

Matr. nr. 2055 A/S

Vigerslev Allé 77

2500 Valby

CVR no. 38 88 18 76

Annual report for 2023

Adopted at the annual general
meeting on 3 May 2024

Lisbet Kragelund

Lisbet Kragelund
chair

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Company details

Matr. nr. 2055 A/S
Vigerslev Allé 77
2500 Valby

CVR-no. 38 88 18 76

Financial year: 1 January - 31 December 2023
Incorporated: 25. August 2017

Domicile: Copenhagen

Board of directors

Lisbet Kragelund, chair
Michael Grue
Jakob Grünfeld

Executive Board

Camilla Winther

Auditors

EY Godkendt Revisionspartnerselskab
Dirch Passers Allé 36
2000 Frederiksberg

Statement by management on the annual report

The Board of directors and Executive Management have today discussed and approved the annual report of Matr. nr. 2055 A/S 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 company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

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.

Valby, 3 May 2024

Executive Management

Camilla Winther

Camilla Winther

Board of directors

Lisbet Kragelund

Lisbet Kragelund
chair

Michael Grue

Michael Grue

Jakob Grünfeld

Jakob Grünfeld

Independent auditor's report

To the Shareholder of Matr. nr. 2055 A/S

Opinion

We have audited the financial statements of Matr. Nr. 2055 A/S for the financial year 1 January – 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are 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 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.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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.

Independent auditor's report

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to 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 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 the financial statements.

As part of an audit conducted in accordance with ISAs and 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.
- 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 note disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

Independent auditor's report

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.

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 Statements Act. We did not identify any material misstatement of management's review.

Copenhagen, 3 May 2024

EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Claus Tanggaard Jacobsen
State Authorised Public Accountant
mne23314

Management's review

Business activities

Matr. nr. 2025 A/S owns the property Vigerslev Allé 77, Valby. The purpose of the company is to rent out and develop the property.

Financial review

The company's income statement for the year ended 31 December 2023 shows a profit of TDKK 2.641, and the balance sheet at 31 December 2023 shows equity of TDKK 116.893.

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.

Accounting policies

The annual report of Matr. nr. 2055 A/S for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, with options from reporting class C companies.

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

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.

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.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Gross profit

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

Gross profit comprised revenue and other external expenses.

Accounting policies

Revenue

The Company has chosen IFRS 15 as interpretation for revenue recognition.

Revenue from rental services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fairvalue of the consideration fixed.

Other external expenses

Other external expenses include expenses relating to the Company's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc.

Depreciation of tangible assets

Depreciation relating to tangible assets comprise depreciations for the financial year, calculated on the basis of the residual values and useful lives of the individual assets.

Financial income and costs

Financial income and costs are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and costs, exchange gains and losses on foreign currency transactions, amortisation of mortgage loans and surcharges and allowances under the advance-payment-of-tax scheme, etc.

Tax for the year

The company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Accounting policies

Balance sheet

Tangible assets

Items of land and buildings are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises of the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life
Buildings	25 years

The useful life and residual value of the company's property are reassessed annually.

Gains and losses on the sale of items of property, plant and equipment are calculated as the difference between the selling price, less costs to sell, and the carrying amount at the time of sale. Gains or losses on the sale of items of property, plant and equipment are recognised in the income statement under other operating income or other operating expenses, respectively.

Receivables

Receivables are measured at amortised cost or lower net realizable value. The company has chosen IFRS 9 as interpretation for impairment.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

Accounting policies

Income tax and deferred tax

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

Liabilities

Payables to credit institutions, etc. are recognised at the amount of proceeds received at the date of borrowing, net of transaction costs paid. In subsequent periods the financial liabilities are measured at amortised costs using 'the effective interest method', the difference between the proceeds and the nominal value therefore being recognised in the Income statement under financial expenses over the term of the loan.

In the balance sheet, the cash pool accounts are recognised under receivables and payables to affiliated companies as part of assets and liabilities, respectively.

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.

Income statement 1 January - 31 December

	<u>Note</u>	<u>2023</u> TDKK	<u>2022</u> TDKK
Gross profit		13.854	13.725
Financial income		6	3
Financial costs	2	<u>-10.546</u>	<u>-2.356</u>
Profit/loss before tax		3.314	11.372
Tax for the year	3	<u>-673</u>	<u>-2.626</u>
Profit/loss for the year		<u>2.641</u>	<u>8.746</u>
Retained earnings		<u>2.641</u>	<u>8.746</u>
		<u>2.641</u>	<u>8.746</u>

Balance sheet at 31 December

	<u>Note</u>	<u>2023</u> TDKK	<u>2022</u> TDKK
Assets			
Land and buildings		<u>409.724</u>	<u>409.724</u>
Tangible assets	4	<u>409.724</u>	<u>409.724</u>
Total non-current assets		<u>409.724</u>	<u>409.724</u>
Receivables from Group Companies		<u>2.875</u>	<u>1.438</u>
Receivables		<u>2.875</u>	<u>1.438</u>
Total current assets		<u>2.875</u>	<u>1.438</u>
Total assets		<u><u>412.599</u></u>	<u><u>411.162</u></u>

Balance sheet at 31 December

	<u>Note</u>	<u>2023</u> TDKK	<u>2022</u> TDKK
Equity and liabilities			
Share capital		10.000	10.000
Retained earnings		<u>106.893</u>	<u>104.252</u>
Equity		<u>116.893</u>	<u>114.252</u>
Deferred tax	5	<u>47.112</u>	<u>47.112</u>
Total provisions		<u>47.112</u>	<u>47.112</u>
Mortgage loans		<u>203.703</u>	<u>214.052</u>
Total non-current liabilities	6	<u>203.703</u>	<u>214.052</u>
Mortgage loans	6	11.782	12.483
Payables to affiliated companies	9	31.434	19.760
Corporation tax		731	2.502
Other payables		<u>944</u>	<u>1.001</u>
Total current liabilities		<u>44.891</u>	<u>35.746</u>
Total liabilities		<u>248.594</u>	<u>249.798</u>
Total equity and liabilities		<u><u>412.599</u></u>	<u><u>411.162</u></u>
Staff costs	1		
Contingent assets and liabilities	7		
Mortgages and collateral	8		
Related parties and ownership structure	9		

Statement of changes in equity

	Share capital	Retained earnings	Total
	TDKK	TDKK	TDKK
Equity at 1 January 2023	10.000	104.252	114.252
Net profit/loss for the year	0	2.641	2.641
Equity at 31 December 2023	10.000	106.893	116.893

	Share capital	Retained earnings	Total
	TDKK	TDKK	TDKK
Equity at 1 January 2022	10.000	95.506	105.506
Net profit/loss for the year	0	8.746	8.746
Equity at 31 December 2022	10.000	104.252	114.252

Notes

	<u>2023</u>	<u>2022</u>
1 Staff costs		
Number of fulltime employees on average	<u>0</u>	<u>0</u>

	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
2 Financial costs		
Interest on mortgage loan	8.759	2.168
Interest paid to Group enterprises	1.330	184
Exchange adjustments costs	3	4
Other financial costs	<u>454</u>	<u>0</u>
	<u>10.546</u>	<u>2.356</u>

3 Tax for the year		
Current tax for the year	731	2.626
Adjustment of tax concerning previous years	<u>-58</u>	<u>0</u>
	<u>673</u>	<u>2.626</u>

4 Tangible assets		
		Land and buildings
		TDKK
Costs at 1 January 2023		<u>430.350</u>
Costs at 31 December 2023		<u>430.350</u>
Impairment losses and depreciation at 1 January 2023		<u>20.626</u>
Impairment losses and depreciation at 31 December 2023		<u>20.626</u>
Carrying amount at 31 December 2023		<u>409.724</u>

Notes

	<u>2023</u> TDKK	<u>2022</u> TDKK
5 Deferred tax		
Provision for deferred tax	<u>47.112</u>	<u>47.112</u>
Provision for deferred tax	<u>47.112</u>	<u>47.112</u>
Provisions for deferred tax on:		
Land and buildings	<u>47.112</u>	<u>47.112</u>
	<u>47.112</u>	<u>47.112</u>
6 Mortgage loans		
After 5 years	151.784	160.768
Between 1 and 5 years	<u>51.919</u>	<u>53.284</u>
Non-current portion	203.703	214.052
Within 1 year	<u>11.782</u>	<u>12.483</u>
	<u>215.485</u>	<u>226.535</u>

7 Contingent assets and liabilities

The company is part of a Danish joint taxation scheme for which FLSmidt & Co. A/S is the administrator. As part of the joint taxation, Matr. nr. 2055 A/S is liable with other companies in the joint taxation scheme for Danish corporate taxes on dividend, interest and royalties within the joint taxation group.

8 Mortgages and collateral

Land and building with a carrying amount of MDKK 410 have been put up as security for a mortgage debt amounting to MDKK 215.

Notes

9 Related parties and ownership structure

FLSmidth & Co. A/S, Denmark owns 100% of the shares of Matr. nr. 2055 A/S.

Matr. nr. 2055 A/S is a fully consolidated subsidiary in the consolidated financial statements (largest and smallest group), FLSmidth & Co. A/S, Valby Copenhagen, CVR no. 58180912.

The Group Annual Report 2023 is available on:

<https://www.flsmidth.com/en-gb/company/investors/reports-and-presentations>.

Cash pool accounts are legally owned by FLSmidth & Co. A/S. The accounts are therefore considered balances with related parties. In the balance sheet the cash pool accounts are recognised under receivables and payables to affiliated companies as part of assets and liabilities, respectively.