

Approved at general meeting  
14 March, 2024

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Chairman of the general meeting  
Kim Vejlby Hansen

# **FOSS Ejendomme SLG A/S**

**Annual report 2023**

1<sup>st</sup> January – 31<sup>st</sup> December 2023

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## **Statement by Management on the annual report**

The Board of Directors and the Executive Board have today considered and approved the annual report of FOSS Ejendomme SLG A/S for the financial year 1 January to 31 December 2023.

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 Company's financial position at 31 December 2023 and financial performance for the financial year 1 January to 31 December 2023.

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.

Hillerød, 14 March, 2024

### **Executive Board**

Jesper Sabroe

### **Board of Directors**

Kim Vejlbj Hansen  
Chairman

Michael Almer

Jesper Sabroe

## **Independent Auditor's Report**

To the Shareholder of FOSS Ejendomme SLG A/S

### **Opinion**

We have audited the financial statements of FOSS Ejendomme SLG A/S for the financial year 01.01.2023 – 31.12.2023, which comprise the income statement, balance sheet 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 31.12.2023 and of the results of its operations for the financial year 01.01.2023 – 31.12.2023 in accordance with the Danish Financial Statements Act.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 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.

### **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, 14 March, 2024

Deloitte  
Statsautoriseret Revisionspartnerselskab  
CVR No 33 96 35 56

Nikolaj Thomsen  
State Authorized Public Accountant  
MNE33276

Kasper Ørtoft  
State Authorized Public Accountant  
MNE49073

## **Management Commentary**

### **Main activity**

The company holds properties located at Slangerupgade and Blytækkervej, Hillerød. The properties are leased by affiliated companies in FOSS A/S Group.

### **Development in activities and financial conditions**

The result of 2023 presented a profit of TDKK 4,896 compared to TDKK 5,124 last year. The equity is TDKK 13,175 compared to TDKK 13,403 last year.

### **Subsequent events**

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income Statement

	Note	2023	2022
		TDKK	TDKK
<b>Gross profit</b>		<b>6,325</b>	<b>6,928</b>
Depreciation		-379	-379
Financial income		281	1
Financial expenses		-99	-4
<b>Profit from ordinary activities before tax</b>		<b>6,128</b>	<b>6,546</b>
Tax on profit for the year	1	-1,232	-1,422
<b>Result for the year</b>		<b>4,896</b>	<b>5,124</b>
<b>Proposed distribution of result</b>			
Retained earnings		4,896	5,124
		<b>4,896</b>	<b>5,124</b>

# Balance Sheet

## Assets

	Note	2023	2022
		TDKK	TDKK
Land and buildings		7,149	7,529
Building under construction		1,628	170
<b>Tangible assets</b>		<b>8,777</b>	<b>7,699</b>
Income tax receivable		-	-
Receivables from parent company		6,110	9,780
<b>Current assets</b>		<b>6,110</b>	<b>9,780</b>
<b>Assets</b>		<b>14,887</b>	<b>17,479</b>

## Liabilities

		2023	2022
		TDKK	TDKK
Contributed capital	2	1,000	1,000
Retained earnings		7,279	7,279
Proposed dividend for the year		4,896	5,124
<b>Equity</b>		<b>13,175</b>	<b>13,403</b>
Trade payable		364	154
Income tax payable		1,336	1,422
Other payables		12	2,122
Payables to parent company		-	377
<b>Current liabilities other than provisions</b>		<b>1,712</b>	<b>4,075</b>
<b>Equity and liabilities</b>		<b>14,887</b>	<b>17,479</b>

Contingent liabilities	3
Ownership	4
Employees	5



# Notes to the Annual Report

	<b>2023</b> TDKK	<b>2022</b> TDKK
<b>1 Tax on profit for the year</b>		
Corporation tax for the year	-1,336	-1,422
Tax for previous years	104	-
<b>Tax on profit for the year</b>	<b>-1,232</b>	<b>-1,422</b>
<b>2 Contributed capital</b>		
Non-cash contributions	1,000	1,000
	<b>1,000</b>	<b>1,000</b>

## 3 Contingent Liabilities

The company is a part of a Danish joint taxation of which N. Foss & Co. A/S is the administrative entity. The company is liable for potential obligations for withholding taxes on interest, royalties and company taxes within the joint taxation according to the company tax law.

## 4 Ownership and group relationship

All shares are owned by:

FOSS A/S, Hillerød, Denmark, CVR No 59388517

In accordance with The Danish Financial Statements Act § 71 it shall be stated that, the Company's annual report is included in the consolidated financial statement of N. Foss & Co. A/S, Hillerød, Denmark (CVR no. 87974618).

## 5 Employees

Average number of employees	-	-
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## **Accounting Principles**

### **Basis of preparation**

This annual report has been prepared in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises applying certain selections for class C enterprises.

The annual report is prepared in DKK.

### **Recognition and measurement**

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

Liabilities are recognized in the balance sheet when the Company 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 Company, and the value of the liabilities can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is affected 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 recognized in the income statement when earned, whereas costs are recognized by the amounts attributable to this financial year.

### **Income statement**

#### **Gross Profit or loss**

With reference to section 32 of Danish financial statements Act, revenue has not been disclosed in the Annual report.

Gross profit or loss comprises of revenue, other operating income, cost of raw materials and consumables and external expenses.

#### **Other financial income and expenses**

These items comprise interest income and expenses, realized and unrealized capital gains and losses on securities, payables and transactions in foreign currencies as well as tax surcharge and tax relief under the Danish Tax Prepayment Scheme.

#### **Income taxes**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognized in the income statement by the portion attributable to the profit for the year and recognized directly in equity by the portion attributable to entries directly in equity. The portion of the tax taken to the income statement, which relates to extraordinary profit/loss for the year, is allocated to this entry whereas the remaining portion is taken to the year's profit/loss from ordinary activities.

The current tax payable or receivable is recognized in the balance sheet, stated as tax calculated on this year's taxable income, adjusted for prepaid tax.

The Company is part of a Danish joint taxation of which N. Foss & Co. A/S is the administrative entity. The current Danish income tax is allocated among the jointly taxed companies proportionally to their taxable income (full allocation with a refund concerning tax losses).

## **Balance Sheet**

### **Tangible Assets**

#### **Property, plant and equipment**

Land and buildings, buildings under construction, plant and machinery as well as other fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses. Land and buildings under constructions are not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition, and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

Buildings	20-25 years
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Property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

Profits and losses from the sale of property, plant and equipment are calculated as the difference between selling price less selling costs and carrying amount at the time of sale. Profits or losses are recognized in the income statement as adjustment to depreciation and impairment losses, or under other operating income if the selling price exceeds original cost.

#### **Receivables**

Receivables are measured at amortized cost, usually equalling nominal value less provisions for bad debts.

#### **Dividend**

The proposed dividend for the financial year is disclosed as a separate item in equity.