

Ehmschen Holding ApS
Vesterbyvej 14, 6880 Tarm

Company reg. no. 40 08 10 03

Annual report
2022

The annual report was submitted and approved by the general meeting on the 4 July 2023.

Maria Dybkær Høeberg
Chairman of the meeting

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 EUR 146.940 means the amount of EUR 146,940, and that 23,5 % means 23.5 %.

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Management's statement

Today, the Managing Director has approved the annual report of Ehmschen Holding ApS for the financial year 2022.

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

I consider the chosen accounting policy to be appropriate, and in my opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January – 31 December 2022.

The Managing Director consider the conditions for audit exemption of the 2022 financial statements to be met.

We recommend that the annual report be approved at the Annual General Meeting.

Hamburg, 4 July 2023

Managing Director

Maria Dybkær Høeberg

Practitioner's compilation report

To the Management of Ehmschen Holding ApS

We have compiled the financial statements of Ehmschen Holding ApS for the financial year 1 January - 31 December 2022 based on the company's bookkeeping and on information you have provided.

These financial statements comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist Management in the preparation and presentation of these financial statements in accordance with the Danish Financial Statements Act. We have complied with relevant requirements under the Danish Act on Approved Auditors and Audit Firms and International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) including principles of integrity, objectivity, professional competence and due care.

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these financial statements are prepared in accordance with the Danish Financial Statements Act.

Ringkøbing, 4 July 2023

Partner Revision

State Authorised Public Accountants
Company reg. no. 15 80 77 76

Henrik Dalgaard

State Authorised Public Accountant
mne34028

Company information

The company

Ehmschen Holding ApS
Vesterbyvej 14
6880 Tarm

Company reg. no. 40 08 10 03
Established: 12 September 2018
Domicile: Ringkoebing-Skjern
Financial year: 1 January - 31 December
5th financial year

Managing Director

Maria Dybkær Høeberg

Auditors

Partner Revision statsautoriseret revisionsaktieselskab
Birkmosevej 20 A, 1.
6950 Ringkøbing

Participating interest

KDK Holding af 1/6 2000 ApS, Vostrup

Accounting policies

The annual report for Ehmschen Holding ApS 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 has been prepared in accordance with the same accounting policies as in prior years.

Recognition and measurement in general

Income is recognised in the profit and loss account concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs, these including depreciation, amortisation, writedown, provisions, and reversals which are due to changes in estimated amounts previously recognised in the profit and loss account are recognised in the profit and loss account.

Assets are recognised in the balance sheet when the company is liable to achieve future, financial benefits and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At the first recognition, assets and liabilities are measured at cost. Later, assets and liabilities are measured as described below for each individual accounting item.

Certain fixed asset investments and liabilities are measured at amortised cost, by which method a fixed, effective interest is recognised during the useful life of the asset or the liability. Amortised cost is recognised as the original cost with deduction of any payments and additions/deductions of the accrued amortisation of the difference between cost and nominal amount. In this way capital losses and capital profits are spread over the useful life.

At recognition and measurement, such predictable losses and risks are taken into consideration, which may appear before the annual report is presented, and which concern matters existing on the balance sheet date.

Income statement

Gross loss

Gross loss comprises the revenue and other external costs.

Revenue is recognised in the income from lease income from lease of property and is recognised in the income statement for the period of the lease payment.

Other external costs comprise costs for administration and premises.

Accounting policies

Depreciation, amortisation and writedown

Depreciation, amortisation and writedown comprise depreciation on, amortisation of and writedown relating to tangible fixed assets.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

Results from participating interest

After full elimination of intercompany profit or loss less amortised of consolidated goodwill, the investment in the participating interest is recognised in the income statement as a proportional share of the participating interests' post-tax profit or loss.

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 balance sheet

Property, plant, and equipment

Property is measured at cost and less accrued depreciation and writedown for impairment. Land is not subject to depreciation.

The depreciable amount is cost less expected residual value after the end of the useful life of the asset. The amortisation period is fixed at the acquisition date and reassessed annually. If the residual value exceeds the carrying amount of the asset, depreciation is discontinued.

Reversal of previous revaluations and recognised deferred taxes concerning revaluations are recognised directly in company equity.

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

Depreciation is done on a straight-line basis according to an assessment of the expected useful life:

	Useful life
Buildings	50 years

Accounting policies

Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.

Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Financial fixed assets

Participating interest

Participating interest is recognised and measured by applying the equity method. The equity method is used as a method of consolidation.

Participating interest is recognised in the statement of financial position at the proportionate share of the enterprise's equity value. This value is calculated in accordance with the accounting policies of the owner company with deductions or additions of unrealised intercompany gains and losses as well as with additions or deductions of the remaining value of positive or negative goodwill calculated in accordance with the acquisition method. Negative goodwill is recognised in the income statement at the time of acquisition of the equity investment. If the negative goodwill relates to contingent liabilities acquired, negative goodwill is not recognised until the contingent liabilities have been settled or lapsed.

To the extent the equity exceeds the cost, the net revaluation of participating interest transferred to the reserve under equity for net revaluation according to the equity method. The reserve is adjusted by other equity movements in participating interest.

Impairment loss relating to non-current assets

The carrying amount of tangible and financial fixed assets as well as equity investment in participating interest are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist.

Financial instruments and equity investments

Financial instruments and equity investments recognised under current assets consist of listed shares and bonds which are measured at fair value on the reporting date.

Accounting policies

Available funds

Available funds comprise cash at bank.

Equity

Reserve for net revaluation according to the equity method

The reserve for net revaluation according to the equity method comprises net revaluation of equity investments in subsidiaries, associates and equity interests proportional to cost.

The reserve may be eliminated in the event of losses, realisation of equity investments, or changes in the accounting estimates.

The reserve cannot be recognised by a negative amount.

Dividend

Dividend expected to be distributed for the year is recognised as a separate item under equity.

Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, 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. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Other liabilities concerning payables to suppliers and other payables are measured at amortised cost which usually corresponds to the nominal value.

Income statement 1 January - 31 December

All amounts in EUR.

Note	2022	2021
Gross loss	-117	5.707
3 Depreciation and impairment of property, land, and equipment	-3.939	-3.939
Operating profit	-4.056	1.768
Income from investment in participating interest	-268.957	579.741
Other financial income	4.619	1.441
Other financial costs	-9.524	-2.388
Pre-tax net profit or loss	-277.918	580.562
4 Tax on ordinary results	0	2
Net profit or loss for the year	-277.918	580.564
Proposed distribution of net profit:		
Reserves for net revaluation according to the equity method	-268.957	446.623
Dividend for the financial year	13.447	33.618
Transferred to retained earnings	0	100.323
Allocated from retained earnings	-22.408	0
Total allocations and transfers	-277.918	580.564

Balance sheet at 31 December

All amounts in EUR.

Assets			
<u>Note</u>		<u>2022</u>	<u>2021</u>
Non-current assets			
5	Property	183.171	187.110
	Total property, plant, and equipment	183.171	187.110
6	Investment in participating interest	1.991.696	2.260.653
	Total investments	1.991.696	2.260.653
	Total non-current assets	2.174.867	2.447.763
Current assets			
	Income tax receivables	342	310
	Total receivables	342	310
	Other financial investments	168.681	176.951
	Total investments	168.681	176.951
	Available funds	33.579	63.482
	Total current assets	202.602	240.743
	Total assets	2.377.469	2.688.506

Balance sheet at 31 December

All amounts in EUR.

Equity and liabilities		
<u>Note</u>	<u>2022</u>	<u>2021</u>
Equity		
Contributed capital	6.696	6.696
Reserves for net revaluation as per the equity method	1.644.493	1.913.450
Results brought forward	709.766	732.174
Proposed dividend for the financial year	13.447	33.618
Total equity	<u>2.374.402</u>	<u>2.685.938</u>
Liabilities other than provisions		
Payables to shareholders and management	1.467	968
Other debts	1.600	1.600
Total short term liabilities other than provisions	<u>3.067</u>	<u>2.568</u>
Total liabilities other than provisions	<u>3.067</u>	<u>2.568</u>
Total equity and liabilities	<u>2.377.469</u>	<u>2.688.506</u>

- 1 The significant activities of the enterprise
- 2 Disclosures on fair value
- 7 Contingencies

Statement of changes in equity

All amounts in EUR.

	Contributed capital	Reserve for net revalua- tion according to the equity method	Retained earnings	Proposed dividend for the financial year	Total
Equity 1 January 2022	6.696	1.913.450	732.174	33.618	2.685.938
Distributed dividend	0	0	0	-33.618	-33.618
Share of results	0	-268.957	-22.408	13.447	-277.918
	6.696	1.644.493	709.766	13.447	2.374.402

Notes

All amounts in EUR.

1. The significant activities of the enterprise

Like previous years, the activities are to conduct investment activities and other related business.

2. Disclosures on fair value

	<u>Listed shares</u>	<u>Listed bonds</u>
Fair value at 31 December 2022	<u>140.061</u>	<u>28.620</u>
Unrealised change in fair value of the year recognised in the statement of financial activity	<u>-5.396</u>	<u>-3.402</u>
	<u>2022</u>	<u>2021</u>

3. Depreciation and impairment of property, land, and equipment

Depreciation on buildings	<u>3.939</u>	<u>3.939</u>
	<u>3.939</u>	<u>3.939</u>

4. Tax on ordinary results

Adjustment of tax for previous years	<u>0</u>	<u>-2</u>
	<u>0</u>	<u>-2</u>

Notes

All amounts in EUR.

	31/12 2022	31/12 2021
5. Property		
Cost 1 January 2022	196.958	196.958
Cost 31 December 2022	196.958	196.958
Depreciation and writedown 1 January 2022	-9.848	-5.909
Depreciation for the year	-3.939	-3.939
Depreciation and writedown 31 December 2022	-13.787	-9.848
Carrying amount, 31 December 2022	183.171	187.110
6. Investment in participating interest		
Cost 1 January 2022	347.203	347.203
Cost 31 December 2022	347.203	347.203
Revaluations, opening balance 1 January 2022	1.913.450	1.466.827
Net profit or loss for the year	-268.957	579.741
Dividend	0	-133.118
Revaluation 31 December 2022	1.644.493	1.913.450
Carrying amount, 31 December 2022	1.991.696	2.260.653
Participating interest:		
	Domicile	Equity interest
KDK Holding af 1/6 2000 ApS	Vostrup	33 %

7. Contingencies

There are no collateral and contingent liabilities as per December 31, 2022.