

First Camp Danmark A/S

Vestre Engvej 11, 5400 Bogense

Company reg. no. 41 02 64 13

Annual report

1 January - 31 December 2022

The annual report was submitted and approved by the general meeting on the 29 June 2023.

Hans Göran Meijer
Chairman of the meeting

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Notes to users of the English version of this document:

- This document is a translation of a Danish version of the document. In the event of any dispute regarding the interpretation of any part of the document, the Danish version of the document shall prevail.
- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points remain unchanged from Danish version of the document. This means that DKK 146.940 corresponds to the English amount of DKK 146,940, and that 23,5 % corresponds to 23.5 %.

Management's statement

Today, the Board of Directors and the Managing Director have approved the annual report of First Camp Danmark A/S for the financial year 1 January - 31 December 2022.

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

We consider the chosen accounting policy to be appropriate, and in our 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 our 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.

Bogense, 29 June 2023

Managing Director

Karl Johan Söör

Board of directors

Karl Johan Söör

Ola Johan Michael Bååth

Hans Göran Meijer

Independent auditor's report

To the Shareholder of First Camp Danmark A/S

Opinion

We have audited the financial statements of First Camp Danmark A/S for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, notes and a summary of significant accounting policies, for the Company. The financial statements are prepared under 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 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 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.

Independent auditor's report

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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.
- 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.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

Independent auditor's report

In connection with our audit of the financial statements, our responsibility is to read Management's Review and, in doing so, consider whether 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 Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that 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 Management's Review.

Copenhagen, 29 June 2023

Grant Thornton

State Authorised Public Accountants
Company reg. no. 34 20 99 36

Martin Bomholtz

State Authorised Public Accountant
mne34117

Company information

The company

First Camp Danmark A/S
Vestre Engvej 11
5400 Bogense

Company reg. no. 41 02 64 13

Established: 9 December 2019

Domicile:

Financial year: 1 January - 31 December

Board of directors

Karl Johan Söör
Ola Johan Michael Bååth
Hans Göran Meijer

Managing Director

Karl Johan Söör

Auditors

Grant Thornton, Statsautoriseret Revisionspartnerselskab
Stockholmsgade 45
2100 København Ø

Parent company

First Camp Group AB

Subsidiaries

Bøsøre Strand Feriepark ApS, Hesselager
Hasmark Strand Feriepark ApS, Otterup
Bogense Strand Camping A/S, Bogense
First Camp Skovlund A/S, Asperup
Jesperhus Resort ApS, Morsø
First Camp Frigård ApS, Kruså
First Camp Råbjerg Mile A/S, Frederikshavn
Klim Strand Camping A/S, Jammerbugt
First Camp Århus A/S, Aarhus (establish 28.11.2022)

Management's review

Description of key activities of the company

The principal activities of the company is to run a business within the operation and development of camping and other related businesses. In addition, the company's purpose is to hold capital shares in companies with operation and development within camping related activities.

Development in activities and financial matters

The gross profit for the year totals DKK 6.966.000 against DKK 12.375.000 last year. Income or loss from ordinary activities after tax totals DKK -17.755.000 against DKK 1.189.000 last year.

In 2022, the company has acquired the subsidiaries of Klim Strand Camping A/S and First Camp Aarhus A/S.

First Camp Danmark has during 2022 taken over the operations of First Camp Frigård ApS, First Camp Råbjerg Mile A/S, Klim Strand Camping A/S and First Camp Aarhus A/S.

The above-mentioned companies will henceforth be real estate companies, and lessees of their activities to First Camp Danmark A/S.

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Gross profit	6.966.018	12.374.906
1 Staff costs	-22.457.241	-9.565.174
Depreciation and impairment of property, land, and equipment	-157.183	-14.337
Operating profit	-15.648.406	2.795.395
Other financial income	1.729.870	95.744
2 Other financial expenses	-8.844.645	-1.309.442
Pre-tax net profit or loss	-22.763.181	1.581.697
3 Tax on net profit or loss for the year	5.007.820	-393.071
Net profit or loss for the year	-17.755.361	1.188.626
Proposed distribution of net profit:		
Transferred to retained earnings	0	1.188.626
Allocated from retained earnings	-17.755.361	0
Total allocations and transfers	-17.755.361	1.188.626

Balance sheet at 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Assets		
Non-current assets		
4 Other fixtures, fittings, tools and equipment	15.489.204	2.854.045
Total property, plant, and equipment	<u>15.489.204</u>	<u>2.854.045</u>
5 Investments in group enterprises	294.061.636	266.634.508
6 Receivables from group enterprises	<u>22.489.442</u>	<u>43.650.086</u>
Total investments	<u>316.551.078</u>	<u>310.284.594</u>
Total non-current assets	<u>332.040.282</u>	<u>313.138.639</u>
Current assets		
Raw materials and consumables	455.520	257.435
Total inventories	<u>455.520</u>	<u>257.435</u>
Trade receivables	634.614	1.351.852
Receivables from group enterprises	23.157.105	9.250.305
Deferred tax assets	1.820.201	27.421
Tax receivables from group enterprises	3.215.040	104.040
Other receivables	2.385.882	2.273.895
Prepayments	<u>1.079.323</u>	<u>670.827</u>
Total receivables	<u>32.292.165</u>	<u>13.678.340</u>
Cash and cash equivalents	<u>379.346</u>	<u>590.036</u>
Total current assets	<u>33.127.031</u>	<u>14.525.811</u>
Total assets	<u>365.167.313</u>	<u>327.664.450</u>

Balance sheet at 31 December

All amounts in DKK.

Equity and liabilities			
<u>Note</u>		<u>2022</u>	<u>2021</u>
Equity			
7	Contributed capital	500.000	500.000
8	Retained earnings	82.693.985	84.321.424
	Total equity	83.193.985	84.821.424
Liabilities other than provisions			
	Payables to group enterprises	206.534.788	183.502.999
9	Total long term liabilities other than provisions	206.534.788	183.502.999
	Bank loans	60	0
	Prepayments received from customers	3.634.328	1.558.288
	Trade payables	578.710	1.781.451
	Payables to group enterprises	67.385.967	49.534.201
	Income tax payable	0	120.764
	Income tax payable to group enterprises	168.724	0
	Other payables	3.670.751	6.345.323
	Total short term liabilities other than provisions	75.438.540	59.340.027
	Total liabilities other than provisions	281.973.328	242.843.026
	Total equity and liabilities	365.167.313	327.664.450

10 Charges and security**11 Contingencies**

Notes

All amounts in DKK.

	<u>2022</u>	<u>2021</u>
1. Staff costs		
Salaries and wages	22.457.241	9.565.174
	<u>22.457.241</u>	<u>9.565.174</u>
Average number of employees	<u>57</u>	<u>24</u>
2. Other financial expenses		
Financial costs, group enterprises	8.948.159	1.210.370
Other financial costs	-103.514	99.072
	<u>8.844.645</u>	<u>1.309.442</u>
3. Tax on net profit or loss for the year		
Tax of the results for the year, parent company	-3.215.040	0
Adjustment for the year of deferred tax	-1.792.780	393.071
	<u>-5.007.820</u>	<u>393.071</u>
	<u>31/12 2022</u>	<u>31/12 2021</u>
4. Other fixtures, fittings, tools and equipment		
Cost 1 January 2022	2.868.382	13.898
Additions during the year	12.792.342	2.854.484
Cost 31 December 2022	<u>15.660.724</u>	<u>2.868.382</u>
Amortisation and write-down 1 January 2022	-14.337	0
Depreciation for the year	-157.183	-14.337
Amortisation and write-down 31 December 2022	<u>-171.520</u>	<u>-14.337</u>
Carrying amount, 31 December 2022	<u>15.489.204</u>	<u>2.854.045</u>

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/12 2021</u>
5. Investments in group enterprises		
Acquisition sum, opening balance 1 January 2022	266.634.508	56.536.683
Additions during the year	33.643.580	210.097.825
Disposals during the year	<u>-1.750.000</u>	<u>0</u>
Cost 31 December 2022	<u>298.528.088</u>	<u>266.634.508</u>
Adjustment of acquisition sum	<u>-4.466.452</u>	<u>0</u>
Write-down 31 December 2022	<u>-4.466.452</u>	<u>0</u>
Carrying amount, 31 December 2022	<u>294.061.636</u>	<u>266.634.508</u>

Financial highlights for the enterprises according to the latest approved annual reports

	Equity interest	Equity DKK	Results for the year DKK	Carrying amount, First Camp Danmark A/S DKK
Bøsøre Strand Feriepark ApS, Hesselager	100 %	15.491.688	-468.948	19.115.645
Hasmark Strand Feriepark ApS, Otterup	100 %	9.940.468	-303.655	19.804.708
Bogense Strand Camping A/S, Bogense	100 %	4.467.209	104.652	13.264.103
First Camp Skovlund A/S, Asperup	100 %	3.584.364	-283.323	4.500.000
Jesperhus Resort ApS, Morsø	100 %	70.349.761	11.719.930	184.085.000
First Camp Frigård ApS, Kruså	100 %	14.933.830	-1.340.566	19.627.913
First Camp Råbjerg Mile A/S, Frederikshavn	100 %	1.111.481	611.481	553.353
Klim Strand Camping A/S, Jammerbugt	100 %	8.272.507	-1.241.033	32.610.914
First Camp Århus A/S, Aarhus (establish 28.11.2022)	100 %	<u>500.000</u>	<u>0</u>	<u>500.000</u>
		<u>128.651.308</u>	<u>8.798.538</u>	<u>294.061.636</u>

Notes

All amounts in DKK.

	<u>31/12 2022</u>	<u>31/12 2021</u>		
6. Receivables from group enterprises				
Cost 1 January 2022	43.650.086	43.650.086		
Disposals during the year	-21.160.644	0		
Cost 31 December 2022	<u>22.489.442</u>	<u>43.650.086</u>		
Carrying amount, 31 December 2022	<u>22.489.442</u>	<u>43.650.086</u>		
7. Contributed capital				
Contributed capital 1 January 2022	500.000	500.000		
	<u>500.000</u>	<u>500.000</u>		
8. Retained earnings				
Retained earnings 1 January 2022	84.321.424	18.132.798		
Profit or loss for the year brought forward	-17.755.361	1.188.626		
Shareholder contribution	16.127.922	65.000.000		
	<u>82.693.985</u>	<u>84.321.424</u>		
9. Long term liabilities other than provisions				
	<u>Total payables 31 Dec 2022</u>	<u>Current portion of long term payables</u>	<u>Long term payables 31 Dec 2022</u>	<u>Outstanding payables after 5 years</u>
Payables to group enterprises	206.534.788	0	206.534.788	0
	<u>206.534.788</u>	<u>0</u>	<u>206.534.788</u>	<u>0</u>
10. Charges and security				
As security for the First Camp group's bond financing, the company has pledged capital shares in Jesperhus Resort ApS, whose accounting value at 31 December 2022 amounts to DKK 184 million.				

Notes

All amounts in DKK.

11. Contingencies

Contingent liabilities

As part of the First Camp group's bond financing, a number of companies within the First Camp group, including First Camp Danmark A/S, have provided a guarantee for the issuing company First Camp Group AB's obligations within the bond conditions, including interest payments and repayment of the loan amount on loans.

Joint taxation

The company acts as administration company for the group of companies subject to the Danish scheme of joint taxation and is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, to pay 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.

At 31 December 2022, the total corporation tax amounts to DKK 0.

Accounting policies

The annual report for First Camp Danmark A/S 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

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

Revenue comprises the value of services provided during the year, including outlay for customers less VAT and price concessions directly associated with the sale.

Revenue is recognised in the income statement on the completion of sales. This is generally considered to be the case when:

- The service has been provided before the end of the financial year
- A binding sales agreement exists
- The sales price has been determined
- Payment has been received, or is anticipated with a reasonable degree of certainty.

This ensures that recognition does not take place until the total income and costs and stage of completion at the reporting date can be reliably validated and it seems probable that the economic benefits, including payments, will flow to the enterprise.

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

Other external expenses comprise expenses incurred for distribution, sales, advertising, administration, premises and loss on receivables etc.

Staff costs

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

Depreciation, amortisation, and write-down for impairment

Depreciation, amortisation, and write-down for impairment comprise depreciation on, amortisation of, and write-down for impairment of intangible and tangible assets, respectively.

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, as well as realised and unrealised capital gains and losses relating to debt and transactions in foreign currency, etc.

Results from investments in group enterprises

Dividend from investments in group enterprises is recognised in the financial year in which the dividend is declared.

Tax on net profit or loss 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 company acts as an administration company in relation to the joint taxation. This means that the total Danish tax payable by the Danish consolidated companies is paid to the tax authorities by the company.

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 write-down for impairment.

The depreciable amount is cost less any expected residual value after the end of the useful life of the asset. The amortisation 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 amortisation period or the residual value is changed, the effect on amortisation 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.

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

Useful life

Accounting policies

Other fixtures and fittings, tools and equipment

5-30 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 as other operating income or other operating expenses.

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets as well as equity investments in group enterprises 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. write-down 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. Impairment relating to goodwill is not reversed.

Investments

Investments in group enterprises

Investments in group enterprises are recognised and measured at cost. If the recoverable amount is lower than the cost price, it shall be written down for impairment to this lower value.

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.

The net realisable value for inventories is recognised as the estimated selling price less costs of completion and selling costs. The net realisable value is determined with due consideration of negotiability, obsolescence, and the development of expected market prices.

Accounting policies

Receivables

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

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.

Income tax and deferred tax

As administration company, First Camp Danmark A/S is liable to the tax authorities for the subsidiaries' corporate income taxes.

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"

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.

Accounting policies

Liabilities other than provisions

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

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Göran Meijer

Bestyrelsesmedlem

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2023-06-29 13:04:03 UTC



JOHAN SÖÖR

Direktør

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Martin Bomholtz

Statsautoriseret revisor

På vegne af: Grant Thornton

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Göran Meijer

Dirigent

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