

SA Bro Skive ApS

Bryghuspladsen 8, 3., 1473 København K

Annual report

2022

Company reg. no. 43 05 84 36

The annual report was submitted and approved by the general meeting on the 10 July 2023.

Anne-Kathrine Heiberg
Chairman of the meeting

Notes to users of the English version of this document:

- This document is a translation of a Danish version of the document. In the event of any dispute regarding the interpretation of any part of the document, the Danish version of the document shall prevail.
- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points remain unchanged from Danish version of the document. This means that DKK 146.940 corresponds to the English amount of DKK 146,940, and that 23,5 % corresponds to 23.5 %.

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Management's statement

Today, the Managing Director has approved the annual report of SA Bro Skive ApS for the financial year 2022.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

I consider the chosen accounting policy to be appropriate, and in my 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 14 February - 31 December 2022.

The Managing Director consider the conditions for audit exemption of the 2022 financial statements to be met.

Further, in my opinion, the Management's review gives a true and fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the Annual General Meeting.

København K, 10 July 2023

Managing Director

Anne-Kathrine Heiberg

Practitioner's compilation report

To the Shareholders of SA Bro Skive ApS

We have compiled the financial statements of SA Bro Skive ApS for the financial year 14 February - 31 December 2022 based on the company's bookkeeping and on information you have provided.

These financial statements comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes.

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

We have applied our expertise in accounting and financial reporting to assist Management 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 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 Statements Act.

Copenhagen, 10 July 2023

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Hans Peter Hartzberg

State Authorised Public Accountant
mne24818

Company information

The company

SA Bro Skive ApS
Bryghuspladsen 8, 3.
1473 København K

Company reg. no. 43 05 84 36
Financial year: 14 February - 31 December

Managing Director

Anne-Kathrine Heiberg

Auditors

Martinsen
Statsautoriseret Revisionspartnerselskab
Øster Allé 42
2100 København Ø

Subsidiary

MytiCap Invest Skive ApS, København

Management´s review

The principal activities of the company

The purpose of the company is to invest in real estate and any related business.

Development in activities and financial matters

Income or loss from ordinary activities after tax totals DKK -162.036.

The company has lost more than half of the invested capital. It is the management's expectation that the equity will be re-established by future earnings in the subsidiary.

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.

Income statement

All amounts in DKK.

<u>Note</u>	14/2 2022 - 31/12 2022
Gross profit	-18.750
Other financial income from group enterprises	1.046.108
1 Other financial expenses	<u>-1.232.910</u>
Pre-tax net profit or loss	-205.552
2 Tax on net profit or loss for the year	<u>43.516</u>
Net profit or loss for the year	<u>-162.036</u>
Proposed distribution of net profit:	
Allocated from retained earnings	<u>-162.036</u>
Total allocations and transfers	<u>-162.036</u>

Balance sheet

All amounts in DKK.

Assets		
<u>Note</u>		<u>31/12 2022</u>
Non-current assets		
3	Investments in group enterprises	28.000
4	Receivables from group enterprises	37.004.608
5	Other receivables	12.130.546
	Total investments	<u>49.163.154</u>
	Total non-current assets	<u>49.163.154</u>
Current assets		
	Tax receivables from subsidiaries	<u>220.242</u>
	Total receivables	<u>220.242</u>
	Cash and cash equivalents	<u>2.215.426</u>
	Total current assets	<u>2.435.668</u>
	Total assets	<u>51.598.822</u>

Balance sheet

All amounts in DKK.

Equity and liabilities	
<u>Note</u>	<u>31/12 2022</u>
Equity	
Contributed capital	40.000
Results brought forward	-162.036
Total equity	-122.036
Liabilities other than provisions	
Payables to shareholders and management	51.410.907
Total long term liabilities other than provisions	51.410.907
Trade payables	56.756
Corporate tax	184.525
Other payables	68.670
Total short term liabilities other than provisions	309.951
Total liabilities other than provisions	51.720.858
Total equity and liabilities	51.598.822

6 Contingencies

Statement of changes in equity

All amounts in DKK.

	Contributed capital	Retained earnings	Total
Equity 14 February 2022	40.000	0	40.000
Profit or loss for the year brought forward	0	-162.036	-162.036
	40.000	-162.036	-122.036

Notes

All amounts in DKK.

	14/2 2022 - 31/12 2022
1. Other financial expenses	
Other financial costs	1.232.910
	1.232.910
2. Tax on net profit or loss for the year	
Tax of the results for the year, parent company	-43.516
	-43.516
3. Investments in group enterprises	
Additions during the year	28.000
Carrying amount, 31 December 2022	28.000
4. Receivables from group enterprises	
Additions during the year	37.004.608
Cost 31 December 2022	37.004.608
Carrying amount, 31 December 2022	37.004.608

Notes

All amounts in DKK.

31/12 2022

5. Other receivables

Additions during the year	<u>12.130.546</u>
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Cost 31 December 2022	<u>12.130.546</u>
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Carrying amount, 31 December 2022	<u>12.130.546</u>
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6. Contingencies

Joint taxation

The company acts as administration company for the group of companies subject to the Danish scheme of joint taxation and is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, to pay the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

Accounting policies

The annual report for SA Bro Skive ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The annual report is presented in DKK. The annual report comprises the first financial year and hence comparative figures are not available.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Income statement

Gross loss

Gross loss comprises external costs.

Other external expenses comprise expenses incurred for administration.

Accounting policies

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, realised and unrealised capital gains and losses relating to transactions in foreign currency and reimbursements under the advance tax scheme, etc.

Results from investments in subsidiaries

Dividend from investments in subsidiaries is recognised in the financial year in which the dividend is declared.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises. The company acts as an administration company in relation to the joint taxation. This means that the total Danish tax payable by the Danish consolidated companies is paid to the tax authorities by the company.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Investments

Investments in subsidiaries

Investments in subsidiaries are recognised and measured at cost. If the recoverable amount is lower than the cost price, it shall be written down for impairment to this lower value.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand.

Income tax and deferred tax

As administration company, SA Bro Skive ApS is liable to the tax authorities for the subsidiaries' corporate income taxes.

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

Accounting policies

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

Anne-Kathrine Heiberg

Navnet returneret af dansk MitID var:

Anne-Kathrine Heiberg

Direktør

På vegne af SA Bro Skive ApS

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Hans Peter Hartzberg

Revisor

På vegne af Martinsen Statsautoriseret Revisionspartnersel...

ID: 26054680

CVR-match med dansk NemID

Tidspunkt for underskrift: 10-07-2023 kl.: 10:41:50

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NEM ID

Anne-Kathrine Heiberg

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Dirigent

På vegne af SA Bro Skive ApS

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Underskrevet med MitID

