	3
Independent auditor's report	4
Management's review	
Company information	7
Management's review	8
Financial statements 1 January - 31 December 2022	
Income statement	9
Balance sheet	10
Statement of changes in equity	12
Notes	13
Accounting policies	16

Management's statement

Today, the Board of Directors and the Managing Director have approved the annual report of Your.Rentals A/S for the financial year 1 January - 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 January – 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.

Copenhagen, 7 June 2023

Managing Director

Andrew Martyn

Board of directors

Klavs Pedersen

Thomas Krøis

Andrew Martyn

Independent auditor's report

To the Shareholders of Your.Rentals A/S

Opinion

We have audited the financial statements of Your.Rentals A/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, 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 January - 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.

Alleroed, 7 June 2023

Piaster Revisorerne

Statsautoriseret Revisionsaktieselskab
Company reg. no. 25 16 00 37

Stefan Sølvhøj Johansson

State Authorised Public Accountant
mne34123

Company information

The company

Your.Rentals A/S
Vesterbrogade 149, 5.
1620 København V

Company reg. no. 38 12 39 47
Established: 21 October 2016
Domicile: Copenhagen
Financial year: 1 January - 31 December

Board of directors

Klavs Pedersen
Thomas Krøis
Andrew Martyn

Managing Director

Andrew Martyn

Auditors

Piaster Revisorerne, Statsautoriseret Revisionsaktieselskab
Engholm Parkvej 8
3450 Allerød

Subsidiary

YR Software AB, Malmø, Sweden

Management's review

The principal activities of the company

The company's primary activities in the financial year have been the development of a SaaS platform within the short-term rental accommodation sector and processing short-term rental bookings on behalf of property manager customers through sales channels.

Development in activities and financial matters

The company's financial performance is considered better than expected having reached its revenue goals while keeping OPEX lower than forecast.

The company continued to make significant investments into product development and revenue expansion.

Financial resources

The company's continuing operations are dependent on the company getting new liquidity until 31 December 2023. The company completed capital raises during the first half of 2023 to invest into its growth plan. It is anticipated that the new capital will enable the company to reach a break-even during 2024. The company also converted all outstanding loans to shareholders in 2023, strengthening the company's equity.

Events occurring after the end of the financial year

No events materially affecting the financial position of the company have occurred after the end of the financial year.

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Gross profit	-2.171.129	-4.384.804
2 Staff costs	-4.492.085	-3.460.758
3 Amortisation and impairment of intangible assets	-1.847.577	-1.310.114
Other operating expenses	0	-80.202
Operating profit	-8.510.791	-9.235.878
Other financial income	437.888	87.138
Other financial expenses	-1.485.815	-986.343
Pre-tax net profit or loss	-9.558.718	-10.135.083
4 Tax on net profit or loss for the year	2.577.262	2.619.563
Net profit or loss for the year	-6.981.456	-7.515.520
Proposed distribution of net profit:		
Transferred to other statutory reserves	4.912.188	3.706.722
Allocated from retained earnings	-11.893.644	-11.222.242
Total allocations and transfers	-6.981.456	-7.515.520

Balance sheet at 31 December

All amounts in DKK.

Assets			
<u>Note</u>		<u>2022</u>	<u>2021</u>
Non-current assets			
5	Completed development projects	19.115.330	12.817.652
6	Software	0	0
	Total intangible assets	<u>19.115.330</u>	<u>12.817.652</u>
7	Investments in subsidiaries	35.202	35.202
	Total investments	<u>35.202</u>	<u>35.202</u>
	Total non-current assets	<u>19.150.532</u>	<u>12.852.854</u>
Current assets			
	Trade receivables	39.030.704	19.450.244
8	Deferred tax assets	1.939.286	1.104.616
	Other receivables	2.164.147	1.351.065
	Prepayments	75.642	33.283
	Total receivables	<u>43.209.779</u>	<u>21.939.208</u>
	Cash and cash equivalents	<u>2.724.645</u>	<u>1.618.083</u>
	Total current assets	<u>45.934.424</u>	<u>23.557.291</u>
	Total assets	<u>65.084.956</u>	<u>36.410.145</u>

Balance sheet at 31 December

All amounts in DKK.

Equity and liabilities		
<u>Note</u>	<u>2022</u>	<u>2021</u>
Equity		
Contributed capital	1.389.864	1.389.864
Other statutory reserves	14.909.957	9.997.769
Retained earnings	-28.287.697	-16.394.053
Total equity	-11.987.876	-5.006.420
Liabilities other than provisions		
Long-term debt to other credit institutions	9.905.039	9.410.203
9 Total long term liabilities other than provisions	9.905.039	9.410.203
9 Current portion of long term liabilities	0	540.000
Prepayments received from customers	28.855	627.694
Trade payables	41.122.339	20.531.547
Payables to subsidiaries	5.842.844	6.189.617
Payables to shareholders and management	19.762.931	2.785.963
Other payables	410.824	1.331.541
Total short term liabilities other than provisions	67.167.793	32.006.362
Total liabilities other than provisions	77.072.832	41.416.565
Total equity and liabilities	65.084.956	36.410.145

1 Essential conditions for the company's continued operation**10 Charges and security**

Statement of changes in equity

All amounts in DKK.

	Contributed capital	Other statutory reserves	Retained earnings	Total
Equity 1 January 2021	1.389.864	6.291.047	-5.171.811	2.509.100
Retained earnings	0	3.706.722	-11.222.242	-7.515.520
Equity 1 January 2022	1.389.864	9.997.769	-16.394.053	-5.006.420
Retained earnings	0	4.912.188	-11.893.644	-6.981.456
	1.389.864	14.909.957	-28.287.697	-11.987.876

Notes

All amounts in DKK.

	<u>2022</u>	<u>2021</u>
1. Essential conditions for the company's continued operation		
The company's continuing operations are dependent on the company getting new liquidity until 31 December 2023. The company completed capital raises during the first half of 2023 to invest into its growth plan. It is anticipated that the new capital will enable the company to reach a break-even during 2024. The company also converted all outstanding loans to shareholders in 2023, strengthening the company's equity.		
2. Staff costs		
Salaries and wages	4.486.255	3.459.054
Other costs for social security	<u>5.830</u>	<u>1.704</u>
	<u>4.492.085</u>	<u>3.460.758</u>
Average number of employees	<u>48</u>	<u>41</u>
3. Amortisation and impairment of intangible assets		
Amortisation of development projects	1.847.577	1.164.614
Amortisation of concessions, patents, and licences	<u>0</u>	<u>145.500</u>
	<u>1.847.577</u>	<u>1.310.114</u>
4. Tax on net profit or loss for the year		
Tax on net profit or loss for the year	-1.791.956	-1.301.701
Adjustment of deferred tax for the year	-834.670	-1.317.862
Other taxes	<u>49.364</u>	<u>0</u>
	<u>-2.577.262</u>	<u>-2.619.563</u>

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/12 2021</u>
5. Completed development projects		
Cost 1 January 2022	14.941.385	9.024.564
Additions during the year	<u>8.145.255</u>	<u>5.916.821</u>
Cost 31 December 2022	<u>23.086.640</u>	<u>14.941.385</u>
Amortisation and writedown 1 January 2022	-2.123.733	-959.119
Amortisation and depreciation for the year	<u>-1.847.577</u>	<u>-1.164.614</u>
Amortisation and writedown 31 December 2022	<u>-3.971.310</u>	<u>-2.123.733</u>
Carrying amount, 31 December 2022	<u>19.115.330</u>	<u>12.817.652</u>
<p>The company has developed a electronical platform to manage vacation rentals and all business aspects of being a property manager. The completed development project does already generate increased cashflow and the company expect the cashflow will increase significantly over the next few years.</p>		
6. Software		
Cost 1 January 2022	<u>970.000</u>	<u>970.000</u>
Cost 31 December 2022	<u>970.000</u>	<u>970.000</u>
Amortisation and writedown 1 January 2022	-970.000	-824.500
Amortisation and depreciation for the year	<u>0</u>	<u>-145.500</u>
Amortisation and writedown 31 December 2022	<u>-970.000</u>	<u>-970.000</u>
Carrying amount, 31 December 2022	<u>0</u>	<u>0</u>

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/12 2021</u>
7. Investments in subsidiaries		
Cost 1 January 2022	35.202	35.202
Carrying amount, 31 December 2022	<u>35.202</u>	<u>35.202</u>

Financial highlights for the enterprises according to the latest approved annual reports

	Equity interest	Equity	Results for the year	Carrying amount, Your.Rentals A/S
YR Software AB, Malmø, Sweden	100 %	668.078	444.692	35.202
		<u>668.078</u>	<u>444.692</u>	<u>35.202</u>

8. Deferred tax assets

Deferred tax assets 1 January 2022	1.104.616	-213.246
Deferred tax of the net profit or loss for the year	834.670	1.317.862
	<u>1.939.286</u>	<u>1.104.616</u>

9. Long term liabilities other than provisions

	Total payables 31 Dec 2022	Current portion of long term payables	Long term payables 31 Dec 2022	Outstanding payables after 5 years
Long-term debt to other credit institutions	9.905.039	0	9.905.039	0
	<u>9.905.039</u>	<u>0</u>	<u>9.905.039</u>	<u>0</u>

10. Charges and security

In regards to long-term debt to other credit institutions of tDKK. 9.905, the company has posted collateral (as a corporate mortgage) of t.DKK. 2.300 in intangible assets and trade receivables, with an accounting value at the 31. december 2022 of tDKK. 58.146.

Accounting policies

The annual report for Your.Rentals 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 last year, and the annual report is presented in DKK.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Income statement

Gross loss

Gross loss comprises the revenue, changes in inventories of finished goods, and work in progress, own work capitalised, other operating income, and external costs.

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Revenue is measured at the fair value of the consideration promised exclusive of VAT and taxes and less any discounts relating directly to sales.

Cost of sales include costs incurred to achieve revenue for the year.

Accounting policies

Work performed for own account and capitalised

Work performed for own account and capitalised includes staff cost and other internal costs incurred during the financial year and recognised in the cost of proprietary intangible and tangible fixed assets.

Other external expenses comprise expenses incurred for distribution, sales, advertising, administration, premises, loss on receivables, and operational leasing costs.

Staff costs

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

Depreciation, amortisation, and writedown for impairment

Depreciation, amortisation, and writedown for impairment comprise depreciation on, amortisation of, and writedown for impairment of intangible and tangible assets, respectively.

Other operating expenses

Other operating expenses comprise items of secondary nature as regards the principal activities of the enterprise, including losses on the disposal of intangible and tangible assets.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts regarding the financial year. Financial income and expenses comprise interest income and expenses, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

Results from investments in subsidiaries

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

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.

Statement of financial position

Intangible assets

Development projects, patents, and licences

Development costs comprise salaries, wages, and amortisation directly attributable to development activities.

Accounting policies

Clearly defined and identifiable development projects are recognised as intangible assets provided that they are proven to be technically practicable, that sufficient resources and a potential market or development opportunity exist, and insofar as the intention is to produce, market or utilise the project. It is, however, a condition that the cost can be reliably calculated and that a sufficiently high degree of certainty indicates that future earnings will cover the costs of production, sales, and administration. Other development costs are recognised in the income statement concurrently with their realisation.

Development costs recognised in the statement of financial position are measured at cost less accrued amortisations and writedowns for impairment.

After completion of the development work, capitalised development costs are amortised on a straight-line basis over the estimated useful economic life. The amortisation period is usually 10 years.

Acquired software is measured at historic cost less accumulated amortisation and impairment losses. Software is depreciated over the estimated useful economic life estimated at 5 years. The amortization period is based on a evaluation of the Company's market position and earnings profile.

Acquired software is measured at historic cost less accumulated amortisation and impairment losses. Software is depreciated over the estimated useful economic life. The useful life is set at 5 years due to the fact the no reliable estimate of the useful life can made. The amortization period is based on a evaluation of the Company's market position and earnings profile.

Profit and loss from the sale of development projects, patents, and licenses are measured as the difference between the sales price less sales costs and the carrying amount at the time of sale. Profit or loss are recognised in the income statement as other operating income or other operating expenses, respectively.

Investments

Investments in subsidiaries

Investments in subsidiaries are recognised and measured at cost. If the recoverable amount is lower than the cost price, it shall be written down for impairment to this lower value.

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets as well as equity investments in subsidiaries 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. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

Accounting policies

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.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand.

Equity

Reserve for development costs

The reserve for development costs comprises recognised development costs less related deferred tax liabilities.

The reserve cannot be used as dividends or for covering losses.

The reserve is reduced or dissolved if the recognised development costs are amortised or abandoned. This is done by direct transfer to the distributable reserves of the equity.

Dividend

Dividend expected to be distributed for the year is recognised as a separate item under equity.

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.

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.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Accounting policies

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

Loans from credit institutions and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

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

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Klavs Pedersen

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ANDREW MARTYN

Direktør

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ANDREW MARTYN

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Stefan Sølvhøj Johansson

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