

Sanders CY 1 ApS

Dyrehavevej 4
2930 Klampenborg

CVR no. 42 84 32 37

**Annual report for the period
1 January to 31 December 2023**
(2nd Financial year)

Adopted at the annual general meeting
on 15 July 2024

Bo Hannemann Sander
chairman

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Statement by management on the annual report

The executive board has today discussed and approved the annual report of Sanders CY 1 ApS for the financial year 1 January - 31 December 2023.

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 company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Klampenborg, 27 June 2024

Executive board

Bo Hannemann Sander

Independent auditor's report

To the shareholder of Sanders CY 1 ApS

Opinion

We have audited the financial statements of Sanders CY 1 ApS for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

Basis for 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' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and 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 the 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.

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.

Independent auditor's report

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.

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.

Independent auditor's report

In connection with our audit of the financial statements, our responsibility is to read management's review and, in doing so, consider whether management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

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

Based on the work we have performed, we conclude that management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of management's review.

Hellerup, 27 June 2024
CVR no. 33 25 68 76



Søren Jonassen
Statsautoriseret revisor
MNE no. mne18488

Company details

The company

Sanders CY 1 ApS
Dyrehavevej 4
2930 Klampenborg

CVR no.: 42 84 32 37

Reporting period: 1 January - 31 December 2023

Incorporated: 18 November 2021

Domicile: Rudersdal

Executive board

Bo Hannemann Sander

Auditors

Crowe
Statsautoriseret Revisionsinteressentskab v.m.b.a.
Rygårds Allé 104
2900 Hellerup

Management's review

Business review

The purpose of the company is to mediate, administer and rent out housing and related activities.

Financial review

The company's income statement for the year ended 31 December 2023 shows a profit of EUR 141.409, and the balance sheet at 31 December 2023 shows equity of EUR 246.351.

There are some commercial disputes with owners regarding lease agreements entered into by the Company. Management believes that this is a net receivable for the company, however there is uncertainty about the outcome. No provision has been taken in the financial statements for receivables or payables relating to these discussions.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Accounting policies

The annual report of Sanders CY 1 ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The annual report for 2023 is presented in EUR

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also 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 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, less lease costs and other external expenses.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation.

Accounting policies

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Balance sheet

Intangible assets

Development projects

Developments projects recognised in the balance sheet are measured at cost less accumulated amortisation and impairment losses.

Receivables

Receivables are measured at amortised cost.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

Cash and cash equivalents

Cash and cash equivalents comprise cash and deposits at banks.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Liabilities

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Accounting policies

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Income statement
1 January 2023 - 31 December 2023

	<u>Note</u>	<u>2023</u> EUR	<u>2022</u> TEUR
Gross profit		206.077	21
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-18.895	-14
Profit/loss before net financials		187.182	7
Financial income	2	76	0
Financial costs	3	-5.325	-1
Profit/loss before tax		181.933	6
Tax on profit/loss for the year	4	-40.524	-1
Profit/loss for the year		141.409	5
 Recommended appropriation of profit/loss			
Transferred to reserve for development expenditure		76.045	0
Retained earnings		65.364	5
		141.409	5

Balance sheet at 31 December 2023

	<u>Note</u>	<u>2023</u> EUR	<u>2022</u> TEUR
Assets			
Completed development projects		97.494	116
Intangible assets	5	<u>97.494</u>	<u>116</u>
Other fixtures and fittings, tools and equipment	6	3.858	5
Tangible assets		<u>3.858</u>	<u>5</u>
Deposits		173.905	113
Fixed asset investments		<u>173.905</u>	<u>113</u>
Total non-current assets		<u>275.257</u>	<u>234</u>
Group companies		197.798	0
VAT and duties receivables		20.409	133
Prepayments		355.372	354
Receivables		<u>573.579</u>	<u>487</u>
Cash at bank and in hand		<u>6.139</u>	<u>3</u>
Total current assets		<u>579.718</u>	<u>490</u>
Total assets		<u><u>854.975</u></u>	<u><u>724</u></u>

Balance sheet at 31 December 2023

	<u>Note</u>	<u>2023</u> EUR	<u>2022</u> TEUR
Equity and liabilities			
Share capital		100.000	100
Reserve for development expenditure		76.045	0
Retained earnings		70.306	5
Equity		<u>246.351</u>	<u>105</u>
Provision for deferred tax		1.394	1
Total provisions		<u>1.394</u>	<u>1</u>
Trade payables		564.689	127
Group companies		0	489
Corporation tax		40.524	0
Other payables		0	2
Deferred income		2.017	0
Total current liabilities		<u>607.230</u>	<u>618</u>
Total liabilities		<u>607.230</u>	<u>618</u>
Total equity and liabilities		<u><u>854.975</u></u>	<u><u>724</u></u>

Statement of changes in equity

	<u>Share capital</u>	<u>Reserve for development expenditure</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2023	100.000	0	4.942	104.942
Net profit/loss for the year	<u>0</u>	<u>76.045</u>	<u>65.364</u>	<u>141.409</u>
Equity at 31 December 2023	<u>100.000</u>	<u>76.045</u>	<u>70.306</u>	<u>246.351</u>

Notes

	<u>2023</u> EUR	<u>2022</u> TEUR
1 Staff costs		
Number of fulltime employees on average	<u>0</u>	<u>1</u>
2 Financial income		
Other financial income	17	0
Exchange adjustments	<u>59</u>	<u>0</u>
	<u>76</u>	<u>0</u>
3 Financial costs		
Other financial costs	<u>5.325</u>	<u>1</u>
	<u>5.325</u>	<u>1</u>
4 Tax on profit/loss for the year		
Current tax for the year	40.524	0
Deferred tax for the year	<u>0</u>	<u>1</u>
	<u>40.524</u>	<u>1</u>
5 Intangible assets		
		<u>Completed development projects</u>
Cost at 1 January 2023		<u>130.000</u>
Cost at 31 December 2023		<u>130.000</u>
Revaluations at 31 December 2023		<u>0</u>

Notes

5 Intangible assets (continued)

	<u>Completed development projects</u>
Impairment losses and amortisation at 1 January 2023	13.932
Depreciation for the year	<u>18.574</u>
Impairment losses and amortisation at 31 December 2023	<u>32.506</u>
Carrying amount at 31 December 2023	<u><u>97.494</u></u>

6 Tangible assets

	<u>Other fixtures and fittings, tools and equipment</u>
Cost at 1 January 2023	<u>4.500</u>
Cost at 31 December 2023	<u>4.500</u>
Revaluations at 1 January 2023	<u>0</u>
Revaluations at 31 December 2023	<u>0</u>
Impairment losses and depreciation at 1 January 2023	321
Depreciation for the year	<u>321</u>
Impairment losses and depreciation at 31 December 2023	<u>642</u>
Carrying amount at 31 December 2023	<u><u>3.858</u></u>

7 Contingent liabilities

There are some commercial disputes with owners regarding lease agreements entered into by the Company. Management believes that this is a net receivable for the company, however there is uncertainty about the outcome. No provision has been taken in the financial statements for receivables or payables relating to these discussions.

Notes

8 Mortgages and collateral

The company has no pledges or collateral.