

HOCOP APS
Colbjørnsensgade 27
1652 København V

Annual report for 2022/23

Adopted at the annual general meeting on
16 July 2024

Isidro Jose Ordoñez Lombana
chairman

CVR-nr. 43 49 97 42

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STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The executive board has today discussed and approved the annual report of Hocop ApS for the financial year 9 September 2022 - 31 December 2023.

The annual report is prepared 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 of the results of the company's operations for the financial year 9 September 2022 - 31 December 2023.

In our 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.

Copenhagen, 16 July 2024

Executive board

Isidro Jose Ordoñez Lombana
Director

Martinus Hendrikus de Wit
Director

Mireia Sureda Gallardo
Director

INDEPENDENT AUDITOR'S REPORT ON EXTENDED REVIEW

To the shareholder of Hocop ApS

Opinion

We have performed extended review of the financial statements of Hocop ApS for the financial year 9 September 2022 - 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.

Based on the performed work it is our opinion, that 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 9 September 2022 - 31 December 2023 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our extended review in accordance with the Danish Business Authority's standard on auditor's report for small enterprises and FSR - danish auditors' standard on extended review of financial statements in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review 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 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 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 responsibility for the extended review of the financial statements

Our responsibility is to express a conclusion on the accompanying financial statements. This requires us to perform procedures in order to obtain limited assurance for our conclusion on these financial statements, and in addition perform specifically required supplementary procedures in order to obtain additional assurance for our conclusion.

An extended review of financial statements includes procedures primarily consisting of making inquiries of management and others within the entity, as appropriate, applying analytical procedures and the specifically required supplementary procedures, and evaluating the evidence obtained.

The procedures performed in an extended review are less than those performed in an audit and accordingly we do not express an audit opinion on these financial statements.

INDEPENDENT AUDITOR'S REPORT ON EXTENDED REVIEW

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 extended review 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 extended review, 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.

Copenhagen, 16 July 2024

MAZARS

Statsautoriseret Revisionspartnerselskab

CVR no. 31 06 17 41

Nicklas Rasmussen

State Authorizes Public Accountant

MNE no. mne43474

COMPANY DETAILS

The company	Hocop ApS Colbjørnsensgade 27 1652 København V
	CVR no.: 43 49 97 42
	Reporting period: 9 September 2022 - 31 December 2023
	Domicile: Copenhagen
Executive board	Isidro Jose Ordoñez Lombana Martinus Hendrikus de Wit Mireia Sureda Gallardo
Auditors	Mazars Statsautoriseret Revisionspartnerselskab Midtermolen 1, 2.tv. 2100 København Ø

MANAGEMENT'S REVIEW

Business review

The company's purpose is to trade and manage real estate, as well as its utilization for rental, sale, and tourism purposes, and to engage in directly and indirectly related activities at the discretion of the management.

Financial review

The company's income statement for the year ended 31 December 2023 shows a profit of DKK 3.490.806, and the balance sheet at 31 December 2023 shows equity of DKK 3.530.806.

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 Hocop ApS for 2022/23 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The annual report for 2022/23 is presented in DKK

As 2022/23 is the company's first reporting period, no comparatives have been presented.

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, other operating income and other external expenses.

Revenue

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

Other external expenses

Other external expenses include expenses related to local and direct costs, advertising and administration.

Staff costs

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc. made to the entity's employees.

ACCOUNTING POLICIES

Depreciation, amortisation and impairment of intangible assets and property, plant and equipment

Depreciation, amortisation and impairment of intangible assets and property, plant and equipment comprise the year's depreciation, amortisation and impairment of intangible assets and property, plant and equipment.

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

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

Tangible assets

Items of plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life
Other fixtures, fittings and equipment	3-5 years

Gains and losses on the sale of items of property, plant and equipment are calculated as the difference between the selling price, less costs to sell, and the carrying amount at the time of sale. Gains or losses on the sale of items of property, plant and equipment are recognised in the income statement under other operating income or other operating expenses, respectively.

Impairment of fixed assets

The carrying amount of items of property, plant and equipment is tested annually for impairment, other than what is reflected through normal amortisation and depreciation.

Receivables

Receivables are measured at amortised cost.

Prepayments

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

ACCOUNTING POLICIES

Equity

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

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.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

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'.

INCOME STATEMENT
9 SEPTEMBER 2022 - 31 DECEMBER 2023

	Note	2022/23
		DKK 16 months
Gross profit		6.178.112
Staff costs	1	-1.628.892
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-22.971
Profit/loss before net financials		4.526.249
Financial income		1.545
Financial costs		-51.845
Profit/loss before tax		4.475.949
Tax on profit/loss for the year	2	-985.143
Profit/loss for the year		3.490.806
Retained earnings		3.490.806
		3.490.806

BALANCE SHEET AT 31 DECEMBER 2023

	<u>Note</u>	<u>2022/23</u> DKK
ASSETS		
Other fixtures and fittings, tools and equipment	3	<u>133.008</u>
Tangible assets		<u>133.008</u>
Deposits		<u>613.800</u>
Fixed asset investments		<u>613.800</u>
Total non-current assets		<u>746.808</u>
Trade receivables		812.299
Prepayments		<u>84.382</u>
Receivables		<u>896.681</u>
Cash at bank and in hand		<u>5.197.844</u>
Total current assets		<u>6.094.525</u>
Total assets		<u><u>6.841.333</u></u>

BALANCE SHEET AT 31 DECEMBER 2023

	Note	2022/23 DKK
EQUITY AND LIABILITIES		
Share capital		40.000
Retained earnings		3.490.806
Equity		3.530.806
Provision for deferred tax		3.525
Total provisions		3.525
Trade payables		498.066
Payables to subsidiaries		32.481
Corporation tax		981.618
Other payables		1.450.376
Deferred income		344.461
Total current liabilities		3.307.002
Total liabilities		3.307.002
Total equity and liabilities		6.841.333

STATEMENT OF CHANGES IN EQUITY

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 9 September 2022	40.000	0	40.000
Net profit/loss for the year	<u>0</u>	<u>3.490.806</u>	<u>3.490.806</u>
Equity at 31 December 2023	<u><u>40.000</u></u>	<u><u>3.490.806</u></u>	<u><u>3.530.806</u></u>

NOTES

	2022/23
	DKK
	16 months
1 STAFF COSTS	
Wages and salaries	1.445.290
Pensions	123.293
Other social security costs	60.309
	1.628.892
	1.628.892
Number of fulltime employees on average	4
	4
2 TAX ON PROFIT/LOSS FOR THE YEAR	
Current tax for the year	981.618
Deferred tax for the year	3.525
	985.143
	985.143
3 TANGIBLE ASSETS	
	Other fixtures and fittings, tools and equipment
Cost at 9 September 2022	0
Additions for the year	155.979
	155.979
Cost at 31 December 2023	155.979
	155.979
Impairment losses and depreciation at 9 September 2022	0
Depreciation for the year	22.971
	22.971
Impairment losses and depreciation at 31 December 2023	22.971
	22.971
Carrying amount at 31 December 2023	133.008
	133.008

NOTES

4 RELATED PARTIES AND OWNERSHIP STRUCTURE

Consolidated financial statements

The company is reflected in the group report of the parent company EVAMS B.V.

The group report can be obtained at the following address:

EVAMS B.V.
De Ruijterkade 127
1011AC Amsterdam
The Netherlands

Dette dokument er underskrevet af nedenstående parter, der med deres underskrift har bekræftet dokumentets indhold samt alle datoer i dokumentet.

This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.

Mireia Sureda Gallardo

Direktør

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Martinus Hendrikus de Wit

Direktør

IP-adresse: 62.108.26.210:3721

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Isidro José Ordoñez Lombana

Direktør

IP-adresse: 213.96.26.83:12018

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Nicklas Rasmussen

Navnet returneret af dansk MitID var:

Nicklas Rasmussen

Revisor

ID: b0748999-068b-4425-94ea-ff960dfb19fe

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Isidro José Ordoñez Lombana

Dirigent

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