

Hartmannsvej 12 ApS

Havnegade 2 A 2 tv, 8000 Aarhus C
CVR no. 41 94 28 43

Annual report for the financial year 11.12.20 - 31.12.21

Årsrapporten er godkendt på den
ordinære generalforsamling, d. 18.07.22

Anna Mee Allerslev Tarp
Dirigent



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The company

Hartmannsvej 12 ApS
c/o LOU Advokater Aarhus
Havnegade 2 A 2 tv
8000 Aarhus C
Danmark
Registered office: Aarhus C
CVR no.: 41 94 28 43
Financial year: 01.01 - 31.12

Executive Board

Anna Mee Allerslev Tarp

Board of Directors

Anna Mee Allerslev Tarp
Ibrahim Omar Hussein Abdelrehim Tamam
Khaled Omar Hussein Abdelrehim Tamam

Auditors

Beierholm
Statsautoriseret Revisionspartnerselskab

Statement by the Executive Board and Board of Directors on the annual report

We have on this day presented the annual report for the financial year 11.12.20 - 31.12.21 for Hartmannsvej 12 ApS.

The annual report is presented in accordance with the Danish Financial Statements Act (Årsregnskabsloven).

The financial statements have not been audited, and we declare that the relevant conditions have been met.

In our opinion, the financial statements give a true and fair view of the company's assets, liabilities and financial position as at 31.12.21 and of the results of the company's activities for the financial year 11.12.20 - 31.12.21.

We believe that the management's review includes a fair review of the matters dealt with in the management's review.

The annual report is submitted for adoption by the general meeting.

Aarhus C, July 18, 2022

Executive Board

Anna Mee Allerslev Tarp

Board of Directors

Anna Mee Allerslev Tarp

Ibrahim Omar Hussein
Abdelrehim Tamam

Khaled Omar Hussein
Abdelrehim Tamam

To the management of Hartmannsvej 12 ApS

Based on the company's book-keeping and other information provided by the management, we have compiled the financial statements of Hartmannsvej 12 ApS for the financial year 11.12.20 - 31.12.21.

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

We have performed our compilation engagement in accordance with the ISRS 4410 standard on Engagements to Compile Financial Statements.

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

Management retains responsibility for the financial statements and for the accuracy and completeness of the financial information on the basis of which the financial statements are prepared and presented.

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

Soeborg, Copenhagen, July 18, 2022

Beierholm

Statsautoriseret Revisionspartnerselskab
CVR no. 32 89 54 68

Lasse Rosenborg Petersen
State Authorized Public Accountant
MNE-no. mne42896

Primary activities

The company's activities comprise in purchase and sale of real estate, including investment in real estate as well as related business.

Development in activities and financial affairs

The income statement for the period 11.12.20 - 31.12.21 shows a profit/loss of DKK -506,009.
The balance sheet shows equity of DKK -466,009.

	11.12.20
Note	31.12.21
	DKK
Gross loss	-191,050
Financial expenses	-314,959
Loss for the year	-506,009
Proposed appropriation account	
Retained earnings	-506,009
Total	-506,009

ASSETS		31.12.21
Note		DKK
	Work in progress	15,075,865
	Total inventories	15,075,865
	Receivables from group enterprises	243,382
	Total receivables	243,382
	Total current assets	15,319,247
	Total assets	15,319,247

EQUITY AND LIABILITIES

	31.12.21
	DKK
Note	
Share capital	40,000
Retained earnings	-506,009
Total equity	-466,009
Payables to other credit institutions	9,326,245
Payables to group enterprises	2,747,012
Other payables	3,711,999
Total short-term payables	15,785,256
Total payables	15,785,256
Total equity and liabilities	15,319,247

1 Contingent liabilities

2 Charges and security

Statement of changes in equity

Figures in DKK	Share capital	Retained earnings
Statement of changes in equity for 11.12.20 - 31.12.21		
Capital contributed on establishment	40,000	0
Net profit/loss for the year	0	-506,009
Balance as at 31.12.21	40,000	-506,009

1. Contingent liabilities

Other contingent liabilities

The company is taxed jointly with the other Danish] companies in the group and is liable for income taxes on a pro rata basis and must comply with any obligations to withhold tax at source on interest, royalties and dividends] for the jointly taxed companies. The maximum liability totals an amount corresponding to the share of the capital in the company which is owned directly or indirectly by the ultimate parent.

2. Charges and security

For debt to credit institutions of DKK 9,326k, is has been secured upon investment properties, recognised as work in progress with a carrying amount of DKK 15,076k

3. Accounting policies

GENERAL

The annual report is presented in accordance with the provisions of the Danish Financial Statements Act (*Årsregnskabsloven*) for enterprises in reporting class B with application of provisions for a higher reporting class.

No comparative figures have been provided as this is the company's first financial year.

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including depreciation, amortisation, impairment losses and write-downs, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company, and the value of such assets can be measured reliably. Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company, and the value of such liabilities can be measured reliably. On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

On recognition and measurement, account is taken of foreseeable losses and risks arising

3. Accounting policies - continued -

before the date at which the annual report is presented and proving or disproving matters arising on or before the balance sheet date.

INCOME STATEMENT**Gross loss**

Gross loss comprises property costs and other external expenses.

Property costs

Property costs comprise costs relating to property management, including repair and maintenance costs, real property taxes, insurance, overhead costs and other costs.

Other external expenses

Other external expenses comprise costs relating to distribution, sales and advertising and administration, premises and bad debts to the extent that these do not exceed normal write-downs.

Other net financials

Interest income and interest expenses etc. are recognised in other net financials.

Tax on profit/loss for the year

The current and deferred tax for the year is recognised in the income statement as tax on the profit/loss for the year with the portion attributable to the profit/loss for the year, and directly in equity with the portion attributable to amounts recognised directly in equity.

The company is jointly taxed with Danish consolidated enterprises.

In connection with the settlement of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed enterprises in proportion to their taxable incomes. This means that enterprises with a tax loss receive joint taxation contributions from enterprises which have been able to use this loss to reduce their own taxable profit.

3. Accounting policies - continued -

BALANCE SHEET

Inventories

Inventories are measured at cost calculated according to the FIFO-method. Inventories are written down to the lower of cost and net realisable value.

The net realisable value of inventories is determined as the selling price less costs of completion and costs necessary to make the sale and is determined taking into account marketability, obsolescence and the expected development in the selling price.

Receivables

Receivables are measured at amortised cost, which usually corresponds to the nominal value, less write-downs for bad debts.

Write-downs for bad debts are determined based on an individual assessment of each receivable if there is no objective evidence of individual impairment of a receivable.

Current and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the basis of the taxable income for the year, adjusted for tax paid on account.

Joint taxation contributions payable and receivable are recognised as income tax under receivables or payables in the balance sheet.

Deferred tax liabilities and tax assets are recognised on the basis of all temporary differences between the carrying amounts and tax bases of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is non-amortisable for tax purposes and other items where temporary differences, except for acquisitions, have arisen at the date of acquisition without affecting the net profit or loss for the year or the taxable income. In cases where the tax value can be determined according to different taxation rules, deferred tax is measured on the basis of management's intended use of the asset or settlement of the liability.

Deferred tax assets are recognised, following an assessment, at the expected realisable value through offsetting against deferred tax liabilities or elimination in tax on future earnings.

Deferred tax is measured on the basis of the tax rules and at the tax rates which, according to the legislation in force at the balance sheet date, will be applicable when the deferred tax

3. Accounting policies - continued -

is expected to crystallise as current tax.

Payables

Short-term payables are measured at amortised cost, normally corresponding to the nominal value of such payables.