LicVem Properties ApS

Kirstinehøj 34, 2770 Kastrup

Company reg. no. 42 28 09 92

Annual report

1 January - 31 December 2023

The annual report was submitted and approved by the general meeting on the 5 July 2024.

Faheem Ahmed Khan
Chairman of the meeting

Contents

Notes:
- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

Today, the Board of Directors and the Managing Director have approved the annual report of LicVem Properties ApS for the financial year 1 January - 31 December 2023.

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 2023 and of the results of the Company's operations for the financial year 1 January – 31 December 2023.

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.

Kastrup, 5 July 2024

Managing Director

Faheem Ahmed Khan

Board of directors

Faheem Ahmed Khan

Independent auditor's report

To the Shareholders of LicVem Properties ApS

Auditor's report on the Financial Statements

Opinion

We have audited the financial statements of LicVem Properties ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity, 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 2023, and of the results of the Company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

Basis for conclusion

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.

Emphasis of Matter

Without modifiying our opinion, we draw the attention to the note regarding uncertainties concerning recognition and measurement.

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 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.

Independent auditor's report

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.

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.

VAT

We have identified that company has not submitted correct VAT Return and that management can be liable in this respect.

Alleroed, 5 July 2024

Piaster Revisorerne
Statsautoriseret Revisionsaktieselskab
Company reg. no. 25 16 00 37

Niels Kristian Tordrup Mørk
State Authorised Public Accountant
mne35462

Company information

The company	LicVem Properties ApS Kirstinehøj 34 2770 Kastrup	
	Company reg. no.	42 28 09 92
	Financial year:	1 January - 31 December 3rd financial year
Board of directors	Faheem Ahmed Khan	
Managing Director	Faheem Ahmed Khan	
Auditors	Piaster Revisorerne, Statsautoriseret Revisionsaktieselskab Engholm Parkvej 8 3450 Allerød	
Parent company	K-HOLDING ApS, Kirstinehøj 34, 2770 Kastrup	

Management´s review

The principal activities of the company

The activity is to hold a lease rental agreement with a large international known and well consolidated client and re-rent a warehouse from a group company in Africa to the client.

Uncertainties about recognition or measurement

Receivables from group companies

The group loan regarding the second stage of the warehouse are recognised at full value. The valuation is based on the fact that the group company has an contract with a large customer and repayment will be made during the next year based. If the group company contract does not materialize or are being terminated there are a risk that the loan will not be repaid. Management has received confirmation that the contract is operational and therefore the loan is considered to be valued in full.

Development in activities and financial matters

The company has agreed with an African Group Company that LicVem Properties are to pay all costs relating to building the warehouse in exchange for a 5-year rent free period, which equals the contract with the customer.

The first stage of the warehouse has been operational since February 2022 and second and final stage has been operational since August 2022.

Further it has been agreed that LicVem Properties that they are to provide a loan for stage 2 and not a rent free period. The loan is expected to be repaid from the Group Company, since the Group Company rents out the stage 2 to a international mining company.

Expected developments

Management are expecting significant profits next year and over the rental agreement period.

Income statement 1 January - 31 December

All amounts in DKK.

Note		2023	2022
	Gross profit	**2.229.047**	**1.514.861**
	Depreciation and impairment of non-current assets	-1.150.299	-1.026.498
	Operating profit	**1.078.748**	**488.363**
	Other financial income from subsidiaries	0	75.590
	Other financial income	54.644	40.951
	Other financial expenses	-66.921	-260
	Pre-tax net profit or loss	**1.066.471**	**604.644**
3	Tax on net profit or loss for the year	-234.613	-133.007
	Net profit or loss for the year	**831.858**	**471.637**
	Proposed distribution of net profit:		
	Transferred to retained earnings	831.858	471.637
	Total allocations and transfers	**831.858**	**471.637**

Balance sheet at 31 December

All amounts in DKK.

	Assets		
Note		2023	2022
	Non-current assets		
	Acquired concessions, patents, licenses, trademarks, and similar rights	3.396.708	4.498.343
	Total intangible assets	3.396.708	4.498.343
	Other fixtures and fittings, tools and equipment	177.993	226.657
	Total property, plant, and equipment	177.993	226.657
	Receivables from group companies	4.624.697	4.021.938
	Total investments	4.624.697	4.021.938
	Total non-current assets	**8.199.398**	**8.746.938**
	Current assets		
	Trade receivables	483.907	268.087
	Other receivables	445.849	241.550
	Total receivables	929.756	509.637
	Cash and cash equivalents	43.257	582.752
	Total current assets	**973.013**	**1.092.389**
	Total assets	**9.172.411**	**9.839.327**

Balance sheet at 31 December

All amounts in DKK.

Note	Equity and liabilities	2023	2022
	Equity		
	Contributed capital	40.000	40.000
	Retained earnings	1.295.307	463.449
	Total equity	**1.335.307**	**503.449**
	Provisions		
	Provisions for deferred tax	94.732	84.695
	Total provisions	**94.732**	**84.695**
	Liabilities other than provisions		
	Prepayments received from customers	216.477	222.192
	Trade payables	256.463	152.588
	Payables to group companies	7.044.856	8.828.091
	Income tax payable	0	48.312
	Income tax payable to subsidiaries	224.576	0
	Total short term liabilities other than provisions	7.742.372	9.251.183
	Total liabilities other than provisions	**7.742.372**	**9.251.183**
	Total equity and liabilities	**9.172.411**	**9.839.327**

1 Uncertainties concerning the enterprise's ability to continue as a going concern

2 Uncertainties concerning recognition and measurement

4 Contingencies

Statement of changes in equity

All amounts in DKK.

	Contributed capital	Retained earnings	Total
Equity 1 January 2022	40.000	-8.188	31.812
Retained earnings for the year	0	471.637	471.637
Equity 1 January 2023	40.000	463.449	503.449
Retained earnings for the year	0	831.858	831.858
	40.000	**1.295.307**	**1.335.307**

Notes

All amounts in DKK.

1. Uncertainties concerning the enterprise's ability to continue as a going concern

The group company that has provided the funds for the company has signed a letter of support, claiming that no repayment of the loan is needed until it is possible to do so with out jeopardizing the going concern of the company.

It is managements position that the letter of support is strong and legally binding.

Based on the above stated is it management position that the company is a going concern.

2. Uncertainties concerning recognition and measurement

Receivables from group companies

The group loan regarding the second stage of the warehouse are recognised at full value. The valuation is based on the fact that the group company has an contract with a large customer and repayment will be made during the next year based. If the group company contract does not materialize or are being terminated there are a risk that the loan will not be repaid. Management has received confirmation that the contract is operational and therefore the loan is considered to be valued in full.

	2023	2022
3. Tax on net profit or loss for the year		
Tax on net profit or loss for the year	224.576	48.312
Adjustment of deferred tax for the year	10.037	84.695
	234.613	**133.007**

Notes

All amounts in DKK.

4. Contingencies

Contingent liabilities

Joint taxation

With K-HOLDING ApS, company reg. no 25589750 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for 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.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.

Accounting policies

The annual report for LicVem Properties ApS 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.

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.

Foreign currency translation

Transactions in foreign currency are translated by using the exchange rate prevailing at the date of the transaction. Differences in the rate of exchange arising between the rate at the date of transaction and the rate at the date of payment are recognised in the profit and loss account as an item under net financials. If currency positions are considered to hedge future cash flows, the value adjustments are recognised directly in equity in a fair value reserve.

Receivables, payables, and other foreign currency monetary items are translated using the closing rate. The difference between the closing rate and the rate at the time of the occurrence or initial recognition in the latest financial statements of the receivable or payable is recognised in the income statement under financial income and expenses.

Accounting policies

Income statement

Gross profit
Gross profit comprises the revenue, other operating income, and external costs.

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Revenue is measured at the fair value of the consideration promised exclusive of VAT and taxes and less any discounts relating directly to sales.

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

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, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

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 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

Intangible assets
Rental rights
Development costs and internally generated rights are recognised in the income statement as costs in the acquisition year.

Rental rights are amortized over the rental period.

Accounting policies

Property, plant, and equipment
Other 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 and the residual value of the individual assets:

	Useful life	Residual value
Other fixtures and fittings, tools and equipment	3-5 years	0-20 %

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.

Leases
At their initial recognition in the statement of financial position, leases concerning property, plant, and equipment where the company holds all essential risks and advantages associated with the proprietary right (finance lease) are measured either at fair value of the asset being leased or at the present value of the future lease payments, whichever value is lower. When calculating the present value, the discount rate used is the internal rate of return of the lease or, alternatively, the borrowing rate of the enterprise. Hereafter, assets held under a finance lease are treated in the same way as other similar property, plant, and equipment.

The capitalised residual lease commitment is recognised in the statement of financial position as a liability other than provisions, and the interest part of the lease is recognised in the income statement for the term of the contract.

Accounting policies

All other leases are regarded as operating leases. Payments in connection with operating leases and other lease agreements are recognised in the income statement for the term of the contract. The company's total liabilities concerning operating leases and lease agreements are recognised under contingencies, etc.

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets as well as equity investments in subsidiaries 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. Impairment relating to goodwill is not reversed.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

Accounts receivable for which there is no objective indication of impairment at the individual level are evaluated at portfolio level for objective indication of impairment. The portfolios are primarily based on the debtors' domicile and credit rating in accordance with the company's and the group's credit risk management policy. Determination of the objective indicators applied for portfolios are based on experience with historical losses.

Cash and cash equivalents

Cash and cash equivalents 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.

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.

Accounting policies

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"

According to the rules of joint taxation, LicVem Properties ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

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.

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.

Deferred income
Payments received concerning future income are recognised under deferred income.

"Med min underskrift bekræfter jeg indholdet og alle datoer i dette dokument."

Faheem Ahmed Khan
LicVem Properties ApS CVR: 42280992
Direktør
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IP: 82.192.xxx.xxx
2024-07-05 12:24:28 UTC

Faheem Ahmed Khan
LicVem Properties ApS CVR: 42280992
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IP: 82.192.xxx.xxx
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Niels Kristian Tordrup Mørk
PIASTER REVISORERNE, STATSAUTORISERET REVISIONSAKTIESELSKAB CVR: 25160037
Statsautoriseret revisor
Serienummer: cf8f8019-030e-4af2-87b6-ffd46e727494
IP: 62.242.xxx.xxx
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Faheem Ahmed Khan
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