Grant Thornton

Grant Thornton
Godkendt
Revisionspartnerselskab

Stockholmsgade 45
2100 København Ø
CVR-nr. 34209936

T (+45) 33 110 220

www.grantthornton.dk

EMIL Retail Holding ApS

c/o Magasin du Nord, Kongens Nytorv 13, kl., 1050 Copenhagen K

Company reg. no. 42 40 11 02

Annual report

1 January - 31 December 2023

The annual report was submitted and approved by the general meeting on the 10 May 2024.

Rasmus Elverdam
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 presented the annual report of EMIL Retail Holding ApS for the financial year 1 January - 31 December 2023.

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

We consider the accounting policies appropriate and, in our opinion, the consolidated financial statements and the financial statements provide a fair presentation of the assets, equity and liabilities, and the financial position, consolidated and for the company, respectively, at 31 December 2023, and of the result of the activities, consolidated and of the company, respectively, during the financial year 1 January – 31 December 2023.

We are 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.

Copenhagen K, 10 May 2024

Managing Director

Peter Fabricius

Board of directors

Ernst-Albrecht von Hake	Anke Zapal-Kucki	Peter Gerald King

Independent auditor's report

To the Shareholders of EMIL Retail Holding ApS

Opinion

We have audited the consolidated financial statements and the parent company financial statements of EMIL Retail Holding ApS for the financial year 1 January to 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes for both the Group the Parent Company, as well as consolidated statement of cash flows. The consolidated financial statements and the parent company financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Parent Company at 31 December 2023, and of the results of the Group and the Company's operations as well as the consolidated cash flows for the financial year 1 January - 31 December 2023 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 Consolidated Financial Statements and the Parent Company Financial Statements" section of our report. We are independent of the Group 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 Consolidated Financial Statements and the Parent Company Financial Statements

Management is responsible for the preparation of consolidated financial statements and parent company 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 consolidated financial statements and parent company financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the parent company financial statements, Management is responsible for assessing the Group´s and the Parent 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 consolidated financial statements and the parent company financial statements unless Management either intends to liquidate the Group or 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 Consolidated Financial Statements and the Parent Company Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent company 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 consolidated financial statements and parent company 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 consolidated financial statements and the parent company 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 Group´s and 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 consolidated financial statements and the parent company 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 Group´s and 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 consolidated financial statements and the parent company 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 Group and the Company to cease to continue as a going concern.

Independent auditor's report

- Evaluate the overall presentation, structure and contents of the consolidated financial statements and the parent company financial statements, including the disclosures, and whether the consolidated financial statements and the parent company financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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 consolidated financial statements and the parent company 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 consolidated financial statements and the parent company financial statements, our responsibility is to read Management’s Review and, in doing so, consider whether Management’s Review is materially inconsistent with the consolidated financial statements and the parent company 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, 10 May 2024

Grant Thornton
Certified Public Accountants
Company reg. no. 34 20 99 36

Brian Rasmussen	Ronnie Lund Jensen
State Authorised Public Accountant	State Authorised Public Accountant
mne30153	mne41308

Company information

The company	EMIL Retail Holding ApS c/o Magasin du Nord Kongens Nytorv 13, kl. 1050 Copenhagen K
	Company reg. no. 42 40 11 02 Financial year: 1 January - 31 December
Board of directors	Ernst-Albrecht von Hake Anke Zapal-Kucki Peter Gerald King
Managing Director	Peter Fabricius
Auditors	Grant Thornton, Godkendt Revisionspartnerselskab Stockholmsgade 45 2100 København Ø
Parent company	Peek & Cloppenburg Holding B.V. Roermond
Subsidiaries	Aktieselskabet TH. Wessel & Vett. Magasin Du Nord, Copenhagen Magasin Kgs. Nytorv A/S, Copenhagen Magasin Lyngby A/S, Copenhagen Magasin Aarhus A/S, Copenhagen Magasin Odense A/S, Copenhagen Copenhagen Cartel ApS, Copenhagen

Consolidated financial highlights

DKK in thousands.	2023	2022	2021
Income statement:			
Revenue in Magasin	2.937.161	2.895.823	1.983.924
Revenue	2.007.703	1.936.826	1.241.810
Gross profit	834.659	638.923	458.908
EBITDA	310.195	156.924	152.487
Profit from operating activities	178.260	-10.170	21.908
Net financials	-136.052	-18.454	-2.237
Net profit or loss for the year	10.150	-30.577	-10.589
Pre-tax profits before property value adjustments	76.638	-26.047	19.671
Statement of financial position:			
Balance sheet total	6.010.209	6.119.619	1.976.400
Investments in property, plant and equipment	36.892	4.375.351	28.357
Equity	1.579.609	1.431.574	1.035.451
Equity including subordinated loan capital	2.028.306	1.829.328	1.035.451
Cash flows:			
Operating activities	130.885	-61.610	451.437
Investing activities	-95.428	-1.398.233	-1.129.264
Financing activities	-255.786	1.383.144	1.046.000
Total cash flows	-220.329	-76.699	368.173
Employees:			
Average number of full-time employees	1.084	1.084	1.097
Key figures in %:			
Return on assets	2,9	0,3	2,0
EBIT margin	8,9	-0,5	1,8
Solvency ratio	26,3	23,4	52,4
Solvency ratio including subordinated loan capital	33,8	29,9	52,4
Return on equity	0,1	-0,9	2,1

Calculations of key figures and ratios follow the recommendations of the Danish Association of Finance Analysts.

Management´s review

Business activities

The Group operates seven department stores in Denmark at Kgs. Nytorv, in Lyngby, in Rødovre, in the shopping centre Fields on Amager, in Odense, Aarhus and Aalborg as well as the online shops, Magasin.dk and Magasin.se.

The Group's acitvity also consists of owning, renting and administrating properties located in Kgs. Nytorv, in Lyngby, in Odense and Aarhus.

Unusual circumstances

Management has reassessed the estimate related to onerous lease provisions. The previsous estimate was t.DKK 34.909. Management assess it is more true and fair to reassess the estimate to t.DKK 0.

The reassessed estimate has an impact to net result before tax of t.DKK 34.909.

Development in activities and financial matters

The operating profit of the Group before depreciation, amortisation, impairment and tax amounted to DKK 310 million.

Ordinary result before tax and property value adjustments was DKK 77 million vs DKK -26 million the year before. Equity improved DKK 148 million over the year, including property valuations.

The net profit for the period amounted to DKK 10 million after tax. All things considered, the management finds the results satisfactory.

Amortisation, depreciation and impairment amounted to DKK 132 million.

Equity amounted to DKK 1.580 million and solvency ratio amounted to 26.3 %.

Assets total amounted to DKK 6.010 million.

Strategy

The Group aspire to be the leading Scandinavian omni-channel retailer within fashion, beauty and design.

Our company takes leadership in showing responsibility within both the products we sell and the services we offer and in the way, we conduct our business.

With a strong representation of more than 1.200 international and Scandinavian brands across a breadth of product categories, Magasin strives to offer our customers a curated selection of the most loved brands, the best personal services and constantly maintain our relevance by delivering newness and products with limited distribution. The individual stores have different demographic profiles, thus brands, categories and fit-outs are tailored to the local demographic. For the two Autumn/Winter and Spring/Summer seasons more than 80 new brands were launched.

Management´s review

During the financial year 2023, the Group continued to have a significant increase in the number of Goodie Card customers, reaching a base of approx. 1 million loyal Goodie Card customers.

As part of the Group’s new investment strategy, the Group acquired 100% of the swimwear and athleisure brand Copenhagen Cartel in 2023. Together with previous investments into the sexual well-being brand Lust Copenhagen and a minority stake in the eyewear brand MessyWeekend, the ambition is to gather strong and forward-looking entrepreneurial forces into a new business unit; Magasin Ventures.

Expected developments
The Group's budget for 2024 shows a continuing high level of activity. However, the increased uncertainty due to the changed global economic outlook makes it challenging to make specific predictions and expectations for the 2024 financial year. Magasin expects revenue and net profit for the financial year 2024 (January 1 - December 31, 2024) to be in line with the same period in 2023. It is estimated by the management that there is no uncertainty related to the company’s ability to continue as a going concern.

The total investments for the coming year will be similar to the level of 2023. Marketing, promotion campaigns and customer service will remain at a high level in order to maintain Magasin’s market position.

The Group also maintain its ambition of continuing the introduction of new brands, products and improving the shopping experience in the seven department stores and on Magasin.dk, Magasin.se, and Magasin.no.

Ownership structure
The Group is wholly owned by Peek & Cloppenburg Holding B.V. Roermond, which is registered in the Netherlands.

Cash and capital ressources
As an omni-channel multi-brand retailer, the Group is a highly seasonal business and cash needs are strongest in September and October immediately before the Christmas trading.

Investments of DKK 37 million into property, plant and equipment were made during the financial year.

General risks
The Group’s most material operating risk is its ability to keep a strong position in the retail market and to continue being innovative and constantly launching new brands and products at the right price. Moreover, the Group is exposed with respect to its ability to continue controlling and optimizing inventory and making the right purchases. The Group has a leading market position in these areas via a structured performance within merchandising and a flexible purchasing model, which combines its own purchases and private label brands with concession and consignment partner agreements.

Management´s review

Events occurring after the end of the financial year

The parent company of the Group has expressed its intention to provide new capital to the Group of DKK 64 million during 2025 and 2026.

The Group has entered into a purchase agreement on acquring the property in Aalborg, in which Magasin is running a department store.

No other events materially affecting the assesment of the Annual Report have occured after the balance sheet date.

Corporate social responsibility report pursuant to section 99 a of the Danish Financial Statements Act

The Group has a long and proud tradition as a flagship in Danish retail, and for more than 150 years we have worked hard to provide the best service. Our retail channels have been – and still are – guarantors of quality experiences and orderliness, both in terms of product and service. It is a heritage that we are proud of and that we strive to continue in a modern framework.

The Group takes leadership in showing responsibility within the products we sell, the services we offer and the way we conduct our business. We take care of our customers, employees and suppliers, and it is important for the Group that we act as a responsible and credible player in society. Responsibility and quality are still a big part of our values, but globalisation and the complex world we live in has meant that the concepts are expanding. We all have a responsibility to try to make things better. Not least when, like us, you have deep, Danish roots and great attention in society. Quality and responsibility has become much more extensive than before, and we as a modern company, haves an extended responsibility.

On that basis, we have initiated a new systematic work approach with the responsibility of our products, our services, our culture and our physical surroundings. The work has only just begun and it is a work that will continue as long as the Group are influencing the habits and wishes of the people around us. That is why we have set up a steering committee with management participation to improve and document our work with responsibility. Based on the principles behind the UN's 17 Sustainable Development Goals, we have developed a management tool to help us involve the accountability perspective explicitly in our decisions, and work proactively to bring accountability to the core of our business. We believe in progress through people and processes. The group is composed by the responsible directors for each business entity and chaired the CEO, to put maximum decision-making power behind the work.

At the Group, we encourage all our partners to join our efforts in taking responsibility; for people, the environment and the planet. Taking responsibility is for Magasin about having overview of, all processes, all parts of the company, all parts of the production as well as assisting our customers with how to treat and take care of our products to make them last longer.

Management´s review

For more information visit Magasin's We Love to Care universe at www.magasin.dk/ansvarlighed/ where you will also find our CSR report "To have and take responsibility – Structure for Magasin's work with responsibility".

Target figures and policies for the underrepresented gender

Overview of the status of target figures for the underrepresented gender

	2023	2022
Board of Directors		
Total number of members of board of Directors, excluding employee-elected members	3	3
Underrepresented gender in board of Directors	33 %	0 %
Target figure of underrepresented gender in board of Directors	40 %	40 %
Year of expected fulfillment	2030	2030
Other management levels		
Total number of other management levels	179	166
Underrepresented gender at other management levels	37 %	41 %
Target figure of underrepresented gender at other management levels	40 %	40 %
Year of expected fulfillment	2025	2025

At the Group, we want to reflect society's as well as our customers' distribution of women and men. This also applies at management level. At the Group, we want all our employees to feel that the company has an open and open-minded culture where each employee can utilize his or her skills and talent as best as possible, regardless of gender. Magasin's culture is known for giving room to be who you are. It runs deep in Magasin's DNA to accommodate all customers, and therefore it is only natural that Magasin's employees are also characterized by diversity.

A diverse workforce provides, among other things, a dynamic and innovative workplace. The Group therefore works to promote a spacious working environment and a workplace with the right resources and skills among employees, regardless of gender, living situation, disability, sexual orientation, age, ethnic origin, interests, education, religion and different professional backgrounds.

The Group makes an active effort in our employer branding to appeal to all genders. We work actively to ensure an equal distribution of men, women and other genders in our visual material and show all genders in videos, leaflets and other materials dealing with attracting candidates. In addition, we contribute to the national branding of retail trade by participating in the national branding campaign of the retail education, where the distribution between all genders is advantageously balanced. The Group also works actively to ensure a balanced gender composition in all management levels.

The legislation aims to ensure equal gender distribution among the governing body, which means that both sexes are represented by 40% or more.

Management´s review

Target figures for the company's top management
At the Group, the highest governing body is the Group's Supervisory Board. The share of female board members elected by the shareholders' committee is currently one of the five selectable seats, by which the intended target was not achieved. The Group has achieved equal gender distribution at other management levels and is therefore exempt from explaining policies, actions and results to increase the underrepresented gender.

Policies for the company's other management levels
In 2023, the Group employed 179 managers. Of the 179 managers, 113 were women and 66 were men.

Among the largest group of managers, related to the Group' key area – sales and operations in the stores, the Group employed 101 managers, 70 women and 31 men.

Top-level managers in Stores (FL) consisted of 17 women and 9 men.

For back of house functions the Group employed 52 managers, 26 women and 26 men.

As a result, the distribution between women and men at all levels beneath the Directors is 62% women and 38% men. As there is total equality among the back of house leaders in 2023, it is a focus area for the Group, both in regards to recruitment and in regards to appointment/succession, that Magasin - if there are equally qualified candidates for a position - prioritizes achieving its equality goals for any open position in the stores.

In this context, the Group has initiated several initiatives, including:

- Targeted recruitment
- Magasin's job adverts clearly states that the candidate is not judged by gender, age or religious beliefs
- Annual employee development interviews (MUS) with job development and succession wishes in focus
- Possibility of differentiated salary packages adapted to the individual manager's life situation

Furthermore, with our succession plans we ensure that there is diversity within the individual management teams, in relation to e.g. gender and age, in order to achieve synergy between the team members.

Report on the company's policy on data ethics according to section 99 d of the Danish Financial Statements Act
The Group processes data for a variety of reasons and the processing of personal data is an integral part of the Goup's ability to perform the daily work and optimize business processes and marketing activities. With the increased use of data follows an important focus on data ethics. We work with data ethical considerations the following way:

Management´s review

The purpose of this is to state the Group's data ethics principles and describe the overall ways on how we process personal data, making it clear to our stakeholders that we are dedicated in protecting their data to high ethical standards.

We use a variety of technologies when processing data and we strive to ensure that our employees are well-informed about data ethics and that they handle data correctly, and we will continuously improve our processing of data. Moreover, it is also possible to communicate anonymously via a whistle blowing service at Magasin.

Data processing in the Group

As a business the Group divide its processing activities into the following main areas each supported by IT:

1. HR activities
2. Customer related activities
3. Finance activities
4. Internal Audit/Security

Each of these areas consists of different processing activities which have been documented and defined as part of a data mapping process. It is important for the Group that each of these parties and the outside trust our way of using data.

HR related processing activities

The overall purpose of this processing is to administer the relationship between job applicants, current and former employees and the Group, and at the same time ensure a sustainable development of skills and knowledge for the employees.

Customer related processing activities

Processing of personal data about our customers occurs both online and in store. The processing of customer related data takes place for different purposes:

- Expediting orders.
- Marketing.
- Customer service.
- Bookings of beauty treatments or a personal shopper experience.
- Competitions and events.
- Loyalty clubs.
- Security.
- And other purposes.

Finance related processing activities

Processing of personal data as part of financial activities is unavoidable. The main purpose of the processing is to ensure that financial transactions are registered correctly and to administer financial relationships.

Management´s review

Internal Audit / security related processing activities
Internal Audit processes personal data for the purpose of ensuring security and prevention of fraud, theft, documentation of insurance related incidents or other types of crime. The processing of CCTV-footage may contain information about criminal convictions.

Governance and reporting
We acknowledge that data and systems can be misused or used for unintended purposes. We assess and document permissible uses of our data and systems and take measures to avoid impermissible uses. the Group will continue to develop procedures to improve our use of data.

The board of Directors are the owner of the Policy for Data Ethics.

Each year the Group will account for this policy in accordance with section 99 d of the Danish Financial Statements Act.

Accounting policies

The annual report for EMIL Retail Holding ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class C enterprises (large enterprises).

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

Management has reassessed the estimate related to onerous lease provisions. The previsous estimate was t.DKK 34.909. Management assess it is more true and fair to reassess the estimate to t.DKK 0.

The reassessed estimate has an impact to net result before tax of t.DKK 34.909.

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 group 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 group 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.

Accounting policies

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.

The consolidated financial statements

The consolidated income statements comprise the parent company EMIL Retail Holding ApS and those group enterprises of which EMIL Retail Holding ApS directly or indirectly owns more than 50 % of the voting rights or in other ways exercise control.

Consolidation policies

The consolidated financial statements have been prepared as a summary of the parent company's and the group enterprises' financial statements by adding together uniform accounting records calculated in accordance with the group's accounting policies.

Investments in group enterprises are eliminated by the proportionate share of the group enterprises' fair value of net assets and liabilities at the acquisition date.

Income statement

Revenue

The Group's net revenue comprises revenue from department stores and internet sales as well as fees from concessions.

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.

The total sales activities in the Group's department stores and internet shop including revenue from concession and consignment sales has been disclosed in a note.

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. Income from the heating account is recognised in the statement of financial position as a balance with lessees.

Cost of sales

Cost of sales comprises costs concerning purchase of goods less discounts and changes in inventories.

Own work capitalised

Own work capitalised includes staff cost and other internal costs incurred during the financial year and recognised in the cost of proprietary intangible and tangible fixed assets.

Accounting policies

Other operating income

Other operating income comprises items of a secondary nature as regards the principal activities of the enterprise, including profit from the disposal of intangible and tangible assets, operating loss and conflict compensation as well as salary reimbursements received. Compensation is recognized when it is overwhelmingly probable that the company will receive the compensation.

Other external costs

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

Costs concerning properties comprise operating costs, repair and maintenance costs, taxes, charges, and other costs. Costs concerning the heating accounts are recognised in the statement of financial position as a balance with lessees.

Staff costs

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

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, 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.

Results from investments in subsidiaries

After full elimination of intercompany profit or loss less amortised consolidated goodwill, the equity investment in the individual entities are recognised in the income statement of the parent as a proportional share of the entities' post-tax profit or loss.

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.

Accounting policies

The parent and the Danish group enterprises are subject to Danish rules on compulsory joint taxation of Danish group enterprises. The parent acts as an administration company in relation to the joint taxation. This means that the total Danish income tax payable by the Danish group 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

Intangible assets

Development projects

Development costs comprise salaries, wages, and amortisation directly attributable to development activities.

Clearly defined and identifiable development projects are recognised as intangible assets provided that they are proven to be technically practicable, that sufficient resources and a potential market or development opportunity exist, and insofar as the intention is to produce, market or utilise the project. It is, however, a condition that the cost can be reliably calculated and that a sufficiently high degree of certainty indicates that future earnings will cover the costs of production, sales, and administration. Other development costs are recognised in the income statement concurrently with their realisation.

Development costs recognised in the statement of financial position are measured at cost less accrued amortisations and writedowns for impairment.

After completion of the development work, capitalised development costs are amortised on a straight-line basis over the estimated useful economic life. The amortisation period is usually 5 years.

Software

Software is measured at cost less accumulated amortisation and less any accumulated impairment losses.

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

Amortisation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful life of the assets, which are 2-5 years.

Goodwill

Acquired goodwill is amortised over its estimated useful life, which is determined on the basis of the management's experience with the individual business areas. Aquired goodwill is amortised on a straight-line basis over the amortisation period, which represent 20 years. The depreciation period is determined on the basis of an assessment that these are strategically acquired enterprises with a strong market position and a long-term earnings profile.

Accounting policies

Concessions, patents, licenses, trademarks, and similar rights acquired
Concessions, patents, licenses, trademarks, and similar rights acquired comprises of distribution rights. These are measured at cost less accrued amortisation. Concessions, patents, licenses, trademarks, and similar rights acquired are amortised on an assesment of the expected useful life, for a maximum of 20 years.

Property, plant, and equipment
Buildings are measured at cost plus revaluations and less accrued depreciation and write-down for impairment.

Buildings are revaluated on the basis of regular, independent fair-value assessments. Net revaluation at fair value adjustment is recognised directly in equity less deferred tax and tied up in a particular revaluation reserve. Net impairment loss at fair value adjustment is recognised in the income statement.

The depreciable amount is cost plus revaluations at fair value less expected residual value after the end of the useful life of the asset. The amortisation period is fixed at the acquisition date and reassessed annually. If the residual value exceeds the carrying mount of the asset, depreciation is discontinued.

Reversal of previous revaluations and recognised deferred taxes concerning revaluations are recognised directly in company equity.

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:

	Useful life
Buildings	80 years
Other fixtures and fittings, tools and equipment	2-10 years
Leasehold	10-25 years

Accounting policies

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 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.

Investments
Investments in subsidiaries
Investments in subsidiaries are recognised and measured by applying the equity method. The equity method is used as a method of consolidation.

Investments in subsidiaries are recognised in the statement of financial position at the proportionate share of the enterprise's equity value. This value is calculated in accordance with the parent's accounting policies with deductions or additions of unrealised intercompany gains and losses as well as with additions or deductions of the remaining value of positive or negative goodwill calculated in accordance with the acquisition method. Negative goodwill is recognised in the income statement at the time of acquisition of the equity investment. If the negative goodwill relates to contingent liabilities acquired, negative goodwill is not recognised until the contingent liabilities have been settled or lapsed.

Consolidated goodwill is amortised over its estimated useful life, which is determined on the basis of the management's experience with the individual business areas. Consolidated goodwill is amortised on a straight-line basis over the amortisation period, which represent 20 years. The depreciation period is determined on the basis of an assessment that these are strategically acquired enterprises with a strong market position and a long-term earnings profile.

Accounting policies

Investments in subsidiaries with a negative equity value are measured at DKK 0, and any accounts receivable from these enterprises are written down to the extent that the account receivable is uncollectible. To the extent that the parent has a legal or constructive obligation to cover an negative balance that exceeds the account receivable, the remaining amount is recognised under provisions.

To the extent the equity exceeds the cost, the net revaluation of equity investments in subsidiaries transferred to the reserve under equity for net revaluation according to the equity method. Dividends from subsidiaries expected to be adopted before the approval of this annual report are not subject to a limitation of the revaluation reserve. The reserve is adjusted by other equity movements in subsidiaries.

Newly acquired or newly established companies are recognised in the financial statement as of the time of acquisition. Sold or liquidated companies are recognised until the date of disposal.

On the acquisition of enterprises, the acquisition method, the uniting-of-interests method or the book value method is applied, cf. the above description under Business combinations.

Other financial instruments and equity investments
Other unlisted financial instruments are measured at cost. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

Deposits
Deposits are measured at amortised cost and represent lease deposits, etc.

Other long term assets
Other long term assets comprise the long term part of loan to external partners.

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.

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

In order to meet expected losses, impairment takes place at the net realisable value.

Accounting policies

Prepayments and accrued income
Prepayments and accrued income recognised under assets comprise incurred costs concerning the following financial year.

Cash on hand and demand deposits
Cash on hand and demand deposits comprise cash at bank and on hand.

Equity
Revaluation reserve
Revaluations of property less deferred tax are recognised under the revaluation reserve. The reserve is reduced when the value of revalued property is reduced due to depreciation. The reduction represents the difference between depreciation based on the revalued carrying amount of the property and depreciation based on the original cost of the property.

The reserve is partly or totally dissolved on the sale of the property and reduced as a result of impairment loss on property.

Reserve for net revaluation according to the equity method
The reserve for net revaluation according to the equity method comprises net revaluation of equity investments in subsidiaries, associates and equity interests proportional to cost.

The reserve may be eliminated in the event of losses, realisation of equity investments, or changes in the accounting estimates.

The reserve cannot be recognised by a negative amount.

Reserve for development costs
The reserve for development costs comprises recognised development costs less related deferred tax liabilities.

The reserve cannot be used as dividends or for covering losses.

The reserve is reduced or dissolved if the recognised development costs are amortised or abandoned. This is done by direct transfer to the distributable reserves of the equity.

Income tax and deferred tax
As administration company, EMIL Retail Holding ApS 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.

Accounting policies

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.

Provisions

Provisions are recognised when as a result of a past event the Company has a legal or constructive obligation and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Provisions are measured at net realisable value or at fair value. If the fulfilment of a liability is expected to take place far in the future, the liability is measured at fair 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.

Accruals and deferred income

Payments received concerning future income are recognised under accruals and deferred income.

Statement of cash flows

The cash flow statement shows the cash flows for the year, divided in cash flows deriving from operating activities, investment activities and financing activities, respectively, the changes in the liabilities, and cash and cash equivalents at the beginning and the end of the year, respectively.

Accounting policies

The effect on cash flows derived from the acquisition and sale of enterprises appears separately under cash flows from investment activities. In the statement of cash flows, cash flows derived from acquirees are recognised as of the date of acquisition, and cash flows derived from sold enterprises are recognised until the date of sale.

Cash flows from operating activities

Cash flows from operating activities are calculated as the group's share of the profit adjusted for non-cash operating items, changes in the working capital, and corporate income tax paid. Dividend income from equity investments are recognised under “Interest income and dividend received”.

Cash flows from investment activities

Cash flows from investment activities comprise payments in connection with the acquisition and sale of enterprises and activities as well as the acquisition and sale of intangible assets, property, plant, and equipment, and investments, respectively.

Cash flows from financing activities

Cash flows from financing activities include changes in the size or the composition of the group's share capital and costs attached to it, as well as raising loans, repayments of interest-bearing payables and payment of dividend to shareholders.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand with deduction of short-term bank debts and short-term securities with a maturity less than 3 months that are readily convertible into cash and which are subject to an insignificant risk of changes in value.

Income statement 1 January - 31 December

DKK thousand.

		Group		Parent	
Note		2023	2022	2023	2022
2	Revenue	2.007.703	1.936.826	0	0
	Work performed for own account and capitalised	14.071	10.437	0	0
	Other operating income	30.897	27.619	5.848	3.490
	Costs of goods sold	-843.097	-792.379	0	0
	Other external expenses	-348.528	-541.271	-5.234	-20.883
	Costs concerning investment property	-26.387	-2.309	0	0
	Gross profit	**834.659**	**638.923**	**614**	**-17.393**
4	Staff costs	-524.464	-481.999	-6.766	-3.378
	Earnings Before Interest Taxes Depreciation and Amortization	310.195	156.924	-6.152	-20.771
	Depreciation, amortisation, and impairment	-131.935	-167.094	-28.250	0
	Operating profit	**178.260**	**-10.170**	**-34.402**	**-20.771**
	Income from investments in subsidiaries	0	0	91.241	-5.051
5	Other financial income	4.097	419	58	41
6	Other financial expenses	-140.149	-18.873	-50.071	-6.571
	Pre-tax net profit or loss	**42.208**	**-28.624**	**6.826**	**-32.352**
	Tax on net profit or loss for the year	-32.058	-1.953	3.324	1.775
7	**Net profit or loss for the year**	**10.150**	**-30.577**	**10.150**	**-30.577**
	Break-down of the consolidated profit or loss:				
	Shareholders in EMIL Retail Holding ApS	10.150	-30.577		
		10.150	**-30.577**		

Balance sheet at 31 December

DKK thousand.

Note	Assets	Group 2023	Group 2022	Parent 2023	Parent 2022
	Non-current assets				
8	Completed development projects, including patents and similar rights arising from development projects	62.312	43.043	0	0
9	Software	13.210	27.094	0	0
10	Goodwill	436.456	436.930	0	0
11	Concessions, patents, licenses, trademarks, and similar rights aquired	36.445	38.537	0	0
	Total intangible assets	548.423	545.604	0	0
12	Land and buildings	4.544.356	4.423.510	0	0
13	Other fixtures and fittings, tools and equipment	99.493	105.325	0	0
14	Leasehold improvements	6.946	4.337	0	0
	Total property, plant, and equipment	4.650.795	4.533.172	0	0
15	Investments in group enterprises	0	0	2.460.808	2.403.166
16	Other financial investments	1.782	1.532	0	0
17	Deposits	15.518	15.120	0	0
	Total investments	17.300	16.652	2.460.808	2.403.166
	Total non-current assets	**5.216.518**	**5.095.428**	**2.460.808**	**2.403.166**

Balance sheet at 31 December

DKK thousand.

Assets

		Group		Parent	
Note		2023	2022	2023	2022
	Current assets				
	Manufactured goods and goods for resale	410.454	376.453	0	0
	Total inventories	410.454	376.453	0	0
	Trade receivables	45.839	52.284	0	0
	Receivables from group enterprise	0	0	1.852	0
18	Deferred tax assets	0	0	0	1.775
	Income tax receivables	0	0	3.324	0
	Other receivables	338	38.948	0	17.452
19	Prepayments	24.743	22.730	0	0
	Total receivables	70.920	113.962	5.176	19.227
	Cash and cash equivalents	312.317	532.646	4.269	1.389
	Total current assets	**793.691**	**1.023.061**	**9.445**	**20.616**
	Total assets	**6.010.209**	**6.118.489**	**2.470.253**	**2.423.782**

Balance sheet at 31 December

DKK thousand.

	Equity and liabilities	Group		Parent	
Note		2023	2022	2023	2022
	Equity				
	Contributed capital	40	40	40	40
	Revaluation reserve	0	0	0	2.010
	Reserve for net revaluation according to the equity method	0	0	25.698	0
	Retained earnings	1.579.569	1.431.534	1.553.871	1.429.524
	Equity before non-controlling interest.	1.579.609	1.431.574	1.579.609	1.431.574
	Total equity	**1.579.609**	**1.431.574**	**1.579.609**	**1.431.574**
	Provisions				
20	Provisions for deferred tax	654.842	584.649	0	0
21	Other provisions	6.049	41.287	0	0
	Total provisions	**660.891**	**625.936**	**0**	**0**
	Liabilities other than provisions				
	Subordinate loan capital	448.697	397.754	448.697	397.754
22	Mortgage debt	2.509.087	2.548.328	0	0
	Bank loans	0	239.504	0	0
	Deposits	2.963	2.757	0	0
23	Prepayments received from concessionaires etc.	5.588	5.897	0	0
24	Payables to group enterprises	0	0	408.330	544.680
25	Other payables	39.936	38.455	0	0
	Total long term liabilities other than provisions	3.006.271	3.232.695	857.027	942.434

Balance sheet at 31 December

DKK thousand.

Note	Equity and liabilities	Group 2023	Group 2022	Parent 2023	Parent 2022
	Current portion of long term liabilities	40.783	43.767	0	0
	Bank loans	45	11	0	0
	Trade payables	450.109	469.746	89	0
	Payables to group enterprise	0	26.018	0	27.239
	Income tax payable	10.482	403	0	0
	Other payables	259.700	288.339	33.528	22.535
26	Deferred income	2.319	0	0	0
	Total short term liabilities other than provisions	763.438	828.284	33.617	49.774
	Total liabilities other than provisions	**3.769.709**	**4.060.979**	**890.644**	**992.208**
	Total equity and liabilities	**6.010.209**	**6.118.489**	**2.470.253**	**2.423.782**

1 Special items
3 Fees, auditor
27 Charges and security
28 Contingencies
29 Related parties

Consolidated statement of changes in equity

DKK thousand.

	Contributed capital	Retained earnings	Total
Equity 1 2023	40	1.431.534	1.431.574
Retained earnings for the year	0	10.150	10.150
Revaluations for the year	0	137.885	137.885
	40	**1.579.569**	**1.579.609**

Statement of changes in equity of the parent

DKK thousand.

	Contributed capital	Reserve for net revalua-tion according to the eq-uity method	Retained earnings	Total
Equity 1 January 2023	40	0	1.431.534	1.431.574
Correction due to changes in accounting policies	0	0	137.885	137.885
Share of profit or loss	0	25.698	-15.548	10.150
	40	**25.698**	**1.553.871**	**1.579.609**

Statement of cash flows 1 January - 31 December

DKK thousand.

Note		Group 2023	2022
	Net profit or loss for the year	10.151	-30.577
30	Adjustments	286.305	161.110
31	Change in working capital	-39.323	-138.469
	Cash flows from operating activities before net financials	257.133	-7.936
	Interest received, etc.	4.097	2.427
	Interest paid, etc.	-140.147	-17.635
	Cash flows from ordinary activities	121.083	-23.144
	Income tax paid	9.802	-38.466
	Cash flows from operating activities	**130.885**	**-61.610**
	Purchase of intangible assets	-34.201	-36.396
	Purchase of property, plant, and equipment	-36.892	-33.684
	Purchase of fixed asset investments	0	0
	Acquisition of enterprises and activities	-24.335	-1.328.153
	Cash flows from investment activities	**-95.428**	**-1.398.233**
	Long-term payables incurred	0	2.831.610
	Repayments of long-term payables	-281.489	-2.279.339
	Subordinated loans	24.925	397.754
	Group contribution	0	424.690
	Other cash flows from financing activities	778	8.429
	Cash flows from financing activities	**-255.786**	**1.383.144**
	Change in cash and cash equivalents	**-220.329**	**-76.699**
	Cash and cash equivalents at 1 January 2023	532.646	609.345
	Cash and cash equivalents at 31 December 2023	**312.317**	**532.646**

	Cash and cash equivalents		
	Cash and cash equivalents	312.317	532.646
	Cash and cash equivalents at 31 December 2023	**312.317**	**532.646**

Notes

DKK thousand.

1. Special items

Covid-19 aid packages

As a result of the special covid-19 aid packages, the group has in the financial year 1 January 2023 – 31 December 2023 recognized t.DKK 4.051 (2022 t.DKK 9.699) regarding compensation in the group's other operating income.

The financial year 1 January 2023 - 31 december 2023 has been affected positively by a reassessment to provision for onerous lease, made in earlier years of t.DKK 34.909. The reassessment of the provision, recognized under external costs, is t.DKK 34.909 as the provision by end of the year 2023 is zero.

	Group		Parent	
	2023	2022	2023	2022
2. Revenue				
Revenue	2.937.161	2.880.117	0	0
Hereof related to concessions etc.	-929.458	-943.291	0	0
	2.007.703	**1.936.826**	**0**	**0**

Segmental statement

Geographical – secondary segment:

	Net revenue, Denmark	**Net revenue, Europe other**	**Total**
Group	1.962.585	45.118	2.007.703

	Group	
	2023	2022
3. Fees, auditor		
Auditor's remuneration	1.192	834
Remuneration related to statutory audit	896	644
Assurance engagements	75	0
Other services	222	190
	1.193	**834**

Notes

DKK thousand.

		Group 2023	Group 2022	Parent 2023	Parent 2022
4.	**Staff costs**				
	Salaries and wages	481.351	444.091	6.336	3.154
	Pension costs	36.396	31.504	413	224
	Other costs for social security	2.450	2.464	17	0
	Other staff costs	4.267	3.940	0	0
		524.464	**481.999**	**6.766**	**3.378**
	Average number of employees	1.084	1.084	1	1
5.	**Other financial income**				
	Interest, banks	0	0	58	0
	Other financial income	4.097	419	0	41
		4.097	**419**	**58**	**41**
6.	**Other financial expenses**				
	Financial costs, group enterprises	24.924	0	46.349	4.463
	Other financial costs	115.225	18.873	3.722	2.108
		140.149	**18.873**	**50.071**	**6.571**
7.	**Proposed distribution of net profit**				
	Reserves for net revaluation according to the equity method			25.698	-12.865
	Allocated from retained earnings			-15.548	-17.712
	Total allocations and transfers			**10.150**	**-30.577**

Notes

DKK thousand.

		Group		Parent	
		31/12 2023	31/12 2022	31/12 2023	31/12 2022
8.	**Completed development projects, including patents and similar rights arising from development projects**				
	Cost 1 January 2023	51.560	15.311	0	0
	Additions during the year	34.201	36.249	0	0
	Cost 31 December 2023	**85.761**	**51.560**	**0**	**0**
	Amortisation and writedown 1 January 2023	-8.517	-1.672	0	0
	Amortisation and depreciation for the year	-14.932	-6.845	0	0
	Amortisation and writedown 31 December 2023	**-23.449**	**-8.517**	**0**	**0**
	Carrying amount, 31 December 2023	**62.312**	**43.043**	**0**	**0**

Magasin has made a strategic decision to significantly upgrade the company's IT platforms in order to strengthen Magasin's presence on all platforms. Due to the size and scale of the project, it has been decided to also use internal resources to drive the process and develop updated digital infrastructure. A strengthened presence on all platforms will increase Magasin's revenue both online and in stores. The projects are progressing according to plan and benefits from finished projects have already started to materialize in online sales and expect to increase in the future.

Notes

DKK thousand.

		Group		Parent	
		31/12 2023	31/12 2022	31/12 2023	31/12 2022
9.	**Software**				
	Cost 1 January 2023	119.983	171.994	0	0
	Disposals during the year	0	-52.011	0	0
	Cost 31 December 2023	**119.983**	**119.983**	**0**	**0**
	Amortisation and writedown 1 January 2023	-92.889	-126.644	0	0
	Amortisation and depreciation for the year	-13.884	-18.256	0	0
	Reversal of depreciation, amortisation, and impairment loss, assets disposed of	0	52.011	0	0
	Amortisation and writedown 31 December 2023	**-106.773**	**-92.889**	**0**	**0**
	Carrying amount, 31 December 2023	**13.210**	**27.094**	**0**	**0**
10.	**Goodwill**				
	Cost 1 January 2023	474.468	474.468	0	0
	Additions concerning company transfer	26.224	0	0	0
	Cost 31 December 2023	**500.692**	**474.468**	**0**	**0**
	Amortisation and writedown 1 January 2023	-37.538	-13.840	0	0
	Amortisation and depreciation for the year	-26.698	-23.698	0	0
	Amortisation and writedown 31 December 2023	**-64.236**	**-37.538**	**0**	**0**
	Carrying amount, 31 December 2023	**436.456**	**436.930**	**0**	**0**

Notes

DKK thousand.

	Group		Parent	
	31/12 2023	31/12 2022	31/12 2023	31/12 2022
11. Concessions, patents, licenses, trademarks, and similar rights aquired				
Cost 1 January 2023	41.850	41.850	0	0
Cost 31 December 2023	**41.850**	**41.850**	**0**	**0**
Amortisation and writedown 1 January 2023	-3.313	-1.221	0	0
Amortisation and depreciation for the year	-2.092	-2.092	0	0
Amortisation and writedown 31 December 2023	**-5.405**	**-3.313**	**0**	**0**
Carrying amount, 31 December 2023	**36.445**	**38.537**	**0**	**0**

Notes

DKK thousand.

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
12. Land and buildings				
Cost 1 January 2023	4.531.320	0	0	0
Additions during the year	0	4.341.668	0	0
Disposals during the year	-21.500	0	0	0
Transfers	0	189.652	0	0
Cost 31 December 2023	**4.509.820**	**4.531.320**	**0**	**0**
Revaluation 1 January 2023	2.577	0	0	0
Revaluations for the year	173.268	2.577	0	0
Revaluation 31 December 2023	**175.845**	**2.577**	**0**	**0**
Depreciation and write-down 1 January 2023	-110.387	0	0	0
Amortisation and depreciation for the year	-30.922	-2.577	0	0
Transfers	0	-107.810	0	0
Depreciation and write-down 31 December 2023	**-141.309**	**-110.387**	**0**	**0**
Carrying amount, 31 December 2023	**4.544.356**	**4.423.510**	**0**	**0**

Notes

DKK thousand.

		Group		Parent	
		31/12 2023	31/12 2022	31/12 2023	31/12 2022
13.	**Other fixtures and fittings, tools and equipment**				
	Cost 1 January 2023	396.213	490.515	0	0
	Additions concerning company transfer	238	0	0	0
	Additions during the year	25.798	21.735	0	0
	Disposals during the year	-54.478	-116.037	0	0
	Transfers	-4.439	0	0	0
	Cost 31 December 2023	**363.332**	**396.213**	**0**	**0**
	Amortisation and writedown 1 January 2023	-290.888	-375.893	0	0
	Amortisation and depreciation for the year	-28.508	-31.032	0	0
	Reversal of depreciation, amortisation and impairment loss, assets disposed of	54.478	116.037	0	0
	Transfers	1.079	0	0	0
	Amortisation and writedown 31 December 2023	**-263.839**	**-290.888**	**0**	**0**
	Carrying amount, 31 December 2023	**99.493**	**105.325**	**0**	**0**

Notes

DKK thousand.

	Group		Parent	
	31/12 2023	31/12 2022	31/12 2023	31/12 2022
14. Leasehold improvements				
Cost 1 January 2023	18.022	214.231	0	0
Additions during the year	11.094	11.948	0	0
Disposals during the year	-12.518	-18.505	0	0
Transfers	4.439	-189.652	0	0
Cost 31 December 2023	**21.037**	**18.022**	**0**	**0**
Depreciation and writedown 1 January 2023	-13.685	-126.595	0	0
Amortisation and depreciation for the year	-11.845	-13.405	0	0
Reversal of depreciation, amortisation and impairment loss, assets disposed of	12.518	18.505	0	0
Transfers	-1.079	107.810	0	0
Depreciation and writedown 31 December 2023	**-14.091**	**-13.685**	**0**	**0**
Carrying amount, 31 December 2023	**6.946**	**4.337**	**0**	**0**

Notes

DKK thousand.

15. Investments in group enterprises

Cost 1 January 2023	0	0	2.408.343	1.084.343
Adjustment	0	0	22.399	0
Additions during the year	0	0	4.368	1.324.000
Cost 31 December 2023	**0**	**0**	**2.435.110**	**2.408.343**
Revaluations, opening balance 1 January 2023	0	0	165.505	103.801
Adjustment due to change of accounting policies	0	0	137.885	2.653
Net profit or loss for the year before amortisation of goodwill	0	0	91.321	74.051
Dividend	0	0	-170.000	-15.000
Revaluations 31 December 2023	**0**	**0**	**224.711**	**165.505**
Amortisation of goodwill, opening balance 1 January 2023	0	0	-170.682	-90.936
Amortisation of goodwill for the year	0	0	-28.331	-79.746
Depreciation on goodwill 31 December 2023	**0**	**0**	**-199.013**	**-170.682**
Carrying amount, 31 December 2023	**0**	**0**	**2.460.808**	**2.403.166**

Group enterprises:

	Domicile	**Equity interest**
Aktieselskabet TH. Wessel & Vett. Magasin Du Nord	Copenhagen	100 %
Magasin Kgs. Nytorv A/S	Copenhagen	100 %
Magasin Lyngby A/S	Copenhagen	100 %
Magasin Aarhus A/S	Copenhagen	100 %
Magasin Odense A/S	Copenhagen	100 %
Copenhagen Cartel ApS	Copenhagen	100 %

Notes

DKK thousand.

	Group		Parent	
	31/12 2023	31/12 2022	31/12 2023	31/12 2022
16. Other financial investments				
Cost 1 January 2023	1.532	32	0	0
Additions during the year	250	1.500	0	0
Cost 31 December 2023	**1.782**	**1.532**	**0**	**0**
Carrying amount, 31 December 2023	**1.782**	**1.532**	**0**	**0**

	Group		Parent	
	31/12 2023	31/12 2022	31/12 2023	31/12 2022
17. Deposits				
Cost 1 January 2023	15.120	149.096	0	0
Additions during the year	398	440	0	0
Disposals during the year	0	-134.416	0	0
Cost 31 December 2023	**15.518**	**15.120**	**0**	**0**
Carrying amount, 31 December 2023	**15.518**	**15.120**	**0**	**0**

	Group		Parent	
	31/12 2023	31/12 2022	31/12 2023	31/12 2022
18. Deferred tax assets				
Deferred tax assets 1 January 2023	0	0	0	1.775
	0	**0**	**0**	**1.775**

	Group		Parent	
	31/12 2023	31/12 2022	31/12 2023	31/12 2022
19. Prepayments				
Prepaid expenses	24.743	22.730	0	0
	24.743	**22.730**	**0**	**0**

Prepayments and accued income consist of prepaid property tax and rent and othe prepaid expenses.

Notes

DKK thousand.

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
20. Provisions for deferred tax				
Provisions for deferred tax 1 January 2023	584.649	13.910	0	-1.775
Deferred tax of the net profit or loss for the year	70.193	2.793	0	0
Deferred tax related to acquisition during the year	0	567.946	0	0
	654.842	**584.649**	**0**	**-1.775**

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
21. Other provisions				
Other provisions 1 January 2023	41.287	123.846	0	59.668
Change in other provisions for the year	-35.238	-82.559	0	-59.668
	6.049	**41.287**	**0**	**0**

Other provisions consists of onerous lease provisions and provision for refunds, insurance cases and regulation of concessions revenue.

For the parent company, other provisions consists of provisions related to purchase of Magasin du Nord.

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
22. Mortgage debt				
Total mortgage debt	2.549.870	2.592.095	0	0
Share of amount due within 1 year	-40.783	-43.767	0	0
	2.509.087	**2.548.328**	**0**	**0**
Share of liabilities due after 5 years	2.388.298	2.383.542	0	0

Notes

DKK thousand.

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
23. Prepayments received from concessionaires etc.				
Prepayments received from customers	5.588	5.897	0	0
	5.588	**5.897**	**0**	**0**

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
24. Payables to group enterprises				
Total payables to group enterprises	0	0	408.330	544.680
Share of amount due within 1 year	0	0	0	0
Total payables to group enterprises	**0**	**0**	**408.330**	**544.680**
Share of liabilities due after 5 years	0	0	0	0

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
25. Other payables				
Freezed holiday funds	39.936	38.455	0	0
	39.936	**38.455**	**0**	**0**

	Group 31/12 2023	Group 31/12 2022	Parent 31/12 2023	Parent 31/12 2022
26. Deferred income				
Accruals and deferred income	2.319	0	0	0
	2.319	**0**	**0**	**0**

27. Charges and security

As collateral for mortgage loans, tDKK 2.549.870, security has been granted on land and buildings representing a carrying amount of tDKK 4.544.356 at 31 December 2023.

Notes

DKK thousand.

27. Charges and security (continued)

As collateral for credit facilities and subsidiaries' credit facilities EMIL Retail Holding ApS, Aktieselskabet Th. Wessel & Vett. Magasin du Nord, Magasin Kgs. Nytorv A/S, Magasin Lyngby A/S, Magasin Odense A/S and Magasin Aarhus A/S has provided securities with all shares.

As collateral for mortgage loans a generel prohibition of sale and mortgaging of the properties is registered.

For credit facilities in group entreprise within the Emil Retail Holding ApS Group, the company has provided an absolute guarantee.

Intercompany receivables and debt is subordinated to credit facilities.

28. Contingencies

Contingent liabilities

	DKK in thousands
Within 1 year	27.160
Between 1 and 5 years	60.301
After 5 years	104
Total contingent liabilities	**87.565**

Comprising:	
Lease of buildings	82.856
Other rental obligations	4.710

Tax case:

The group has an ongoing tax dispute relating to the financial year 2022 and 2023. The Danish Tax Authorities assess a further tax liability of DKK 12m in total.

Management does not agree with the Danish Tax Authorities and considers that any outcome of the case will not have further financial impact on the company, other than what has already been accounted for per 31 December 2023.

Notes

DKK thousand.

28. Contingencies (continued)

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.

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

29. Related parties

Controlling interest

Peek & Cloppenburg Holding B.V. Roermond	Majority shareholder
Peek & Cloppenburg B.V. & Co. KG, Vienna	Majority shareholder
JC Switzerland Holding AG, Zug	Majority shareholder

Notes

DKK thousand.

		Group 2023	2022
30.	**Adjustments**		
	Depreciation, amortisation, and impairment	131.935	167.094
	Other financial income	-4.097	-2.437
	Other financial expenses	140.147	17.635
	Tax on net profit or loss for the year	32.058	1.953
	Other adjustments	-13.738	-23.135
		286.305	**161.110**

		Group 2023	2022
31.	**Change in working capital**		
	Change in inventories	-32.312	-35.754
	Change in receivables	114.147	-68.038
	Change in trade payables and other payables	-121.158	-34.677
		-39.323	**-138.469**