



**St. Jørgen Ejendomme A/S**

Sveasvej 7, 1.  
1917 Frederiksberg C  
CVR No. 42633038

**Annual report 29.08.2021 -  
31.12.2022**

The Annual General Meeting adopted the annual report on 15.05.2023

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**Johannus Gunnar Egholm Hansen**  
Chairman of the General Meeting

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# Entity details

## Entity

St. Jørgen Ejendomme A/S

Sveasvej 7, 1.

1917 Frederiksberg C

Business Registration No.: 42633038

Registered office: Frederiksberg C

Financial year: 29.08.2021 - 31.12.2022

## Board of Directors

Runo Bro Roin, Chairman

Michael Lind

Thomas Lund

## Executive Board

Michael Lind

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of St. Jørgen Ejendomme A/S for the financial year 29.08.2021 - 31.12.2022.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 29.08.2021 - 31.12.2022.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 15.05.2023

## Executive Board

**Michael Lind**

## Board of Directors

**Runo Bro Roin**

Chairman

**Michael Lind**

**Thomas Lund**

# Independent auditor's report

## To the shareholders of St. Jørgen Ejendomme A/S

### Opinion

We have audited the financial statements of St. Jørgen Ejendomme A/S for the financial year 29.08.2021 - 31.12.2022, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 29.08.2021 - 31.12.2022 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

### 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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.

### **Statement on the management commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary 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 of the management commentary.

Copenhagen, 15.05.2023

#### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

#### **Bjørn Winkler Jakobsen**

State Authorised Public Accountant  
Identification No (MNE) mne32127

#### **Mads Haugegaard Albrechtsen**

State Authorised Public Accountant  
Identification No (MNE) mne45846

# Management commentary

## Primary activities

The object of the company is to own shares in other companies and to carry on investment and other related activities.

## Development in activities and finances

The company's income statement shows a profit before tax of 39 t.dkk, which is on a par with expectations.

## Events after the balance sheet date

From the balance sheet date until today, no events have occurred which would materially affect the assessment of the annual report.

# Income statement for 2021/22

|   | Notes | 2021/22<br>DKK  |
|---|-------|-----------------|
| <b>Gross profit/loss</b>                        |       | <b>(42,101)</b> |
| Other financial income                          | 1     | 81,974          |
| Other financial expenses                        |       | (690)           |
| <b>Profit/loss before tax</b>                   |       | <b>39,183</b>   |
| Tax on profit/loss for the year                 |       | (8,620)         |
| <b>Profit/loss for the year</b>                 |       | <b>30,563</b>   |
| <b>Proposed distribution of profit and loss</b> |       |                 |
| Retained earnings                               |       | 30,563          |
| <b>Proposed distribution of profit and loss</b> |       | <b>30,563</b>   |

# Balance sheet at 31.12.2022

## Assets

|                                    | 2021/22              |
|------------------------------------|----------------------|
|                                    | Notes                |
|                                    | DKK                  |
| Investments in group enterprises   | 300,000              |
| Receivables from group enterprises | 6,210,041            |
| <b>Financial assets</b>            | <b>2</b>             |
|                                    | <b>6,510,041</b>     |
| <br><b>Fixed assets</b>            | <br><b>6,510,041</b> |
| <br><b>Cash</b>                    | <br><b>174,937</b>   |
| <br><b>Current assets</b>          | <br><b>174,937</b>   |
| <br><b>Assets</b>                  | <br><b>6,684,978</b> |

**Equity and liabilities**

|  | 2021/22          |
|--|------------------|
|  | Notes            |
|  | DKK              |
| Contributed capital                                  | 2,000,000        |
| Retained earnings                                    | 280,563          |
| <b>Equity</b>  | <b>2,280,563</b> |
|  |                  |
| Payables to group enterprises                        | 4,373,295        |
| <b>Non-current liabilities other than provisions</b> | <b>4,373,295</b> |
|  |                  |
| Joint taxation contribution payable                  | 8,620            |
| Other payables                                       | 22,500           |
| <b>Current liabilities other than provisions</b>     | <b>31,120</b>    |
|  |                  |
| <b>Liabilities other than provisions</b>             | <b>4,404,415</b> |
|  |                  |
| <b>Equity and liabilities</b>                        | <b>6,684,978</b> |
|  |                  |
| Contingent liabilities                               | 3                |

# Statement of changes in equity for 2021/22

|                            | Contributed<br>capital<br>DKK | Retained<br>earnings<br>DKK | Total<br>DKK     |
|----------------------------|-------------------------------|-----------------------------|------------------|
| Contributed upon formation | 2,000,000                     | 0                           | 2,000,000        |
| Group contributions etc.   | 0                             | 250,000                     | 250,000          |
| Profit/loss for the year   | 0                             | 30,563                      | 30,563           |
| <b>Equity end of year</b>  | <b>2,000,000</b>              | <b>280,563</b>              | <b>2,280,563</b> |

# Notes

## 1 Other financial income

|   | 2021/22<br>DKK |
|---|----------------|
| Financial income from group enterprises | 81,974         |
|   | <b>81,974</b>  |

## 2 Financial assets

|                                    | Investments<br>in group<br>enterprises<br>DKK | Receivables<br>from group<br>enterprises<br>DKK |
|------------------------------------|---|---|
| Additions                          | 300,000                                       | 6,210,041                                       |
| <b>Cost end of year</b>            | <b>300,000</b>                                | <b>6,210,041</b>                                |
| <b>Carrying amount end of year</b> | <b>300,000</b>                                | <b>6,210,041</b>                                |

| Investments in subsidiaries    | Registered in | Corporate<br>form | Equity<br>interest<br>% |
|--------------------------------|---------------|-------------------|-------------------------|
| Himmerland Ejendomsselskab ApS | Frederiksberg | ApS               | 100.00                  |
| i Leitinium Sp/f               | Torshavn      | Sp/f              | 100.00                  |

## 3 Contingent liabilities

The Company participates in a Danish joint taxation system. The Company is therefore liable under the Company Tax Act's rules on income taxes, etc., for the jointly taxed companies and also for any obligations to contain withholding tax on interest, royalties and dividends for these companies.

The company has in connection with the submission of the financial statements in subsidiaries ensured the book value of real estate property of 6.1 million DKK.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

## Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises other operating income and external expenses.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including administrative and audit costs.

### Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises and tax relief under the Danish Tax Prepayment Scheme etc.

### Other financial expenses

Other financial expenses comprise including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

**Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Balance sheet****Investments in group enterprises**

Investments in group enterprises are measured at cost. Investments are written down to the lower of recoverable amount and carrying amount.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value, less writedowns for bad and doubtful debts.

**Cash**

Cash comprises cash in hand and bank deposits.

**Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

**Joint taxation contributions payable or receivable**

Current joint taxation contributions receivable or joint taxation contributions payable are recognised in the balance sheet, calculated as tax computed on the taxable income of the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.