

ZKG Investments ApS
Brahesbakke 13 st. th., 8700 Horsens

Annual report
1 January - 31 December 2022

Company reg. no. 41 38 55 61

The annual report was submitted and approved by the general meeting on the 6 July 2023.

Krzysztof Pawel Gawrys
Chairman of the meeting

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 %.

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Management's statement

Today, the managing director has presented the annual report of ZKG Investments ApS for the financial year 1 January - 31 December 2022.

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

I consider the accounting policies appropriate and, in my opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 31 December 2022 and of the company's results of activities in 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.

I am of the opinion that the management commentary presents a fair account of the issues dealt with.

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

Horsens, 6 July 2023

Managing Director

Krzysztof Pawel Gawrys

Practitioner's compilation report

To the Shareholder of ZKG Investments ApS

We have compiled the financial statements of ZKG Investments 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 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.

Vejle, 6 July 2023

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Jakob Bjerrum Olsen

State Authorised Public Accountant
mne46636

Company information

The company

ZKG Investments ApS
Brahesbakke 13 st. th.
8700 Horsens

Company reg. no. 41 38 55 61

Financial year: 1 January 2022 - 31 December 2022

Managing Director

Krzysztof Pawel Gawrys

Auditors

Martinsen
Statsautoriseret Revisionspartnerselskab
Dandyvej 3 B
7100 Vejle

Management´s review

The principal activities of the company

The principal activity of the company are trading, renovation and building of properties, estate rental and any other activities related thereto.

Development in activities and financial matters

The gross profit for the year totals DKK 137.441 against DKK 87.116 last year. Income or loss from ordinary activities after tax totals DKK -8.183 against DKK 21.644 last year.

Accounting policies

The annual report for ZKG Investments ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Income statement

Gross profit

Gross profit comprises the revenue, cost concerning investment properties and external costs.

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

Lease income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment.

Costs concerning investment properties comprise operating costs, repair and maintenance costs, taxes, charges, and other costs.

Accounting policies

Other external costs comprise costs incurred for administration.

Depreciation, amortisation, and writedown for impairment

Depreciation, amortisation, and writedown for impairment comprise depreciation on, amortisation of, and writedown for impairment of intangible and tangible assets, respectively.

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.

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.

Statement of financial position

Property, plant, and equipment

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

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
Buildings	50 years

Accounting policies

Impairment loss relating to non-current assets

The carrying amount tangible fixed assets 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.

Cash on hand and demand deposits

Cash on hand and demand deposits comprise cash at bank.

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

Liabilities other than provisions relating to investment properties are measured at amortised cost.

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

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Gross profit	137.441	87.116
Depreciation and impairment of property, land, and equipment	-24.258	-5.916
Operating profit	113.183	81.200
Other financial costs	-123.581	-51.333
Pre-tax net profit or loss	-10.398	29.867
Tax on net profit or loss for the year	2.215	-8.223
Net profit or loss for the year	-8.183	21.644
Proposed distribution of net profit:		
Transferred to retained earnings	0	21.644
Allocated from retained earnings	-8.183	0
Total allocations and transfers	-8.183	21.644

Balance sheet at 31 December

All amounts in DKK.

Assets		
<u>Note</u>	<u>2022</u>	<u>2021</u>
Non-current assets		
Property	7.676.524	3.807.925
Total property, plant, and equipment	<u>7.676.524</u>	<u>3.807.925</u>
Total non-current assets	<u>7.676.524</u>	<u>3.807.925</u>
Current assets		
Income tax receivables	4.000	0
Total receivables	<u>4.000</u>	<u>0</u>
Cash on hand and demand deposits	304.710	3.250
Total current assets	<u>308.710</u>	<u>3.250</u>
Total assets	<u>7.985.234</u>	<u>3.811.175</u>

Balance sheet at 31 December

All amounts in DKK.

Equity and liabilities		
<u>Note</u>	<u>2022</u>	<u>2021</u>
Equity		
Contributed capital	40.000	40.000
Retained earnings	54.182	62.365
Total equity	94.182	102.365
Provisions		
Provisions for deferred tax	3.409	5.624
Total provisions	3.409	5.624
Liabilities other than provisions		
Mortgage loans	6.114.510	1.416.595
1 Total long term liabilities other than provisions	6.114.510	1.416.595
1 Current portion of long term payables	154.504	77.001
Bank debts	0	1.295.864
Trade creditors	17.651	12.500
Payables to shareholders and management	1.389.798	775.870
Income tax payable	0	4.818
Other payables	211.180	120.538
Total short term liabilities other than provisions	1.773.133	2.286.591
Total liabilities other than provisions	7.887.643	3.703.186
Total equity and liabilities	7.985.234	3.811.175

2 Charges and security

Notes

All amounts in DKK.

1. Liabilities other than provision

	Total payables 31 Dec 2022	Current portion of long term payables	Long term payables 31 Dec 2022	Outstanding payables after 5 years
Mortgage loans	6.269.014	154.504	6.114.510	5.571.255
	6.269.014	154.504	6.114.510	5.571.255

2. Charges and security

As collateral for mortgage, DKK 6.269.014 security has been granted on land and buildings representing a carrying amount of DKK 7.676.524 at 31 December 2022.

The company has issued mortgages registered to the owners totalling DKK 2.800.000 as security for bank loans. The mortgages registered to the owners provide security on the above land and buildings as well as property, plant and equipment.