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# ***NORNORM International Furnishings ApS***

Paradisæblevej 4, DK-2500 Valby

## **Annual Report for 2022**

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CVR No. 42 49 04 07

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 5/7 2023

Anders Munk Jepsen  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Financial Statements of NORNORM International Furnishings ApS for the financial year 1 January - 31 December 2022.

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

In my opinion the Financial Statements give a true and fair view of the financial position at 31 December 2022 of the Company and of the results of the Company operations for 2022.

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

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

Valby, 5 July 2023

**Executive Board**

Anders Munk Jepsen  
Executive Officer

# Independent Auditor's report

To the shareholder of NORNORM International Furnishings ApS

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of NORNORM International Furnishings ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

## Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the Financial Statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the Financial Statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, Management's Review is in accordance with the Financial Statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement in Management's Review.

## Management's responsibilities for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the Financial Statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

# Independent Auditor's report

## Auditor's responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

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

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the Financial Statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Hellerup, 5 July 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Nikolaj Erik Johnsen

State Authorised Public Accountant

mne35806

# Company information

<b>The Company</b>	NORNORM International Furnishings ApS Paradisæblevej 4 DK-2500 Valby  CVR No: 42 49 04 07 Financial period: 1 January - 31 December Incorporated: 17 June 2021 Financial year: 2nd financial year Municipality of reg. office: Copenhagen
<b>Executive Board</b>	Anders Munk Jepsen
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup

# Management's review

## Key activities

The company's purpose is to function as a financing company for group-related companies as well as activities that, in the opinion of the Executive Board, are connected to this.

## Development in the year

The income statement of the Company for 2022 shows a profit of DKK 695,764, and at 31 December 2022 the balance sheet of the Company shows positive equity of DKK 1,069,287.

## Subsequent events

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

## Income statement 1 January - 31 December

	Note	2022 DKK 12 months	2021 DKK 6 months
<b>Gross profit/loss</b>		<b>11,706,975</b>	<b>-13,907,046</b>
Depreciation and impairment losses of property, plant and equipment	1	-4,968,082	-133,362
<b>Profit/loss before financial income and expenses</b>		<b>6,738,893</b>	<b>-14,040,408</b>
Financial income	2	3,557,958	181,256
Financial expenses	3	-10,059,316	-618,154
<b>Profit/loss before tax</b>		<b>237,535</b>	<b>-14,477,306</b>
Tax on profit/loss for the year	4	458,229	1,310,829
<b>Net profit/loss for the year</b>		<b>695,764</b>	<b>-13,166,477</b>

## Distribution of profit

	2022 DKK	2021 DKK
<b>Proposed distribution of profit</b>		
Retained earnings	695,764	-13,166,477
	<b>695,764</b>	<b>-13,166,477</b>



## Balance sheet 31 December

### Assets

	Note	2022 DKK	2021 DKK
Other fixtures and fittings, tools and equipment		138,326,103	48,662,746
<b>Property, plant and equipment</b>	<b>5</b>	<b>138,326,103</b>	<b>48,662,746</b>
Receivables from group enterprises	6	15,307,558	14,280,644
<b>Fixed asset investments</b>		<b>15,307,558</b>	<b>14,280,644</b>
<b>Fixed assets</b>		<b>153,633,661</b>	<b>62,943,390</b>
Trade receivables		794,791	0
Receivables from group enterprises		38,915,323	0
Other receivables		0	5,749,715
Corporation tax receivable from group enterprises		458,229	1,310,829
<b>Receivables</b>		<b>40,168,343</b>	<b>7,060,544</b>
Cash at bank and in hand		15,673,025	34,001,422
<b>Current assets</b>		<b>55,841,368</b>	<b>41,061,966</b>
<b>Assets</b>		<b>209,475,029</b>	<b>104,005,356</b>

## Balance sheet 31 December

### Liabilities and equity

	Note	2022 DKK	2021 DKK
Share capital		40,000	40,000
Retained earnings		1,029,287	-13,166,477
<b>Equity</b>		<b>1,069,287</b>	<b>-13,126,477</b>
Subordinate loan capital		161,070,150	85,986,715
<b>Long-term debt</b>	7	<b>161,070,150</b>	<b>85,986,715</b>
Subordinate loan capital		32,351,563	0
Trade payables		2,587,883	9,612,198
Payables to group enterprises	7	10,635,604	21,532,920
Other payables		1,760,542	0
<b>Short-term debt</b>		<b>47,335,592</b>	<b>31,145,118</b>
<b>Debt</b>		<b>208,405,742</b>	<b>117,131,833</b>
<b>Liabilities and equity</b>		<b>209,475,029</b>	<b>104,005,356</b>
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	40,000	-13,166,477	-13,126,477
Contribution from group	0	13,500,000	13,500,000
Net profit/loss for the year	0	695,764	695,764
<b>Equity at 31 December</b>	<b>40,000</b>	<b>1,029,287</b>	<b>1,069,287</b>

# Notes to the Financial Statements

	2022	2021
	DKK	DKK
<b>1. Depreciation and impairment losses of property, plant and equipment</b>		
Depreciation of property, plant and equipment	4,596,082	133,362
Gain and loss on disposal	372,000	0
	<u>4,968,082</u>	<u>133,362</u>

	2022	2021
	DKK	DKK
<b>2. Financial income</b>		
Interest received from group enterprises	659,993	64,037
Exchange gains	2,897,965	117,219
	<u>3,557,958</u>	<u>181,256</u>

	2022	2021
	DKK	DKK
<b>3. Financial expenses</b>		
Interest paid to group enterprises	0	498,509
Other financial expenses	6,610,652	1,012
Exchange loss	3,448,664	118,633
	<u>10,059,316</u>	<u>618,154</u>

	2022	2021
	DKK	DKK
<b>4. Income tax expense</b>		
Current tax for the year	-458,229	-1,310,829
	<u>-458,229</u>	<u>-1,310,829</u>

# Notes to the Financial Statements

## 5. Property, plant and equipment

	Other fixtures and fittings, tools and equipment
	DKK
Cost at 1 January	48,796,108
Additions for the year	94,631,439
Disposals for the year	-372,000
Cost at 31 December	<u>143,055,547</u>
Impairment losses and depreciation at 1 January	133,362
Depreciation for the year	4,596,082
Impairment losses and depreciation at 31 December	<u>4,729,444</u>
Carrying amount at 31 December	<u>138,326,103</u>

## 6. Other fixed asset investments

	Receivables from group enterprises
	DKK
Cost at 1 January	14,280,644
Additions for the year	1,026,914
Cost at 31 December	<u>15,307,558</u>
Carrying amount at 31 December	<u>15,307,558</u>

# Notes to the Financial Statements

## 7. Long-term debt

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

The debt falls due for payment as specified below:

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>Subordinate loan capital</b>		
After 5 years	0	0
Between 1 and 5 years	<u>161,070,150</u>	<u>85,986,715</u>
Long-term part	<u>161,070,150</u>	<u>85,986,715</u>
Within 1 year	<u>32,351,563</u>	<u>0</u>
	<u><b>193,421,713</b></u>	<u><b>85,986,715</b></u>

## 8. Contingent assets, liabilities and other financial obligations

### Contingent liabilities

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

# Notes to the Financial Statements

## 9. Accounting policies

The Annual Report of NORNORM International Furnishings ApS for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2022 are presented in DKK.

### Recognition and measurement

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

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

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

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

### Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

### Income statement

#### Net sales

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

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

#### Expenses for raw materials and consumables

Expenses for raw materials and consumables comprise the raw materials and consumables consumed to achieve revenue for the year.

Nornorm Group has not capitalized assembly and installation cost of furniture.

# Notes to the Financial Statements

## Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

## Gross profit/loss

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

## Amortisation, depreciation and impairment losses

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

## Other operating income and expenses

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

## Financial income and expenses

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

## Tax on profit/loss for the year

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

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

## Balance sheet

### Property, plant and equipment

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

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

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Other fixtures and fittings, tools and equipment	5-15 years
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The fixed assets' residual values are determined at nil.

Depreciation period and residual value are reassessed annually.

### Impairment of fixed assets

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

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



# Notes to the Financial Statements

## Other fixed asset investments

Fixed asset investments consist of long term receivables from group enterprises.

## Receivables

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

## Deferred tax assets and liabilities

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

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

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

## Current tax receivables and liabilities

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

## Financial debts

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