

Luca Lyngby ApS

Hyskenstræde 3, st. th, 1207 København K

Company reg. no. 40 10 65 10

Annual report

1 January - 31 December 2022

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

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 statement

Today, the Managing Director has approved the annual report of Luca Lyngby ApS for the financial year 1 January - 31 December 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.

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

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

København K, 4 May 2023

Managing Director

Daniel Vesti Knuttel

Independent auditor's report

To the Shareholders of Luca Lyngby ApS

Conclusion

We have performed an extended review of the financial statements of Luca Lyngby ApS for the financial year 1 January – 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

Based on the work performed, in our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2022 and of the results of the Company's operations for the financial year 1 January – 31 December 2022 in accordance with the Danish Financial Statements Act.

Basis for

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR – Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section of our report. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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.

Independent auditor's report

Auditor's responsibilities for the extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures in order to obtain limited assurance for our conclusion on the financial statements and in addition perform specifically required supplementary procedures to obtain further assurance for our conclusion.

An extended review comprises procedures that primarily consist of making inquiries of Management and others within the Company, as appropriate, analytical procedures and the specifically required supplementary procedures as well as evaluation of the evidence obtained.

The procedures performed in an extended review are less than those performed in an audit, and accordingly, we do not express an audit opinion on the financial statements.

Statement on the Management's review

Management is responsible for the Management's review.

Our conclusion 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 extended review 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 extended review, 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 Statements Act. We did not identify any material misstatement of the Management's review.

Herning, 4 May 2023

EY, Godkendt Revisionspartnerselskab

State Authorised Public Accountants
Company reg. no. 30 70 02 28

Jesper Stier

State Authorised Public Accountant
mne42245

Company information

The company	Luca Lyngby ApS Hyskenstræde 3, st. th 1207 København K
	Company reg. no. 40 10 65 10 Financial year: 1 January 2022 - 31 December 2022
Managing Director	Daniel Vesti Knuttel
Auditors	EY, Godkendt Revisionspartnerselskab Dalgasgade 27, 3. sal 7400 Herning
Parent company	Nordic Hospitality Partners Denmark A/S

Management's review

The principal activities of the company

Like previous years, the company's purpose is to operate a restaurant.

Recognition and measurement uncertainties

The Company forms part of the Nordic Hospitality Partners Denmark A/S' joint taxation unit. The joint taxation unit has a tax loss carryforward, which was generated in 2020 and 2021, respectively, in connection with the close-down under COVID-19 and in 2018 and 2019, respectively, during which activities in Denmark were restructured and costs optimised.

Consequently, Management has decided to capitalise deferred tax in relation to the tax loss carryforward. Management has decided only to capitalise deferred tax for the total joint taxation corresponding to the amount which will expectedly be utilised in the coming 4 income years in the joint taxation.

Reference is made to Note 2.

Development in activities and financial matters

The gross profit for the year totals DKK 3.277.139 against DKK 2.959.141 last year. The result from ordinary activities after tax totals DKK -1.102.469 against DKK -1.172.332 last year. The Management does not consider the result profit for the year satisfactory.

The company has lost all of its equity. For the financial year 2023, management expects result which will result in the company being able to respond to its obligations. The company expects to restore its equity within a shorter number of years.

2022 has been a year with huge ups and downs. The good part of the story is that we finally got rid of Corona restrictions, resulting in a very good period from March to July. In the second part of the year Inflation and energy crisis have had a substantial effect on both our cost side and our average spend per customer. Due to most of our units being 'value for money' our guest flow has been on a fairly good level.

We have spent the time during Corona wisely. Especially when it comes to controlling our costs and reducing the size of our overheads. This means that our ability to earn money has improved drastically.

As the budgets were made in October 2021, before we knew about the last lock down in December 2021, all budgets were made from a non-Corona perspective. But Corona had a huge impact in the beginning of year 2022.

We did not achieve our budgeted EBITDA target due to the following reasons: January and February still with Corona restrictions. Increasing rents and cost of goods together with electricity prices going up due to war in Ukraine and inflation. Our customers spend less money, especially in the last quarter.

Management's review

We are very optimistic for the coming year and the future in general. We do see some negative trends in consumer behavior in the beginning of 2023 but believe that second half of 2023 will stabilize.

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.

Reference is made to Note 1.

Events occurring after the end of the financial year

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Reference is made to Note 3.

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Gross profit	3.277.139	2.959.141
5 Staff costs	-3.436.644	-3.014.704
Depreciation and impairment of property, plant, and equipment	-962.028	-955.993
Operating profit	-1.121.533	-1.011.556
Financial income	19.587	0
6 Other financial expenses	-388.573	-241.674
Pre-tax net profit or loss	-1.490.519	-1.253.230
Tax for the year	388.050	80.898
Net profit or loss for the year	-1.102.469	-1.172.332
Proposed distribution of net profit:		
Allocated from retained earnings	-1.102.469	-1.172.332
Total allocations and transfers	-1.102.469	-1.172.332

Balance sheet at 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Assets		
Non-current assets		
7 Other fixtures, fittings, tools and equipment	920.884	1.064.287
8 Leasehold improvements	4.631.298	5.428.944
Total property, plant, and equipment	<u>5.552.182</u>	<u>6.493.231</u>
9 Deposits	213.627	210.489
Total investments	<u>213.627</u>	<u>210.489</u>
Total non-current assets	<u>5.765.809</u>	<u>6.703.720</u>
Current assets		
Manufactured goods and goods for resale	335.445	160.966
Total inventories	<u>335.445</u>	<u>160.966</u>
Trade receivables	22.554	0
Receivables from subsidiaries	95.847	92.779
Deferred tax assets	665.211	277.161
Tax receivables from subsidiaries	103.920	103.920
Other receivables	144.400	75.109
Prepayments	3.271	53.823
Total receivables	<u>1.035.203</u>	<u>602.792</u>
Cash and cash equivalents	25.534	40.356
Total current assets	<u>1.396.182</u>	<u>804.114</u>
Total assets	<u>7.161.991</u>	<u>7.507.834</u>

Balance sheet at 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Equity and liabilities		
Equity		
Contributed capital	50.000	50.000
Results brought forward	-3.364.226	-2.261.757
Total equity	-3.314.226	-2.211.757
Long term liabilities other than provisions		
Lease liabilities	0	53.568
Total long term liabilities other than provisions	0	53.568
Current portion of long term liabilities	24.770	50.288
Trade payables	658.051	457.846
10 Payables to subsidiaries	8.831.037	8.308.840
Other payables	962.359	849.049
Total short term liabilities other than provisions	10.476.217	9.666.023
Total liabilities other than provisions	10.476.217	9.719.591
Total equity and liabilities	7.161.991	7.507.834
1	Uncertainties relating to going concern	
2	Recognition and measurement uncertainties	
3	Subsequent events	
4	Special items	
11	Contingencies	
12	Related parties	

Statement of changes in equity

All amounts in DKK.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 January 2022	50.000	-2.261.757	-2.211.757
Profit or loss for the year brought forward	0	-1.102.469	-1.102.469
	50.000	-3.364.226	-3.314.226

Notes

All amounts in DKK.

1. Uncertainties relating to going concern

The company has lost all of its equity. For the financial year 2023, management expects a positive result which will result in the company being able to respond to its obligations. The company expects to restore its equity within a shorter number of years.

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.

2. Recognition and measurement uncertainties

The Company forms part of the Nordic Hospitality Partners Denmark A/S' joint taxation unit. The joint taxation unit has a tax loss carryforward, which was generated in 2020 and 2021, respectively, in connection with the close-down under COVID-19 and in 2018 and 2019, respectively, during which activities in Denmark were restructured and costs optimised.

Consequently, Management has decided to capitalise deferred tax in relation to the tax loss carryforward. Management has decided only to capitalise deferred tax for the total joint taxation corresponding to the amount which will expectedly be utilised in the coming 4 income years in the joint taxation.

3. Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

4. Special items

Special items include significant income and expenses of a special nature relative to the enterprise's ordinary operating activities, such as the cost of extensive structuring of processes and fundamental structural adjustments and any related gains on disposal and losses which, over time, have a significant impact. Special items also include other significant amounts of a nonrecurring nature.

As mentioned in the management commentary, the net profit or loss for the year is affected by the COVID-19 pandemic in a negative way on the operating activities. The loss relating to the restrictions has partly been covered by compensation packages from the government. Income from these packages is considered as special items.

Special items for the year are specified below, indicating where they are recognised in the income statement.

Notes

All amounts in DKK.

4. Special items (continued)

	<u>2022</u>	<u>2021</u>
Income:		
COVID-19 compensation received	467.881	1.830.084
	<u>467.881</u>	<u>1.830.084</u>
Special items are recognised in the following items in the financial statements:		
Gross profit	467.881	1.830.084
Profit of special items, net	<u>467.881</u>	<u>1.830.084</u>

5. Staff costs

Salaries and wages	3.310.999	2.932.724
Pension costs	84.810	25.834
Other costs for social security	40.835	56.146
	<u>3.436.644</u>	<u>3.014.704</u>
Average number of employees	<u>9</u>	<u>7</u>

6. Other financial expenses

Financial costs, group enterprises	369.580	217.685
Other financial costs	18.993	23.989
	<u>388.573</u>	<u>241.674</u>

7. Other fixtures, fittings, tools and equipment

Cost 1 January 2022	1.416.898	1.341.980
Additions during the year	20.978	74.918
Transfers	16.613	0
Cost 31 December 2022	<u>1.454.489</u>	<u>1.416.898</u>
Amortisation and write-down 1 January 2022	-352.611	-176.281
Depreciation for the year	-180.994	-176.330
Amortisation and write-down 31 December 2022	<u>-533.605</u>	<u>-352.611</u>
Carrying amount, 31 December 2022	<u>920.884</u>	<u>1.064.287</u>

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/12 2021</u>
8. Leasehold improvements		
Cost 1 January 2022	6.920.826	6.904.388
Additions during the year	0	16.438
Transfers	-16.613	0
Cost 31 December 2022	<u>6.904.213</u>	<u>6.920.826</u>
Depreciation and write-down 1 January 2022	-1.491.882	-712.219
Depreciation for the year	-781.033	-779.663
Depreciation and write-down 31 December 2022	<u>-2.272.915</u>	<u>-1.491.882</u>
Carrying amount, 31 December 2022	<u>4.631.298</u>	<u>5.428.944</u>
9. Deposits		
Cost 1 January 2022	210.489	196.137
Additions during the year	3.138	14.352
Cost 31 December 2022	<u>213.627</u>	<u>210.489</u>
Carrying amount, 31 December 2022	<u>213.627</u>	<u>210.489</u>
10. Payables to subsidiaries		
Balances includes partly unsettled internal trade of services and part of the company's share of the group's cash-pool agreement with a credit institution.		
11. Contingencies		
Contingent liabilities		
Rent commitments		
The company has entered rent agreement. The company has a rental obligation on DKK 18.474.392. The lease is interminable until 1 September 2048.		

Notes

All amounts in DKK.

11. Contingencies (continued)

Joint taxation

With Nordic Hospitality Partners Denmark A/S, company reg. no 39427958 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for 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.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.

Any subsequent adjustments of corporate taxes or withholding tax, 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 Luca Lyngby 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 accounting policies are unchanged from last year, and the annual report is presented in DKK.

Income statement

Gross profit

The company has adopted § 32 from the Danish Financial Statements Act.

Gross profit comprises the revenue, changes in inventories of finished goods, work performed for own account and capitalised, other operating income, and external costs.

The enterprise is applying IAS 18 as its basis of interpretation for the recognition of revenue.

Revenue

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.

Cost of sales

Cost of sales comprises costs concerning purchase of raw materials and consumables less discounts and changes in inventories

Other operating income

Other operating income comprises items of a secondary nature as regards the principal activities of the enterprise. Furthermore, this item comprises received subsidies, damages, and compensation due to the coronavirus situation.

Other external costs

Other external costs comprise costs incurred for distribution, sales, advertising, administration, premises, loss on receivables, and operational leasing costs.

Staff costs

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

Depreciation and writedown for impairment

Depreciation and writedown for impairment comprise depreciation and writedown for the year and profit and loss on the disposal of tangible assets.

Accounting policies

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.

Tax for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

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

Statement of financial position

Property, plant, and equipment

Property, plant, and equipment are measured at cost less accrued depreciation and writedown for impairment.

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

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

The cost comprises acquisition cost and costs directly associated with 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, and the individual component representing a material part of the total cost.

Leasehold improvements are measured at cost less accrued depreciations.

Accounting policies

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

	Useful life
Leasehold improvements	5-10 years
Other fixtures and fittings, tools and equipment	5-10 years

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 under depreciation.

Leases

The enterprise will be applying IAS 17 as its base of interpretation for recognition of classification and recognition of leases.

At their initial recognition in the statement of financial position, leases concerning property, plant, and equipment where the company holds all essential risks and advantages associated with the proprietary right (finance lease) are measured either at fair value of the asset being leased or at the present value of the future lease payments, whichever value is lower. When calculating the present value, the discount rate used is the internal rate of return of the lease or, alternatively, the borrowing rate of the enterprise. Hereafter, assets held under a finance lease are treated in the same way as other similar property, plant, and equipment.

The capitalised residual lease commitment is recognised in the statement of financial position as a liability other than provisions, and the interest part of the lease is recognised in the income statement for the term of the contract.

All other leases are regarded as operating leases. Payments in connection with operating leases and other lease agreements are recognised in the income statement for the term of the contract. The company's total liabilities concerning operating leases and lease agreements are recognised under contingencies, etc.

Impairment loss relating to non-current assets

The carrying amount of tangible fixed assets are subject to annual assessment in order to disclose any indications of impairment beyond those expressed by 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.

Accounting policies

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. Impairment relating to goodwill is not reversed.

Deposits

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

Inventories

Inventories are measured at cost according to the FIFO method. In cases when the net realisable value of the inventories is lower than the cost, the latter is written down for impairment to this lower value.

Costs of goods for resale, raw materials, and consumables comprise acquisition costs plus delivery costs.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

In order to meet expected losses, impairment takes place at the net realisable value. The company has chosen to use IAS 39 as a basis for interpretation when recognising impairment of financial assets, which means that impairments must be made to offset losses where an objective indication is deemed to have occurred that an account receivable or a portfolio of accounts receivable is impaired. If an objective indication shows that an individual account receivable has been impaired, an impairment takes place at individual level.

Accounts receivable for which there is no objective indication of impairment at the individual level are evaluated at portfolio level for objective indication of impairment. The portfolios are primarily based on the debtors' domicile and credit rating in accordance with the company's and the group's credit risk management policy. Determination of the objective indicators applied for portfolios are based on experience with historical losses.

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

Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand.

Accounting policies

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.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

According to the rules of joint taxation, Luca Lyngby ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

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.

Adjustments take place in relation to deferred tax concerning elimination of unrealised intercompany gains and losses.

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

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

Balances includes partly unsettled internal trade of services and part of the company's share of the group's cash-pool agreement with a credit institution.

Accounting policies

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at net realisable value which usually corresponds to the nominal value.

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“Med min underskrift bekræfter jeg indholdet og alle datoer i dette dokument.”

Daniel Vesti Knuttel

Direktør

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