

# Komplementarselskabet Trælastholmen Nordhavn ApS

C/O 31397 Newsec PAM Denmark A/S  
Lyngby Hovedgade 4,  
2800 Kongens Lyngby

CVR No. 39051893

## Annual Report 2022

5. financial year

The Annual Report was presented and  
adopted at the Annual General Meeting of  
the Company on 1 June 2023

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Stinus Andersen  
Chairman

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## **Management's Statement**

Today, Management has considered and adopted the Annual Report of Komplementarselskabet Trælastholmen Nordhavn ApS for the financial year 1 January 2022 - 31 December 2022.

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

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

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

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

Kongens Lyngby, 1 June 2023

### **Executive Board**

Peter Olsson  
Manager

## Independent Auditors' Report

To the shareholders of Komplementarselskabet Trælastholmen Nordhavn ApS

### Opinion

We have audited the financial statements of Komplementarselskabet Trælastholmen Nordhavn ApS for the financial year 1 January 2022 - 31 December 2022, comprising income statement, balance sheet 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 Company's assets, liabilities and financial position at 31 December 2022 and of the results of the Company's operations for the financial year 1 January 2022 - 31 December 2022 in accordance with the Danish Financial Statements Act.

### Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibility under those standards and requirements are further described in the "Auditors' responsibility 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 (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statement 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 responsibility 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 that 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.

### The auditor's responsibility 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 the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made 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 company 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.

## **Independent Auditors' Report**

- \* 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 the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the 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 the Management's review.

Copenhagen, 1 June 2023

### **KPMG P/S**

CVR-no. 25578198

Henrik Y. Jensen  
State Authorised Public Accountant  
mne35442

## Komplementarselskabet Trælastholmen Nordhavn ApS

### Company details

<b>Company</b>	Komplementarselskabet Trælastholmen Nordhavn ApS C/O 31397 Newsec PAM Denmark A/S Lyngby Hovedgade 4, 2800 Kongens Lyngby CVR-no.: 39051893 Date of formation: 1 November 2017 Registered office: Lyngby-Tårnbæk
<b>Executive Board</b>	Peter Olsson , Manager
<b>Auditors</b>	KPMG P/S Dampfærgevej 28 2100 København Ø CVR-no.: 25578198

## Management's Review

### The Company's principal activities

The Company's principal activities consist in being an unlimited liability proprietor to P/S Trælastholmen Nordhavn.

### Development in activities and the financial situation

The Company's Income Statement of the financial year 1 January 2022 - 31 December 2022 shows a loss of DKK -42.826 and the Balance Sheet at 31 December 2022 a balance sheet total of DKK 232.764 and an equity of DKK 204.742.

The result for the year are considered to be in accordance with expectations.

In 2021 the Company lost the equity, in 2022 the Management has reestablish the equity by capital injection.

### Post financial year events

After the end of the financial year, no events have occurred which may change the financial position of the entity substantially.

## **Accounting Policies**

### **Reporting Class**

The annual report of Komplementarselskabet Trælastholmen Nordhavn ApS for 2022 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied remain unchanged from last year.

### **Reporting currency**

The annual report is presented in Danish kroner.

## **General information**

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

The financial statement have been prepared under the historical cost principle.

Income is recognised in the income statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortized cost. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortization, 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 accrue 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 attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the financial statement, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

## **Income statement**

### **Revenue**

Income consists of the annual risk premium, which the company receives for being the general partner.

### **Other external expenses**

Other external expenses include expenses for distribution, sales, advertising, administration, premises, bad debts, operating leasing expenses etc.

## **Balance sheet**

### **Receivables**

Receivables are measured at amortized cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Impairment of accounts receivables past due is established on individual assessment of receivables.



## **Accounting Policies**

### **Liabilities**

Other payables are measured at amortized cost, which usually corresponds to the nominal value.

### **Contingent assets and liabilities**

Contingent assets and liabilities are not recognised in the Balance Sheet but appear only in the notes.

**Income Statement**

	Note	2022 kr.	2021 kr.
Revenue		27.621	0
Other external expenses		-70.447	-51.322
<b>Gross result</b>		<b>-42.826</b>	<b>-51.322</b>
<b>Profit from ordinary operating activities</b>		<b>-42.826</b>	<b>-51.322</b>
<b>Profit from ordinary activities before tax</b>		<b>-42.826</b>	<b>-51.322</b>
Tax expense on ordinary activities		0	0
<b>Profit</b>		<b>-42.826</b>	<b>-51.322</b>
<b>Proposed distribution of results</b>			
Retained earnings		-42.826	-51.322
<b>Distribution of profit</b>		<b>-42.826</b>	<b>-51.322</b>

Komplementarselskabet Trælastholmen Nordhavn ApS

Balance Sheet as of 31 December

	Note	2022 kr.	2021 kr.
<b>Assets</b>			
Short-term receivables from group enterprises		232.764	18.568
<b>Receivables</b>		<b>232.764</b>	<b>18.568</b>
<b>Current assets</b>		<b>232.764</b>	<b>18.568</b>
<b>Assets</b>		<b>232.764</b>	<b>18.568</b>

Komplementarselskabet Trælastholmen Nordhavn ApS

Balance Sheet as of 31 December

	Note	2022 kr.	2021 kr.
<b>Liabilities and equity</b>			
Contributed capital		50.002	50.000
Retained earnings		154.740	-52.432
<b>Equity</b>		<b>204.742</b>	<b>-2.432</b>
Trade payables		28.022	21.000
<b>Short-term liabilities other than provisions</b>		<b>28.022</b>	<b>21.000</b>
<b>Liabilities other than provisions within the business</b>		<b>28.022</b>	<b>21.000</b>
<b>Liabilities and equity</b>		<b>232.764</b>	<b>18.568</b>
Employees	1		
Contingent liabilities	2		
Collaterals and assets pledges as security	3		

## Komplementarselskabet Trælastholmen Nordhavn ApS

### Statement of changes in Equity

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Total</b>
Equity 1 January 2022	50.000	-52.432	-2.432
Increase of capital	2	249.998	250.000
Profit (loss)	0	-42.826	-42.826
<b>Equity 31 December 2022</b>	<b>50.002</b>	<b>154.740</b>	<b>204.742</b>

## Notes

### 1. Employees

Average number of employees 2022: 0

### 2. Contingent liabilities

No contingent liabilities exist at the balance sheet date.

### 3. Collaterals and securities

The Company is liable as a general partner for P/S Trælastholmen Nordhavn.

No other securities or mortgages exist at the balance sheet date.

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## Peter Olsson

Direktør

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## Henrik Yoouphasook Jensen

Statsautoriseret revisor

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## Stinus Tschentscher Andersen

Dirigent

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