

# **VCH IV ApS**

c/o NCC Property Development A/S,  
Tobaksvejen 2A, DK-2860 Søborg

## **Annual Report for 2023**

CVR No 38 55 31 78

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the company  
on 23/5 2024

Claus Asger Olsen  
Chairman of the AGM

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## **Management's statement**

The Executive Board has today considered and adopted the Financial Statements of VCH IV II 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 the financial year 1 January – 31 December 2023.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Financial Statements be adopted at the Annual General Meeting

Søborg, 23 May 2024

### **Executive Board**

Jesper Tougaard Michaelsen

Claus Asger Olsen

Ole Faurby

# Independent Auditor's report

To the shareholder of VCH IV 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 VCH IV 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.

## 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 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.
- 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, 23 May 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Allan Knudsen  
State Authorised Public Accountant  
mne29465

Morten Jørgensen  
State Authorised Public Accountant  
mne32806

## **Company information**

### **The Company**

VCH IV ApS  
c/o NCC Property Development A/S  
Tobaksvejen 2A  
DK-2860 Søborg

CVR No: 38 55 31 78  
Financial period: 1 January – 31 December  
Municipality of reg. office: Gladsaxe

### **Executive Board**

Jesper Tougaard Michaelsen  
Claus Asger Olsen  
Ole Faurby

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

## **Management's review**

The Annual Report of VCH IV ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

### **Key activities**

The Company's purpose is to own, invest in and rent out real estate and other similar business.

During the current fiscal year, the company received an adjustment to the liquidation settlement for the sale of its property that occurred in the previous fiscal year.

### **Development in the year**

The income statement of the Company for 2023 shows a profit of DKK 7.602.747, and at 31 December 2023 the balance sheet of the Company shows equity of DKK 56.661.749

### **Subsequent events**

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.



## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
<b>Gross profit</b>		<b>9 749 316</b>	<b>-1 554 261</b>
Staff expenses		0	0
<b>Profit/loss before financial income and expenses</b>		<b>9 749 316</b>	<b>-1 554 261</b>
Financial expenses	2	-2 506	0
<b>Profit/loss before tax</b>		<b>9 746 810</b>	
Tax on profit/loss for the year		-2 144 063	342 293
<b>Net profit/loss for the year</b>		<b>7 602 747</b>	<b>-1 211 968</b>

## Profit allocation

<b>Proposed profit allocation</b>	7 602 747	-1 211 968
Retained earnings	<b>7 602 747</b>	<b>-1 211 968</b>

## Balance sheet 31 December

### Assets

Note	2023	2022
	DKK	DKK
Trade receivables	9 121 044	15 021
Receivables from group enterprises	68 331 983	75 006 813
Other receivables	1 222 748	290 256
Corporation tax receivable	0	342 000
<b>Receivables</b>	<b>78 675 775</b>	<b>75 654 090</b>
<b>Current assets</b>	<b>78 675 775</b>	<b>75 654 090</b>
<b>Assets</b>	<b>78 675 775</b>	<b>75 654 090</b>

## Balance sheet 31 December

### Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		50 000	50 000
Retained earnings		56 611 749	49 009 002
<b>Equity</b>		<b>56 661 749</b>	<b>49 059 002</b>
Other provisions		12 201 396	18 080 441
<b>Provisions</b>		<b>12 201 396</b>	<b>18 080 441</b>
Deferred income		0	3 017 861
<b>Long-term debt</b>		<b>0</b>	<b>3 017 861</b>
Trade payables		793 156	1 472 786
Deposits		24 000	24 000
Payables to group enterprises		3 793 823	0
Corporation tax payables		2 144 000	0
Other payables		0	0
Deferred income		3 057 651	4 000 000
<b>Short-term debt</b>		<b>9 812 630</b>	<b>5 496 786</b>
<b>Debt</b>		<b>9 812 630</b>	<b>8 514 647</b>
<b>Liabilities and equity</b>		<b>78 675 775</b>	<b>75 654 090</b>

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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	50 000	49 009 002	49 059 002
Net profit/loss for the year	0	7 602 747	7 602 747
<b>Equity at 31 December</b>	<b>50 000</b>	<b>56 611 749</b>	<b>56 661 749</b>

# Notes to the Financial Statements

	2023	2022
	DKK	DKK
<b>1 Financial expenses</b>		
Interest paid to group enterprises	-396	0
Other financial expenses	-2 110	0
	<b>-2 506</b>	<b>0</b>

## 2 Contingent assets, liabilities and other financial obligations

### Contingent liabilities

The Company is jointly taxed with the Danish companies in the NCC Group. The joint taxation also covers withholding taxes in form of dividend tax, royalty tax and interest tax. The Danish companies are jointly and individually liable for the joint taxation. Any subsequent adjustment to income taxes may lead to a larger liability. The tax for the individual companies is allocated in full basis of the expected taxable income.

## 3 Related parties and disclosure of consolidated financial statements

### Consolidated Financial Statements

The Company is included in the Group Annual Report of the ultimate Parent Company:

Name	Place of registered office
NCC AB	Herrjärva Torg 4, 170 80 Solna, Sweden

The Group Annual Report of NCC AB may be obtained at the following address:

Herrjärva Torg 4, 170 80 Solna, Sweden

or at

<https://www.ncc.com/investor-relations/>

# Notes to the Financial Statements

## 4 Accounting policies

The Annual Report of VCH IV ApS 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.

The Financial Statements are presented in DKK.

### 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.

### Income statement

#### Revenue

Revenue from the sale of goods for resale and finished goods is recognised in the income statement when delivery and transfer of risk to the buyer have been made before year end.

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

# Notes to the Financial Statements

## 4 Accounting policies (continued)

### 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 office 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, expenses for raw materials and consumables and other external expenses.

### 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 deferred tax for the year. The tax attributable to the profit for 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 subsidiaries in the NCC Group. The tax effect of the joint taxation with the subsidiaries is allocated to enterprises showing profits or losses in proportion to their taxable incomes.

## Balance sheet

### 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.

### Provisions

Provisions are recognised when - in consequence of an event occurred before or on the balance sheet date - the Company has a legal or constructive obligation and it is probable that economic benefits must be given up to settle the obligation.

Other provisions include obligations for refurbishment and repair work. Provisions are measured and recognised based on experience with similar work.

# Notes to the Financial Statements

## 4 Accounting policies (continued)

### 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 debts

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.