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# ***JHH Ejendomsselskab ApS***

Symbiosen 9A, st., DK-4683 Rønnede

## **Annual Report for 1 January - 31 December 2021**

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CVR No 39 87 87 20

The Annual Report was  
presented and adopted at  
the Annual General  
Meeting of the Company on  
6 /4 2022

Jens Harald Hansen  
Chairman of the General  
Meeting



**pwc**

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## **Management's Statement**

The Executive Board has today considered and adopted the Annual Report of JHH Ejendomsselskab ApS for the financial year 1 January - 31 December 2021.

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 2021 of the Company and of the results of the Company operations for 2021.

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

Rønnede, 6 April 2022

### **Executive Board**

Jens Harald Hansen

Maciej Bojanowski

# Independent Auditor's Report

To the Shareholders of JHH Ejendomsselskab ApS

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2021 and of the results of the Company's operations for the financial year 1 January - 31 December 2021 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of JHH Ejendomsselskab ApS for the financial year 1 January - 31 December 2021, 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.

## 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

# Independent Auditor's Report

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 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.

Ringsted, 6 April 2022

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Martin Langhoff Hansen  
State Authorised Public Accountant  
mne36027

Daniel Lindebæk Hansen  
State Authorised Public Accountant  
mne45340

## **Company Information**

### **The Company**

JHH Ejendomsselskab ApS  
Symbiosen 9A, st.  
DK-4683 Rønnede

CVR No: 39 87 87 20

Financial period: 1 January - 31 December

Incorporated: 19 September 2018

Financial year: 3rd financial year

Municipality of reg. office: Faxe

### **Executive Board**

Jens Harald Hansen  
Maciej Bojanowski

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Eventyrvej 16  
DK-4100 Ringsted

## Income Statement 1 January - 31 December

	Note	2021 DKK	2020 DKK
<b>Gross profit/loss</b>		<b>34.380</b>	<b>98.136</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-30.168	-22.068
<b>Profit/loss before financial income and expenses</b>		<b>4.212</b>	<b>76.068</b>
Financial expenses	2	-263.275	-186.555
<b>Profit/loss before tax</b>		<b>-259.063</b>	<b>-110.487</b>
Tax on profit/loss for the year		0	0
<b>Net profit/loss for the year</b>		<b>-259.063</b>	<b>-110.487</b>

## Distribution of profit

### Proposed distribution of profit

Retained earnings		-259.063	-110.487
		<b>-259.063</b>	<b>-110.487</b>

## Balance Sheet 31 December

### Assets

	Note	2021 DKK	2020 DKK
Land and buildings		18.236.181	5.147.722
<b>Property, plant and equipment</b>	3	<b>18.236.181</b>	<b>5.147.722</b>
<b>Fixed assets</b>		<b>18.236.181</b>	<b>5.147.722</b>
Other receivables		423.842	143
<b>Receivables</b>		<b>423.842</b>	<b>143</b>
<b>Cash at bank and in hand</b>		<b>44.071</b>	<b>257.210</b>
<b>Currents assets</b>		<b>467.913</b>	<b>257.353</b>
<b>Assets</b>		<b>18.704.094</b>	<b>5.405.075</b>



# Balance Sheet 31 December

## Liabilities and equity

	Note	2021 DKK	2020 DKK
Share capital		102.000	100.000
Retained earnings		5.431.510	-307.425
<b>Equity</b>		<b>5.533.510</b>	<b>-207.425</b>
Payables to associates		5.622.542	5.593.000
<b>Long-term debt</b>	4	<b>5.622.542</b>	<b>5.593.000</b>
Credit institutions		5.514.235	0
Trade payables		1.419.939	15.000
Payables to associates	4	602.868	0
Deferred income		11.000	4.500
<b>Short-term debt</b>		<b>7.548.042</b>	<b>19.500</b>
<b>Debt</b>		<b>13.170.584</b>	<b>5.612.500</b>
<b>Liabilities and equity</b>		<b>18.704.094</b>	<b>5.405.075</b>
Key activities	1		
Contingent assets, liabilities and other financial obligations	5		
Accounting Policies	6		

## Statement of Changes in Equity

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity at 1 January	100.000	-307.427	-207.427
Cash capital increase	2.000	5.998.000	6.000.000
Net profit/loss for the year	0	-259.063	-259.063
<b>Equity at 31 December</b>	<b>102.000</b>	<b>5.431.510</b>	<b>5.533.510</b>

# Notes to the Financial Statements

## 1 Key activities

The main activity of the Company is the purchase and sale of plant and properties as well as rental of properties and other related activities.

	<u>2021</u> DKK	<u>2020</u> DKK
<b>2 Financial expenses</b>		
Interest paid to associates	124.569	180.500
Other financial expenses	<u>138.706</u>	<u>6.055</u>
	<b><u>263.275</u></b>	<b><u>186.555</u></b>

## 3 Property, plant and equipment

	<u>Land and buildings</u> DKK
Cost at 1 January	5.183.138
Additions for the year	<u>13.118.627</u>
Cost at 31 December	<u>18.301.765</u>
Impairment losses and depreciation at 1 January	35.416
Depreciation for the year	<u>30.168</u>
Impairment losses and depreciation at 31 December	<u>65.584</u>
<b>Carrying amount at 31 December</b>	<b><u>18.236.181</u></b>

## Notes to the Financial Statements

### 4 Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2021</u> DKK	<u>2020</u> DKK
<b>Payables to associates</b>		
Between 1 and 5 years	<u>5.622.542</u>	<u>5.593.000</u>
Long-term part	5.622.542	5.593.000
Other short-term debt to associates	<u>602.868</u>	<u>0</u>
	<b><u>6.225.410</u></b>	<b><u>5.593.000</u></b>

### 5 Contingent assets, liabilities and other financial obligations

#### Charges and security

The following assets have been placed as security with bankers:

Mortgage deeds totaling TDKK 5.700, which provide a mortgage on land and buildings, as well as other tangible fixed assets with a total carrying amount of

18.236.181	5.147.722
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# Notes to the Financial Statements

## 6 Accounting Policies

The Annual Report of JHH Ejendomsselskab ApS for 2021 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 for 2021 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.

### Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

# Notes to the Financial Statements

## 6 Accounting Policies (continued)

### Income Statement

#### Revenue

Revenue from rental of properties etc are recognised over the rental period.

Revenue is measured at the consideration received and is recognised exclusive of VAT.

#### Other external expenses

Other external expenses comprise expenses for properties, administration etc.

#### Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

#### Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of property, plant and equipment.

#### 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 changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

### Balance Sheet

#### Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the

# Notes to the Financial Statements

## 6 Accounting Policies (continued)

expected useful lives of the assets, which are:

Other buildings 50 years

The fixed assets' residual values are determined at nil.

Depreciation period and residual value are reassessed annually.

### Impairment of fixed assets

The carrying amounts of and property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

### 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.

### Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

### Financial debts

Debts are measured at amortised cost, substantially corresponding to nominal value.

# Notes to the Financial Statements

## 6 Accounting Policies (continued)

### Deferred income

Deferred income comprises payments received in respect of income in subsequent years.