

Damsbo Gods A/S

Sydhavn 4, 2. th., 6200 Aabenraa

CVR no. 39 55 57 86

Annual report 2023

Approved at the Company's annual general meeting on 27 June 2024

Chair of the meeting:

.....
Henrik Uldall Borch

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Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Damsbo Gods 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 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.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Aabenraa, 27 June 2024
Executive Board:

.....
Henrik Uldall Borch

Board of Directors:

.....
Steen Ertberg Christensen
Chairman

.....
Henrik Uldall Borch

.....
Kevin Henriksen Hertz

Independent auditor's report

To the shareholder of Damsbo Gods A/S

Opinion

We have audited the financial statements of Damsbo Gods 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 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 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.

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 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 the 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.

Independent auditor's report

- ▶ 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.

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

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.

Aabenraa, 27 June 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Michael Anker
State Authorised Public Accountant
mne32128

Management's review

Company details

Name	Damsbo Gods A/S
Address, Postal code, City	Sydhavn 4, 2. th., 6200 Aabenraa
CVR no.	39 55 57 86
Established	9 May 2018
Registered office	Aabenraa
Financial year	1 January - 31 December
Board of Directors	Steen Ertberg Christensen, Chairman Henrik Uldall Borch Kevin Henriksen Hertz
Executive Board	Henrik Uldall Borch
Auditors	EY Godkendt Revisionspartnerselskab Skibbroen 16, 6200 Aabenraa, Denmark

Management's review

Business review

The Company is primarily engaged in forestry and farming and related business as well as rental business in real property.

Financial review

The income statement for 2023 shows a profit of DKK 5,941 against a profit of DKK 62,638 last year, and the balance sheet at 31 December 2023 shows equity of DKK 30,350,896.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements 1 January - 31 December

Income statement

Note	DKK	2023	2022
	Revenue	1,625,021	1,552,526
	Other operating income	2,360,000	350,000
	Other external expenses	-1,173,131	-1,048,685
	Gross profit	2,811,890	853,841
3	Staff costs	-378,859	-442,731
	Depreciation of property, plant and equipment	-40,159	-43,961
	Other operating expenses	-951,032	0
	Profit before net financials	1,441,840	367,149
	Financial income	29	0
	Financial expenses	-1,174,524	-309,277
	Profit before tax	267,345	57,872
4	Tax for the year	-261,404	4,766
	Profit for the year	5,941	62,638
	Recommended appropriation of profit		
	Retained earnings	5,941	62,638
		5,941	62,638

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	<u>2023</u>	<u>2022</u>
	ASSETS		
	Fixed assets		
5	Property, plant and equipment		
	Land and buildings	89,777,848	90,669,589
	Other fixtures and fittings, tools and equipment	194,750	220,778
		<u>89,972,598</u>	<u>90,890,367</u>
	Total fixed assets	<u>89,972,598</u>	<u>90,890,367</u>
	Non-fixed assets		
	Receivables		
	Income taxes receivable	0	9,000
	Other receivables	214,734	455,098
	Deferred income	0	3,300
		<u>214,734</u>	<u>467,398</u>
	Cash	<u>1,279,646</u>	<u>961,745</u>
	Total non-fixed assets	<u>1,494,380</u>	<u>1,429,143</u>
	TOTAL ASSETS	<u><u>91,466,978</u></u>	<u><u>92,319,510</u></u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2023	2022
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	10,000,000	10,000,000
	Retained earnings	20,350,896	20,344,955
	Total equity	<u>30,350,896</u>	<u>30,344,955</u>
	Provisions		
	Deferred tax	26,783	20,975
	Total provisions	<u>26,783</u>	<u>20,975</u>
	Liabilities other than provisions		
6	Non-current liabilities other than provisions		
	Mortgage debt	35,624,071	35,624,071
		<u>35,624,071</u>	<u>35,624,071</u>
	Current liabilities other than provisions		
	Trade payables	608,519	340,563
	Income taxes payable	245,596	0
	Payables to shareholders and management	24,491,238	25,914,506
	Deposits	16,500	16,500
	Other payables	93,925	42,990
	Deferred income	9,450	14,950
		<u>25,465,228</u>	<u>26,329,509</u>
	Total liabilities other than provisions	<u>61,089,299</u>	<u>61,953,580</u>
	TOTAL EQUITY AND LIABILITIES	<u><u>91,466,978</u></u>	<u><u>92,319,510</u></u>

- 1 Accounting policies
- 2 Special items
- 7 Security and collateral

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2023	10,000,000	20,344,955	30,344,955
Transfer through appropriation of profit	0	5,941	5,941
Equity at 31 December 2023	<u>10,000,000</u>	<u>20,350,896</u>	<u>30,350,896</u>

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Damsbo Gods A/S for 2023 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Income statement

Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Income from rental and leasing is recognised in revenue at the time of delivery and when the risk passes, provided that the income can be made up reliably and is expected to be received.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

Other operating income

Other operating income and operating expenses comprise items of a secondary nature relative to the Company's core activities, including grants received and gains or losses on the sale of non-current assets.

Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to distribution, sale, advertising, administration, premises, etc.

Depreciation

The item comprises depreciation of property, plant and equipment.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	100 years
Other fixtures and fittings, tools and equipment	10 years

Depreciation is based on the residual value of the asset and is reduced by impairment losses, if any. The depreciation period and the residual value are determined at the acquisition date and are reassessed annually. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised.

In the case of changes in the depreciation period or the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

Land is not depreciated.

Other operating expenses

Other operating expenses comprise items of a secondary nature relative to the Company's core activities, including losses on the sale of fixed assets.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

Impairment of fixed assets

The carrying amount of property, plant and equipment is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists.

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial receivables.

Receivables are measured at amortised cost.

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 has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

The Company has chosen IAS 39 as interpretation for liabilities.

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Deferred income

Deferred income recognised as a liability comprises payments received concerning income in subsequent financial reporting years.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Special items

DKK	2023	2022
Expenses		
Demolition af building	1,448,611	0
	<u>1,448,611</u>	<u>0</u>
Special items are recognised in the below items of the financial statements		
Other external expenses	497,579	0
Other operation expenses	951,032	0
Net profit on special items	<u>1,448,611</u>	<u>0</u>

3 Staff costs

Wages/salaries	332,237	375,734
Pensions	28,496	53,999
Other social security costs	3,714	6,428
Other staff costs	14,412	6,570
	<u>378,859</u>	<u>442,731</u>
Average number of full-time employees	<u>1</u>	<u>1</u>

4 Tax for the year

Estimated tax charge for the year	255,596	0
Deferred tax adjustments in the year	5,808	-4,766
	<u>261,404</u>	<u>-4,766</u>

5 Property, plant and equipment

DKK	Land and buildings	Other fixtures and fittings, tools and equipment	Total
Cost at 1 January 2023	90,741,905	260,284	91,002,189
Additions in the year	73,423	0	73,423
Disposals in the year	-972,096	0	-972,096
Cost at 31 December 2023	<u>89,843,232</u>	<u>260,284</u>	<u>90,103,516</u>
Impairment losses and depreciation at 1 January 2023	72,316	39,506	111,822
Amortisation/depreciation in the year	14,131	26,028	40,159
Amortisation/depreciation and impairment of disposals in the year	-21,063	0	-21,063
Impairment losses and depreciation at 31 December 2023	<u>65,384</u>	<u>65,534</u>	<u>130,918</u>
Carrying amount at 31 December 2023	<u>89,777,848</u>	<u>194,750</u>	<u>89,972,598</u>

6 Non-current liabilities other than provisions

Of the long-term liabilities, DKK 35,087 thousand falls due for payment after more than 5 years after the balance sheet date.

Financial statements 1 January - 31 December

Notes to the financial statements

7 Security and collateral

As security for the Company's debt to mortgage credit institutions, the Company has provided security or other collateral in its land and buildings for at total amount of DKK 36,048 thousand. The total carrying amount of these assets is DKK 88,664 thousand at 31 December 2023.

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Steen Ertberg Christensen

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Henrik Uldall Borch

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Henrik Uldall Borch

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Kevin Henriksen Hertz

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Michael Anker

EY Godkendt Revisionspartnerselskab CVR: 30700228

Statsautoriseret revisor

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