

ANNUAL REPORT

1. January 2022 - 31. December 2022

CAPRATE FREDENSGADE APS

**Færgevej 22
5960 Marstal**

CVR-No. 42 47 03 92

2. Financial year

The Annual Report was presented and
adopted by the Annual General Meeting
16. August 2023

Peter Schunk
Chairman of the meeting

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Please note that Danish decimal and digit grouping symbols have been used in the Annual Report.

The Company:

CapRate Fredensgade ApS
Færgevej 22
5960 Marstal

Executive Board:

Henrik Smith Hjortkær Wagtberg
Peter Schunk

Auditors:

Lægård Revision
Statsautoriseret revisionsfirma
Østbanegade 123
2100 København Ø

Today the Executive Board presented the Annual Report for 2022 for CapRate Fredensgade ApS.

The Annual Report has been presented in accordance with the Danish Financial Statements Act.

We find the accounting policies applied appropriate, and the Annual Report therefore provides a true and fair view of the Company's assets, liabilities and equity, financial position and results of the company. In our opinion, the Management's Review includes a true and fair description of the matters mentioned in the review.

We recommend that the Annual Report be approved at the Annual General Meeting.

Management declares that the company continues to fulfill the conditions for opting out of auditing.

Copenhagen, 16. August 2023.

Executive Board:

Henrik Smith Hjortkær Wagtberg

Peter Schunk

To the management of CapRate Fredensgade ApS.

We have compiled the accompanying financial statements of CapRate Fredensgade ApS for the period 1. January 2022 - 31. December 2022 based on information you have provided.

The Annual Report comprise the accounting policies, income statement, balance sheet and notes.

We performed this compilation engagement in accordance with International Standard on Related Services 4410, Compilation Engagements.

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

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these financial statements are prepared in accordance with the Danish Financial Statement Act.

Copenhagen, 16. August 2023.
Lægård Revision, CVR-No. 18 43 70 82
State Authorised Public Accountants

Jens Vadekær
State Authorised Public Accountant
MNE-No. mne33249

Significant activities:

The purpose of CapRate Fredensgade ApS is construction and project management services.

The Annual Report of CapRate Fredensgade ApS for 2022 has been presented in accordance with the provisions of the Danish Financial Statements Act regarding reporting medium-sized class B enterprises.

The significant areas of the accounting policies are, which are presented using the same policies as last year, mentioned below.

CORRECTIONS FOR PRINCIPAL EQUITY, AND COMPARATIVE FIGURES

In connection with the presentation of the accounts for 2022, significant errors have been found in the annual report for 2021. The error is adjusted in the equity and the comparative figures have been adjusted.

The full effect of the significant errors is recognized in the opening balance at January 1, 2022, and the comparative figures for 2021 have been adjusted.

The correction for significant errors regarding the period before January 1, 2022, increased the financial assets per 1 January 2022 with DKK 1.552.847, short-term tax receivables are increased by DKK 853.965 per 1 January 2022, the equity per 1 January 2022 are increased with DKK 14.319 and short-term liabilities are increased with 4.392.493.

Apart from the above, the accounting policies applied are unchanged compared to last year.

The significant areas of the accounting policies applied that are unchanged from last year are discussed below.

GENERALLY REGARDING RECOGNITION AND MEASUREMENT

Income is recognised in the Income Statement as earned, including value adjustments of financial assets and liabilities. Likewise, all expenses including depreciation/amortisation, impairment losses, and reversals which are due to changes in estimated amounts previously recognised in the Income Statement, are recognised in the Income Statement.

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

Liabilities are recognised in the balance sheet when it is probable that the future economic benefits will flow out of the Company and when the measurement of the value of the liability is reliable.

On initial recognition, assets and liabilities are recognised at cost. Subsequently, assets and liabilities are measured as described below for each item.

Allowances are made for predictable losses and risks that arise before the presentation of the Annual Report and that confirm or invalidate circumstances that existed at the balance sheet date.

THE INCOME STATEMENT**Gross profit:**

Gross income comprises the net turnover, other operating income and external costs.

Other external costs

Other external costs include costs relating to sale, advertising, administration and similar expenses.

Tax on results for the year:

Tax on results for the year which comprises current tax and changes in deferred tax is recognised in the Income Statement with the portion of taxes related to the taxable income for the year whereas the portion attributable to entries on equity is recognised directly in equity.

ASSETS:

Investments in group enterprises are measured at the proportionate share of the company's' equity value, adjusted for internal gains and losses.

Goodwill on consolidation is amortised over the expected useful economic life based on management's experience from each individual business segment. Goodwill on consolidation is amortised on a straight-line basis over the amortisation period, which is 10 years. The amortisation period is fixed based on the assessment that the strategically acquired entities have a strong market position and a long-term earnings profile.

Net revaluation of investments in group enterprises are recognized as reserve for net revaluation using the equity method under equity, to the extent that the carrying amount exceeds the cost price.

Receivables:

Receivables are measured at amortised cost which usually equals nominal value. Provisions made for bad debts reduce the value.

LIABILITIES:**Tax payable and deferred tax:**

Current tax liabilities and current tax receivable are recognised in the balance sheet as tax calculated on the taxable income for the year adjusted for tax on previous years' taxable income and taxes paid on account/prepaid.

Deferred tax is measured according to the balance sheet liability method in respect of temporary differences between the carrying amount and the tax base of assets and liabilities.

Deferred tax is measured according to the balance sheet liability method in respect of temporary differences between the carrying amount and the tax base of assets and liabilities. In cases, e.g. in respect of shares in which the statement of the tax base can be made according to alternative taxation rules, deferred tax is measured on the basis of the planned use of the asset or settlement of the liability, respectively.

Deferred tax assets including the tax value of tax loss carryforwards, are measured at the expected realisable value, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity and jurisdiction. Any deferred net tax assets are measured at net realisable value.

Liabilities:

Liabilities concerning debts to suppliers and other debts are measured at amortised cost which usually corresponds to the nominal value.

<u>Note</u>	<u>2022</u>	<u>2021</u>
GROSS PROFIT	-6.000	-4.500
Income from investments in group enterprises	<u>-824.741</u>	<u>14.319</u>
PROFIT/LOSS BEFORE TAX	-830.741	9.819
Tax on profit for the year	<u>0</u>	<u>0</u>
PROFIT/LOSS AFTER TAX	<u>-830.741</u>	<u>9.819</u>
 PROPOSED DISTRIBUTION OF PROFIT		
Dividend for the year	0	0
Reserve for net revaluation according to equity method	0	0
Retained earnings	<u>-830.741</u>	<u>9.819</u>
TOTAL DISTRIBUTION	<u>-830.741</u>	<u>9.819</u>

BALANCE SHEET AS AT 31. DECEMBER 2022
ASSETS

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<u>Note</u>	<u>31/12 2022</u>	<u>31/12 2021</u>
Investments in group enterprises	<u>2.660.645</u>	<u>3.552.847</u>
FINANCIAL ASSETS	<u>2.660.645</u>	<u>3.552.847</u>
<u>NON-CURRENT ASSETS</u>	<u>2.660.645</u>	<u>3.552.847</u>
Receivables from group enterprises	853.965	853.965
Other receivables	<u>40.000</u>	<u>40.000</u>
RECEIVABLES	<u>893.965</u>	<u>893.965</u>
CASH AND CASH EQUIVALENTS	<u>0</u>	<u>0</u>
<u>CURRENT ASSETS</u>	<u>893.965</u>	<u>893.965</u>
<u>TOTAL ASSETS</u>	<u>3.554.610</u>	<u>4.446.812</u>

BALANCE SHEET AS AT 31. DECEMBER 2022
LIABILITIES

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<u>Note</u>	<u>31/12 2022</u>	<u>31/12 2021</u>
Contributed capital	40.000	40.000
Reserve for net revaluation according to equity method	0	0
Retained earnings	-820.922	9.819
Proposed dividend for the financial year	0	0
EQUITY	-780.922	49.819
Payables to group enterprises	3.722.382	3.717.882
Other short-term payables	6.000	4.500
Deferred income	607.150	674.611
SHORT-TERM LIABILITIES	4.335.532	4.396.993
LIABILITIES	4.335.532	4.396.993
LIABILITIES AND EQUITY	3.554.610	4.446.812