

F.DK ApS

Kringelbornvej 43, 9830 Tårs

CVR no. 40 62 49 96

Annual report 2022/23

Approved at the Company's annual general meeting on 10 January 2024

Chairman of the meeting:


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Khalifa Hareb Saeed Alkaabi

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Statement by the Board of Directors and the Executive Board

Today, the Executive Board has discussed and approved the annual report of F.DK ApS for the financial year 1 July 2022 - 30 June 2023.

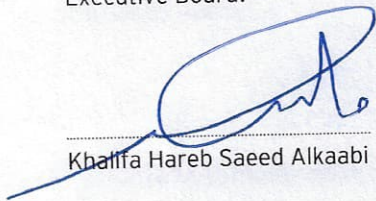
The annual report is prepared in accordance with the Danish Financial Statements Act.

In my opinion, the financial statements give a true and fair view of the financial position of the Company at 30 June 2023 and of the results of the Company's operations for the financial year 1 July 2022 - 30 June 2023.

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

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

Abu Dhabi, 10 January 2024
Executive Board:



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Khalifa Hareb Saeed Alkaabi

Independent auditor's report

To the shareholder of F.DK ApS

Conclusion

We have conducted an extended review of the financial statements of F.DK ApS for the financial year 1 July 2022 - 30 June 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.

Based on the work we have performed, in our opinion, the financial statements give a true and fair view of the financial position of the Company at 30 June 2023 and of the results of the Company's operations for the financial year 1 July 2022 - 30 June 2023 in accordance with the Danish Financial Statements Act.

Basis for conclusion

We conducted our extended review in accordance with the Danish Business Authority's standard on extended review for Small entities 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. 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 that 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 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 to obtain limited assurance for our conclusion on the financial statements and perform specifically required supplementary procedures to obtain additional assurance for our conclusion.

An extended review comprises procedures that primarily consist of making enquiries 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.

Independent auditor's report

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.

Aalborg, 10 January 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Søren V. Nejmann
State Authorised Public Accountant
mne32775

Management's review

Company details

| | |
|----------------------------|--|
| Name | F.DK ApS |
| Address, Postal code, City | Kringelbornvej 43, 9830 Tårs |
| CVR no. | 40 62 49 96 |
| Established | 1 July 2019 |
| Registered office | Hjørring |
| Financial year | 1 July 2022 - 30 June 2023 |
| Executive Board | Khalifa Hareb Saeed Alkaabi |
| Auditors | EY Godkendt Revisionspartnerselskab Østre Havnegade 65, 9000 Aalborg, Denmark |

Management commentary

Business review

The Company's purpose is to invest in and rent real estate, including agricultural properties, as well as to run agriculture and related activities, including the breeding and sale of falcons with related activities.

Financial review

The income statement for 2022/23 shows a loss of DKK 3,685,700 against a loss of DKK 1,365,663 last year, and the balance sheet at 30 June 2023 shows a negative equity of DKK 4,852,060.

The Company has a significant property investment under construction as of 30 June 2023. This has affected this year's result negatively. When finalized the property will contribute with a positive net result.

The Company has lost more than half of the total equity, hence the Company is covered by the equity loss rules in the Danish Companies Act. It is the management's assessment that the equity can be restored from own earnings in the coming years or by conversion of debt.

The Company is fully financed by the owners, who have stated to make the necessary liquidity available to the Company for the ongoing operations and investments up to the annual general meeting for the financial year 2023/24 as a minimum. On this basis the annual accounts have been presented as continued operations.

Financial statements 1 July 2022 - 30 June 2023

Income statement

| Note | DKK | 2022/23 12 months | 2021/22 18 months |
|------|---|----------------------|----------------------|
| | Gross profit/loss | -237,617 | 205,407 |
| | Amortisation/depreciation and impairment of intangible assets and property, plant and equipment | -488,902 | -537,744 |
| | Profit/loss before net financials | -726,519 | -332,337 |
| | Income from investments in group enterprises | -219,000 | 664,820 |
| 3 | Financial expenses | -2,852,158 | -1,632,146 |
| | Profit/loss before tax | -3,797,677 | -1,299,663 |
| | Tax for the year | 111,977 | -66,000 |
| | Profit/loss for the year | <u>-3,685,700</u> | <u>-1,365,663</u> |
| | Recommended appropriation of profit/loss | | |
| | Net revaluation reserve according to the equity method | -219,000 | 664,820 |
| | Retained earnings/accumulated loss | -3,466,700 | -2,030,483 |
| | | <u>-3,685,700</u> | <u>-1,365,663</u> |

Financial statements 1 July 2022 - 30 June 2023

Balance sheet

| Note | DKK | <u>2022/23</u> | <u>2021/22</u> |
|------|--|---------------------------|--------------------------|
| | ASSETS | | |
| | Fixed assets | | |
| | Intangible assets | | |
| | Other rights | 91,765 | 91,765 |
| | | <u>91,765</u> | <u>91,765</u> |
| | Property, plant and equipment | | |
| | Land and buildings | 30,782,195 | 28,575,510 |
| | Fixtures and fittings, other plant and equipment | 192,625 | 220,562 |
| | Property, plant and equipment under construction | 34,818,936 | 0 |
| | | <u>65,793,756</u> | <u>28,796,072</u> |
| 4 | Investments | | |
| | Investments in group enterprises | 43,426,820 | 43,645,820 |
| | | <u>43,426,820</u> | <u>43,645,820</u> |
| | Total fixed assets | <u>109,312,341</u> | <u>72,533,657</u> |
| | Non-fixed assets | | |
| | Receivables | | |
| | Corporation tax receivable | 67,000 | 15,629 |
| | Joint taxation contribution receivable | 116,977 | 11,371 |
| | Other receivables | 5,611,785 | 370,249 |
| | Prepayments | 123,597 | 18,309 |
| | | <u>5,919,359</u> | <u>415,558</u> |
| | Cash | <u>23,020</u> | <u>14,273</u> |
| | Total non-fixed assets | <u>5,942,379</u> | <u>429,831</u> |
| | TOTAL ASSETS | <u><u>115,254,720</u></u> | <u><u>72,963,488</u></u> |

Financial statements 1 July 2022 - 30 June 2023

Balance sheet

| Note | DKK | <u>2022/23</u> | <u>2021/22</u> |
|------|--|--------------------|-------------------|
| | EQUITY AND LIABILITIES | | |
| | Equity | | |
| | Share capital | 40,000 | 40,000 |
| | Net revaluation reserve according to the equity method | 445,820 | 664,820 |
| | Retained earnings | -5,337,880 | -1,871,180 |
| | Total equity | <u>-4,852,060</u> | <u>-1,166,360</u> |
| | Liabilities other than provisions | | |
| | Non-current liabilities other than provisions | | |
| | Payables to group enterprises | 200,002 | 333,335 |
| | | <u>200,002</u> | <u>333,335</u> |
| | Current liabilities other than provisions | | |
| | Prepayments received from group enterprises | 133,333 | 133,333 |
| | Payables to group enterprises | 5,035,477 | 409,497 |
| | Payables to shareholders | 114,717,949 | 73,086,361 |
| | Other payables | 20,019 | 167,322 |
| | | <u>119,906,778</u> | <u>73,796,513</u> |
| | Total liabilities other than provisions | <u>120,106,780</u> | <u>74,129,848</u> |
| | TOTAL EQUITY AND LIABILITIES | <u>115,254,720</u> | <u>72,963,488</u> |

- 1 Accounting policies
- 2 Capital ratio
- 5 Contractual obligations and contingencies, etc.
- 6 Collateral

Financial statements 1 July 2022 - 30 June 2023

Statement of changes in equity

| DKK | Share capital | Net revaluation reserve according to the equity method | Retained earnings | Total |
|---|---------------|---|----------------------|------------|
| Equity at 1 July 2022 | 40,000 | 664,820 | -1,871,180 | -1,166,360 |
| Transfer through appropriation of loss | 0 | -219,000 | -3,466,700 | -3,685,700 |
| Equity at 30 June 2023 | 40,000 | 445,820 | -5,337,880 | -4,852,060 |

Financial statements 1 July 2022 - 30 June 2023

Notes to the financial statements

1 Accounting policies

The annual report of F.DK ApS for 2022/23 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.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

External business combinations

Recently acquired entities are recognised in the financial statements from the date of acquisition. Entities sold or otherwise disposed of are recognised up to the date of disposal. Comparative figures are not restated to reflect newly acquired entities.

The date of acquisition is the date when the group actually obtains control of the acquiree.

The acquisition method is applied to the acquisition of new entities of which the group obtains control. The acquirees' identifiable assets, liabilities and contingent liabilities are measured at fair value at the date of acquisition. Identifiable intangible assets are recognised if they are separable or arise from a contractual right. Deferred tax related to the revaluations is recognised.

Positive differences (goodwill) between, on the one hand, the consideration for the acquiree, the value of non-controlling interests in the acquired entity and the fair value of any previously acquired equity investments and, on the other hand, the fair value of the assets, liabilities and contingent liabilities acquired are recognised as goodwill. Goodwill is amortised on a straight-line basis in the income statement based on an individual assessment of the economic life of the asset.

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Revenue

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

Income from the rendering of services is recognised as revenue as the services are rendered.

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.

Gross profit/loss

The items revenue and external expenses have been aggregated into one item in the income statement called gross profit/loss in accordance with section 32 of the Danish Financial Statements Act.

Financial statements 1 July 2022 - 30 June 2023

Notes to the financial statements

1 Accounting policies (continued)

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Depreciation

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:

| | |
|--|-------------|
| Land and buildings | 25-50 years |
| Fixtures and fittings, other plant and equipment | 10 years |

Profit/loss from investments in group entities

The income statement includes the proportional share of the underlying companies' profit or loss after elimination of internal profit/loss and after tax. In group entities, the full elimination of internal profit and loss is carried out without regard to ownership shares.

Financial expenses

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

Tax

The parent company is covered by the Danish rules on mandatory joint taxation of the Group's Danish group entities. Group entities are included in the joint taxation arrangement from the date at which they are included in the consolidated financial statements and up to the date when they are no longer consolidated.

The parent company acts as management company for the joint taxation arrangement and consequently settles all corporate income tax payments with the tax authorities.

On payment of joint taxation contributions, the Danish corporate income tax charge is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use the tax losses to reduce their own taxable income.

Tax for the year, which comprises the current income tax charge, joint taxation contributions and deferred tax adjustments, including adjustments arising from changes in tax rates, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Financial statements 1 July 2022 - 30 June 2023

Notes to the financial statements

1 Accounting policies (continued)

Balance sheet

Intangible assets

Other intangible assets include other acquired intangible rights.

Other intangible assets are measured at cost less accumulated amortisation and impairment losses.

Gains and losses on the sale of intangible assets are recognised in the income statement under "Other operating income" or "Other operating expenses", respectively. Gains and losses are calculated as the difference between the selling price less selling expenses and the carrying amount at the time of sale.

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.

Investments in group entities

Equity investments in group entities are measured according to the equity method.

On initial recognition, equity investments in group entities are measured at cost, i.e. plus transaction costs. The cost is allocated in accordance with the acquisition method; see the accounting policies regarding business combinations.

The cost is adjusted by shares of profit/loss after tax calculated in accordance with the Group's accounting policies less or plus unrealised intra-group gains/losses.

Identified increases in value and goodwill, if any, compared to the underlying entity's net asset value are amortised in accordance with the accounting policies for the assets and liabilities to which they can be attributed. Negative goodwill is recognised in the income statement.

Dividend received is deducted from the carrying amount.

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in group entities and associates 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. Impairment losses on goodwill are not reversed.

Financial statements 1 July 2022 - 30 June 2023

Notes to the financial statements

1 Accounting policies (continued)

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.

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.

Equity

Reserve for net revaluation according to the equity method

The net revaluation reserve according to the equity method includes net revaluations of investments in group entities and associates relative to cost. The reserve can be eliminated in case of losses, realisation of investments or a change in accounting estimates. The reserve cannot be recognised at a negative amount.

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

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.

As management company for all the entities in the joint taxation arrangement, the parent company is liable for payment of the group entities' income taxes vis à vis the tax authorities as the group entities pay their joint taxation contributions. Joint taxation contributions payable or receivable are recognised in the balance sheet as income tax receivables or payables.

Financial statements 1 July 2022 - 30 June 2023

Notes to the financial statements

1 Accounting policies (continued)

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.

Other liabilities are measured at net realisable value.

2 Capital ratio

The Company has lost more than half of the total equity, hence the Company is covered by the equity loss rules in the Danish Companies Act. It is the management's assessment that the equity can be restored from own earnings in the coming years or by conversion of debt.

The Company is fully financed by the owners, who have stated to make the necessary liquidity available to the Company for the ongoing operations and investments up to the annual general meeting for the financial year 2023/24 as a minimum. On this basis the annual accounts have been presented as continued operations.

| DKK | 2022/23 12 months | 2021/22 18 months |
|-----------------------------------|----------------------|----------------------|
| 3 Financial expenses | | |
| Interest expenses, group entities | 2,849,522 | 1,584,361 |
| Other financial expenses | 2,636 | 47,785 |
| | 2,852,158 | 1,632,146 |

4 Investments

Group entities

| Name | Domicile | Interest |
|----------------|----------|----------|
| DK Falcons ApS | Tårs | 100.00% |

5 Contractual obligations and contingencies, etc.

As management company, the Company is jointly taxed with other Danish group entities and is jointly and severally with other jointly taxed group entities for payment of income taxes for income year 2021 onwards as well as withholding taxes on interest, royalties and dividends falling due for payment on or after 20 October 2021.

6 Collateral

The Company has not provided any security or other collateral in assets at 30 June 2023.