

Nordic Hospitality Partners Denmark A/S

c/o COCK'S & COWS ApS, 1202 København K

Company reg. no. 39 42 79 58

Annual report

1 January - 31 December 2019

The annual report was submitted and approved by the general meeting on the 16 September 2020.

Eddy Karen Egizarian
Chairman of the meeting

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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 %.

Management's report

The board of directors and the executive board have today presented the annual report of Nordic Hospitality Partners Denmark A/S for the financial year 1 January to 31 December 2019.

The annual report has been presented in accordance with the Danish Financial Statements Act.

We consider the accounting policies used appropriate, and in our opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 December 2019 and of the company's results of its activities in the financial year 1 January to 31 December 2019.

We are of the opinion that the management's review includes a fair description of the issues dealt with.

We recommend that the annual report be approved by the general meeting.

Copenhagen, 16 September 2020

Executive board

Daniel Vesti Knuttel

Lasse Jørgen Wiwe

Board of directors



Juha Petteri Helminen

Eddy Karen Egizarian

Kim Rahbek Hansen

Lasse Jørgen Wiwe

Independent auditor's report

To the shareholders of Nordic Hospitality Partners Denmark A/S

Qualified opinion

We have audited the financial statements of Nordic Hospitality Partners Denmark ApS, for the financial year 1 January – 31 December 2019, 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, except for the potential effect(s) of the matter(s) described in the "Basis for qualified opinion" section on the comparative figures, the financial statements give a true and fair view of the financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January – 31 December 2019 in accordance with the Danish Financial Statements Act.

Basis for qualified opinion

We have been elected as auditors of the Company on the general meeting on the 2 December 2019. We were not able to obtain sufficient and appropriate audit evidence regarding the opening balance as at 1 January 2019. As opening balances affect the income statement for 2019, we were not able to determine whether adjustments to the Company's income statement for 2019 might have been necessary. Consequently, our opinion on the financial statement for the current period has been modified. Our opinion on the financial statements for the current period has also been modified due to the potential effect of the matter on the comparability between the current period's figures and the comparative figures.

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 qualified opinion.

Independence

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

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.

Independent auditor's report

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 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.

Independent auditor's report

- 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.

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 the management's review

The 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, 16 September 2020

EY Godkendt Revisionspartnerselskab

Company reg. no. 30 70 02 28

Lissen Fagerlin Hammer
State Authorised Public Accountant
mne27747

Nicklas Rasmussen
State Authorised Public Accountant
mne43474

Company information

The company	Nordic Hospitality Partners Denmark A/S c/o COCK'S & COWS ApS 1202 København K Company reg. no. 39 42 79 58 Financial year: 1 January 2019 - 31 December 2019
Board of directors	Juha Petteri Helminen Eddy Karen Egizarian Kim Rahbek Hansen Lasse Jørgen Wiwe
Executive board	Daniel Vesti Knuttel Lasse Jørgen Wiwe
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36 2000 Frederiksberg
Parent company	Restamax Oyj
Subsidiaries	Cocks & Cows ApS, København Chicks By Chicks Tivoli ApS, København The Bird Mother ApS, København Ruby Group Holding ApS, København Luca Lyngby ApS, København Cloud Kitchen ApS, København

Management commentary

The principal activities of the company

The company's purpose is to own shares and other related business.

Development in activities and financial matters

The gross profit for the year totals DKK 6.303.895 against DKK -422.722 last year. Income after tax totals DKK -7.600.031 against DKK -4.461.187 last year. Management considers the net profit or loss for the year satisfactory.

The Company has received a letter of comfort from NoHo Partners Oyj, to ensure that the Company can continue its operations and meet their liabilities as they fall due, to the extent that money is not otherwise available.

Reference is made to Note 1

Events subsequent to the financial year

Since year end 2019, the COVID-19 restrictions have had a substantial impact on our business as well as the entire experience economy. In a situation like this most of our budgeted KPI's for 2020 are no longer within reach. We expect this to have an effect on our result, not only in 2020, but also 2021. We have conducted all the necessary precautions by minimizing our administration and operational cost base. We have adjusted our concepts to be aligned with the situation in hand.

The situation has been communicated to all staff groups to create transparency and understanding and to engage full focus on bringing the units back, into even better shape than before. The effect of our actions and clear communication is showing a steady upward trend and creates believe for both management and staff. The conclusion is that the company will get through the situation with own means and support from government packages. With the current shape and positive trend, we believe to be in an even better market position when all COVID -19 restrictions are lifted.

Reference is made to Note 2

Income statement

All amounts in DKK.

<u>Note</u>	<u>1/1 - 31/12 2019</u>	<u>20/3 - 31/12 2018</u>
Gross profit	6.303.895	-422.722
3 Staff costs	-10.456.886	-3.631.477
Depreciation and impairment of property, land, and equipment	-72.926	-15.164
Operating profit	-4.225.917	-4.069.363
4 Other financial income	1.035.024	280.264
5 Other financial costs	-4.409.138	-1.914.900
Pre-tax net profit or loss	-7.600.031	-5.703.999
Tax on ordinary results	0	1.242.812
Net profit or loss for the year	-7.600.031	-4.461.187
Proposed appropriation of net profit:		
Allocated from retained earnings	-7.600.031	-4.461.187
Total allocations and transfers	-7.600.031	-4.461.187

Statement of financial position at 31 December

All amounts in DKK.

Assets		
<u>Note</u>	<u>2019</u>	<u>2018</u>
Non-current assets		
6 Other fixtures and fittings, tools and equipment	22.536	0
8 Software	465.861	0
7 Leasehold improvements	574.721	518.032
Total property, plant, and equipment	<u>1.063.118</u>	<u>518.032</u>
9 Equity investments in group enterprises	131.596.210	151.770.210
Amounts owed by group enterprises	9.366.974	0
Other debtors	38.877	0
Deposits	1.202.395	1.262.399
Total investments	<u>142.204.456</u>	<u>153.032.609</u>
Total non-current assets	<u>143.267.574</u>	<u>153.550.641</u>
Current assets		
Trade debtors	365.652	171.000
Amounts owed by group enterprises	74.884.034	47.505.458
Deferred tax assets	1.046.000	1.046.000
Receivable corporate tax	196.812	196.812
Other debtors	1.434.355	1.334.756
Accrued income and deferred expenses	71.263	292.853
Total receivables	<u>77.998.116</u>	<u>50.546.879</u>
Available funds	<u>5.768</u>	<u>4.476.164</u>
Total current assets	<u>78.003.884</u>	<u>55.023.043</u>
Total assets	<u>221.271.458</u>	<u>208.573.684</u>

Statement of financial position at 31 December

All amounts in DKK.

<u>Note</u>	<u>2019</u>	<u>2018</u>
Equity and liabilities		
Equity		
Contributed capital	600.000	600.000
Retained earnings	19.540.038	27.140.069
Total equity	<u>20.140.038</u>	<u>27.740.069</u>
Liabilities other than provisions		
Debt to group enterprises	147.344.802	176.587.417
Other debts	277.198	0
Total long term liabilities other than provisions	<u>147.622.000</u>	<u>176.587.417</u>
Bank debts	9.057.776	0
Trade creditors	4.629.514	3.270.436
Payables to group enterprises	1.985.523	0
Other payables	37.836.607	975.762
Total short term liabilities other than provisions	<u>53.509.420</u>	<u>4.246.198</u>
Total liabilities other than provisions	<u>201.131.420</u>	<u>180.833.615</u>
Total equity and liabilities	<u>221.271.458</u>	<u>208.573.684</u>

- 1 Capital loss
- 2 Subsequent events
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Statement of changes in equity

All amounts in DKK.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 January 2019	600.000	27.140.069	27.740.069
Profit or loss for the year brought forward	0	-7.600.031	-7.600.031
	600.000	19.540.038	20.140.038

Notes

All amounts in DKK.

1. Capital loss

The Company has received a letter of comfort from NoHo Partners Oyj, to ensure that the Company can continue its operations and meet their liabilities as they fall due, to the extent that money is not otherwise available.

2. Subsequent events

Since year end 2019, the COVID-19 restrictions have had a substantial impact on the business. The Company expects to get through the situation with own means and support from government packages, and the company expect to be in a better market position when the COVID-19 restrictions are lifted.

	<u>1/1 - 31/12</u> 2019	<u>20/3 - 31/12</u> 2018
3. Staff costs		
Salaries and wages	9.714.851	3.402.182
Pension costs	679.114	209.510
Other costs for social security	16.617	19.785
Other staff costs	46.304	0
	<u>10.456.886</u>	<u>3.631.477</u>
Average number of employees	<u>18</u>	<u>6</u>
4. Other financial income		
Interest income, group enterprises	<u>1.035.024</u>	<u>280.264</u>
	<u>1.035.024</u>	<u>280.264</u>
5. Other financial costs		
Financial costs, group enterprises	3.659.415	1.839.632
Other financial costs	749.723	75.268
	<u>4.409.138</u>	<u>1.914.900</u>

Notes

All amounts in DKK.

	<u>31/12 2019</u>	<u>31/12 2018</u>
6. Other fixtures and fittings, tools and equipment		
Additions during the year	24.739	0
Cost 31 December 2019	24.739	0
Depreciation for the year	-2.203	0
Amortisation and writedown 31 December 2019	-2.203	0
Carrying amount, 31 December 2019	22.536	0
7. Leasehold improvements		
Cost 1 January 2019	533.196	0
Additions during the year	107.801	533.196
Cost 31 December 2019	640.997	533.196
Depreciation and writedown 1 January 2019	-15.164	0
Depreciation for the year	-51.112	-15.164
Depreciation and writedown 31 December 2019	-66.276	-15.164
Carrying amount, 31 December 2019	574.721	518.032
8. Software		
Additions during the year	485.472	0
Cost 31 December 2019	485.472	0
Depreciation for the year	-19.611	0
Depreciation and writedown 31 December 2019	-19.611	0
Carrying amount, 31 December 2019	465.861	0

Notes

All amounts in DKK.

	<u>31/12 2019</u>	<u>31/12 2018</u>
9. Equity investments in group enterprises		
Acquisition sum, opening balance 1 January 2019	151.770.210	0
Adjustment during the year	-20.174.000	0
Additions during the year	<u>0</u>	<u>151.770.210</u>
Cost 31 December 2019	<u>131.596.210</u>	<u>151.770.210</u>
Book value 31 December 2019	<u>131.596.210</u>	<u>151.770.210</u>

The financial highlights for the enterprises according to the latest approved annual reports

	Share of ownership	Equity DKK	Results for the year DKK	Book value at Nordic Hospitality Partners Denmark A/S DKK
Ruby Group Holding ApS	%	3.842.703	-579.172	3.537.500
Cock's & Cows ApS	%	10.168.925	931.510	103.588.524
The Bird Mother ApS	%	25.869	-18.281	24.036.186
Chicks by Chicks Tivoli ApS	%	727.167	328.304	384.000
Luca Lyngby ApS	%	<u>-224.399</u>	<u>-274.399</u>	<u>50.000</u>
		<u>14.540.265</u>	<u>387.962</u>	<u>131.596.210</u>

10. Charges and security

For group bank loans the company has provided security in company assets representing a nominal value of DKK 9.324.000. This security comprises simple receivables, goods receivables, inventory, intangible assets and operating equipment.

The company has provided a payment guarantee of DKK 324.000 to Danish tax agency.

11. Contingencies

Contingent liabilities

Rent commitments

The company has entered rent agreement with a payment of DKK 127.653.723. The rent agreement can be terminated in 30 years at the earliest.

Notes

All amounts in DKK.

11. Contingencies (continued)

Contingent liabilities (continued)

If the minority interest shareholder choose to exercise their option, the Company is obligated to purchase 2 % of the shares in the subsidiary Cocks's and Cows ApS at fair value.

Joint taxation

The company acts as administration company for the group of companies subject to the Danish scheme of joint taxation and is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, to pay the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

Any subsequent adjustments of corporate taxes or withholding taxes, etc., may result in changes in the company's liabilities.

12. Related parties

Consolidated financial statements

The company is included in the consolidated financial statements of NoHo Partners Oyj, Hatanpään Valtatie 1B FI 33100

Accounting policies

The annual report for Nordic Hospitality Partners Denmark 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 annual report is presented in DKK. The annual report comprises the first financial year and hence comparative figures are not available.

No consolidated financial statements have been prepared pursuant to section 112 (1) of the Danish Financial Statements Act. The financial statements of Nordic Hospitality Partners Denmark A/S and its group enterprises are included in the consolidated financial statements for NoHo Partners Plc, Finland, reg. no. 1952494-7.

Change in financial estimates

During the financial year, the company changed the estimates of the depreciation period for plant and equipment, from the previous 3-5 years to 5-10 years. The background for the change is to give a more accurate picture of the asset's useful lives. The adjustment is a change in estimates that does not affect the comparative figures.

Income statement

Gross profit

Gross profit comprises the revenue, changes in inventories of finished goods, and work in progress, work performed for own account and 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. Recognition of revenue is exclusive of VAT and taxes and less any discounts relating directly to sales.

Other operating income comprise accounting items of secondary nature in proportion to the principal activities of the enterprise.

Other external costs comprise costs for distribution, sales, advertisement, administration and premises.

Staff costs

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

Depreciation, amortisation and writedown

Depreciation, amortisation and writedown comprise depreciation, amortisation and writedown for the year and gains and losses on disposal of intangible and tangible fixed assets.

Accounting policies

Net financials

Net financials comprise interest, realised and unrealised capital gains and losses concerning financial assets and liabilities, amortisation of financial assets and liabilities, additions and reimbursements under the Danish tax prepayment scheme, etc. Financial income and expenses are recognised in the profit and loss account with the amounts that concerns the financial year.

Tax of the results for the year

The tax for the year comprises the current tax for the year and the changes in deferred tax, and it is recognised in the profit and loss account with the share referring to the results for the year and directly in the equity with the share referring to entries directly on the equity.

The company is subject to the Danish legislation concerning compulsory joint taxation with the Danish group enterprises. The company acts as an administration company in relation to the joint taxation. This means that the total Danish tax payable of the income of the Danish consolidated companies is paid to the tax authorities by the company.

The current Danish corporate tax is allocated among the jointly taxed companies in proportion to their respective taxable income (full allocation with reimbursement of tax losses).

The balance sheet

Tangible fixed assets

Tangible fixed assets are measured at cost with deduction of accrued depreciation and writedown.

The basis of depreciation is cost with deduction of any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the book value, the amortisation discontinues.

If the amortisation period or the residual value is changed, the effect on amortisation will in the future be recognised as a change in the accounting estimates.

The cost comprises the acquisition cost and costs directly attached to the acquisition until the time when the asset is ready for use.

The cost of a total asset is divided into separate components. These components are depreciated separately, the useful lives of each individual components differing.

Depreciation takes place on a straight line basis and based on an evaluation of the expected useful life :

	Useful life
Other plants, operating assets, fixtures and furniture	5-10 years

Accounting policies

Minor assets with an expected useful life of less than 1 year are recognised as costs in the profit and loss account in the year of acquisition.

Profit or loss deriving from the sales of tangible fixed assets is measured as the difference between the sales price reduced by the selling costs and the book value at the time of the sale. Profit or loss is recognised in the profit and loss account under depreciation.

Decoration of rented premises

Decoration of rented premises are measured at cost with deduction of accrued depreciation. Depreciation takes place on a straight-line basis over the estimated useful life of the asset, which is set at 7 years.

Financial fixed assets

Equity investments in group enterprises

Equity investments in group enterprises are measured at cost. If the recoverable amount is lower than the cost, writedown for impairment is done to match this lower value.

Deposits

Deposits are measured at amortised cost and represent rent deposits, etc.

Receivables

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

Deferred expenses

Deferred expenses recognised under assets comprise incurred costs concerning the next financial year.

Available funds

Available funds comprise cash at bank and in hand.

Corporate tax and deferred tax

Current tax receivable and tax 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 previous years' taxable income and prepaid taxes. Tax receivable and tax liabilities are set off to the extent that legal right of set-off exists and if the items are expected to be settled net or simultaneously.

Nordic Hospitality Partners Denmark A/S is jointly taxed with the Danish group companies and acts in this respect as the administration company. According to the rules of joint taxation, Nordic Hospitality Partners Denmark A/S is unlimited, jointly and severally liable towards the Danish tax authorities for the total corporation tax, including withholding tax on interest, royalties and dividends, arising within the jointly taxed group of companies.

Accounting policies

Deferred tax is measured on the basis of all temporary differences in assets and liabilities with a balance sheet focus.

Deferred tax assets, including the tax value of tax losses eligible for carry-over, 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.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation on the balance sheet date and prevailing when the deferred tax is expected to be released as current tax.

Liabilities

Other liabilities are measured at amortised cost which usually corresponds to the nominal value.

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Lasse Jørgen Wiwe

Direktør

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Lasse Jørgen Wiwe

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Daniel Vesti Knuttel

Direktør

Serienummer: PID:9208-2002-2-248629034907

IP: 91.133.xxx.xxx

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Kim Rahbek Hansen

Bestyrelsesmedlem

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Nicklas Rasmussen

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