
Promovec Properties A/S

Langdyssen 6, DK-8200 Aarhus N

Annual Report for
1 July 2022 - 30 June 2023

CVR No. 42 15 48 14

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 8/11 2023

Brian Christensen
Chairman of the
general meeting



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Management's statement

The Executive Board and Board of Directors have today considered and adopted the Financial Statements of Promovec Properties A/S for the financial year 1 July 2022 - 30 June 2023.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the financial position at 30 June 2023 of the Company and of the results of the Company operations for 2022/23.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Aarhus N, 8 November 2023

Executive Board

Jesper Lundqvist
Manager

Board of Directors

Gert kristiansen

Kurt Schlott Hansen

Brian Christensen

Camilla Deichmann

Independent Auditor's report

To the shareholder of Promovec Properties A/S

Opinion

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.

We have audited the Financial Statements of Promovec Properties A/S for the financial year 1 July 2022 - 30 June 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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.

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.

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, in our view, 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 in Management's Review.

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 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.

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

Esbjerg, 8 November 2023

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Palle H. Jensen

State Authorised Public Accountant

mne32115

Kim Ladegaard

State Authorised Public Accountant

mne32799

Company information

The Company	Promovec Properties A/S Langdyssen 6 DK-8200 Aarhus N CVR No: 42 15 48 14 Financial period: 1 July 2022 - 30 June 2023 Incorporated: 22 February 2021 Financial year: 2nd financial year Municipality of reg. office: Aarhus
Board of Directors	Gert kristiansen Kurt Schlott Hansen Brian Christensen Camilla Deichmann
Executive Board	Jesper Lundqvist
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Esbjerg Brygge 28, 2. DK-6700 Esbjerg

Management's review

Key activities

The company's main activity is acquire, operate and rent properties as well as any activity that, at the discretion of the Board is related to this.

Development in the year

The income statement of the Company for 2022/23 shows a profit of DKK 14,424,415, and at 30 June 2023 the balance sheet of the Company shows positive equity of DKK 14,902,586.

During spring, we sold our new sustainability-certified property, giving us the necessary strength to develop our business in the Provovec Group. As a result, we now only have ownership of 5.816 m2 land.

The profit from the sale is recognised under other operating income.

Subsequent events

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

Income statement 1 July 2022 - 30 June 2023

	Note	2022/23 DKK 12 months	2021/22 DKK 16 months
Gross profit/loss		20,691,638	-152,719
Depreciation and impairment losses of property, plant and equipment	2	-643,934	0
Profit/loss before financial income and expenses		20,047,704	-152,719
Financial income	3	305,281	257,023
Financial expenses	4	-1,860,150	-4,084
Profit/loss before tax		18,492,835	100,220
Tax on profit/loss for the year	5	-4,068,420	-22,049
Net profit/loss for the year		14,424,415	78,171

Distribution of profit

	2022/23 DKK	2021/22 DKK
Proposed distribution of profit		
Retained earnings	14,424,415	78,171
	14,424,415	78,171

Balance sheet 30 June 2023

Assets

	Note	2022/23 DKK	2021/22 DKK
Land and buildings		3,198,800	0
Property, plant and equipment in progress		0	61,207,209
Property, plant and equipment	6	<u>3,198,800</u>	<u>61,207,209</u>
Fixed assets		<u>3,198,800</u>	<u>61,207,209</u>
Receivables from group enterprises		23,749,137	0
Other receivables		646,249	2,265,710
Corporation tax receivable from group enterprises		258,051	258,051
Prepayments		14,912	0
Receivables		<u>24,668,349</u>	<u>2,523,761</u>
Cash at bank and in hand		<u>486</u>	<u>39,707</u>
Current assets		<u>24,668,835</u>	<u>2,563,468</u>
Assets		<u>27,867,635</u>	<u>63,770,677</u>

Balance sheet 30 June 2023

Liabilities and equity

	Note	2022/23 DKK	2021/22 DKK
Share capital		400,000	400,000
Retained earnings		14,502,586	78,171
Equity		14,902,586	478,171
Provision for deferred tax		0	280,100
Provisions		0	280,100
Mortgage loans		0	30,193,959
Payables to group enterprises relating to corporation tax		4,348,520	0
Long-term debt	7	4,348,520	30,193,959
Mortgage loans	7	0	1,489,459
Credit institutions		0	24,998,039
Trade payables		18,640	1,882,329
Payables to group enterprises		8,557,888	4,410,423
Other payables		40,001	38,197
Short-term debt		8,616,529	32,818,447
Debt		12,965,049	63,012,406
Liabilities and equity		27,867,635	63,770,677
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Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 July	400,000	78,171	478,171
Net profit/loss for the year	0	14,424,415	14,424,415
Equity at 30 June	400,000	14,502,586	14,902,586

Notes to the Financial Statements

	<u>2022/23</u>	<u>2021/22</u>
	DKK	DKK
1. Other operating income		
Profit on sale of property	13,900,049	0
Exchange adjustments repayment mortgage loans	4,953,403	0
	<u>18,853,452</u>	<u>0</u>

	<u>2022/23</u>	<u>2021/22</u>
	DKK	DKK
2. Depreciation and impairment losses of property, plant and equipment		
Depreciation of property, plant and equipment	643,934	0
	<u>643,934</u>	<u>0</u>

	<u>2022/23</u>	<u>2021/22</u>
	DKK	DKK
3. Financial income		
Interest received from group enterprises	305,281	257,023
	<u>305,281</u>	<u>257,023</u>

	<u>2022/23</u>	<u>2021/22</u>
	DKK	DKK
4. Financial expenses		
Interest paid to group enterprises	343,250	0
Other financial expenses	1,516,900	4,084
	<u>1,860,150</u>	<u>4,084</u>

Notes to the Financial Statements

	2022/23	2021/22
	DKK	DKK
5. Income tax expense		
Current tax for the year	4,348,520	-258,051
Deferred tax for the year	-280,100	280,100
	<u>4,068,420</u>	<u>22,049</u>

6. Property, plant and equipment

	Land and buildings	Property, plant and equipment in progress
	DKK	DKK
Cost at 1 July	0	61,207,209
Additions for the year	0	6,735,478
Disposals for the year	-64,743,887	0
Transfers for the year	67,942,687	-67,942,687
Cost at 30 June	<u>3,198,800</u>	<u>0</u>
Impairment losses and depreciation at 1 July	0	0
Depreciation for the year	-643,934	0
Impairment and depreciation of sold assets for the year	643,934	0
Impairment losses and depreciation at 30 June	<u>0</u>	<u>0</u>
Carrying amount at 30 June	<u>3,198,800</u>	<u>0</u>

Notes to the Financial Statements

7. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2022/23</u>	<u>2021/22</u>
	DKK	DKK
Mortgage loans		
After 5 years	0	24,098,650
Between 1 and 5 years	0	6,095,309
Long-term part	0	30,193,959
Within 1 year	0	1,489,459
	<u>0</u>	<u>31,683,418</u>

Payables to group enterprises relating to corporation tax

Between 1 and 5 years	4,348,520	0
Long-term part	4,348,520	0
Within 1 year	0	0
	<u>4,348,520</u>	<u>0</u>

<u>2022/23</u>	<u>2021/22</u>
DKK	DKK

8. Contingent assets, liabilities and other financial obligations

Charges and security

The following assets have been placed as security with mortgage credit institutes:

Property and Plant with an accounting value of DKK	0	61,207,209
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The following assets have been placed as security with bankers:

Mortgage of TDKK 9.640 on property and plant with an accounting value of DKK	0	61,207,209
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Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Jesper Lundqvist Holding ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

Notes to the Financial Statements

9. Accounting policies

The Annual Report of Promovec Properties A/S for 2022/23 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2022/23 are presented in DKK.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Income statement

Net sales

Revenue from the rental income is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Other external expenses

Other external expenses comprise as office expenses, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue, other operating income and other external expenses.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise depreciation and impairment of property, plant and equipment.

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company, including gains and losses on the sale of property, plant and equipment.

Notes to the Financial Statements

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with . The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

Balance sheet

Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses. Land are measured at cost.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Interest expenses on loans contracted directly for financing the construction of property, plant and equipment are recognised in cost over the construction period.

The fixed assets' residual values are determined at nil.

Impairment of fixed assets

The carrying amounts of property, plant and equipment and investments are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by depreciation.

If so, the asset is written down to its lower recoverable amount.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Notes to the Financial Statements

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans, such as mortgage loans and loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.