

Realm DK ApS

Klosterparks Alle 1, 1, 4100 Ringsted

Company reg. no. 43 83 22 98

Annual report

27 January - 31 December 2023

The annual report was submitted and approved by the general meeting on the 16 April 2024.

Martin Richard Hayball
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 Realm DK ApS for the financial year 27 January - 31 December 2023.

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 2023 and of the results of the Company's operations for the financial year 27 January – 31 December 2023.

The Managing Director consider the conditions for audit exemption of the 2023 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.

Ringsted, 16 April 2024

Managing Director

Martin Richard Hayball

Practitioner's compilation report

To the Shareholders of Realm DK ApS

We have compiled the financial statements of Realm DK ApS for the financial year 27 January - 31 December 2023 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.

Glostrup, 16 April 2024

PKF Munkebo Eriksen Funch

State Authorised Public Accountants
Company reg. no. 14 11 92 99

Thomas Funch
State Authorised Public Accountant
mne47782

Company information

The company

Realm DK ApS
Klosterparks Alle 1, 1
4100 Ringsted

Company reg. no. 43 83 22 98
Established: 27 January 2023
Domicile: Ringsted Municipality
Financial year: 27 January 2023 - 31 December 2023
1st financial year

Managing Director

Martin Richard Hayball

Auditors

PKF Munkebo Eriksen Funch, Statsautoriseret Revisionsaktieselskab
Hovedvejen 56
2600 Glostrup

Parent company

Realm Limited

Financial highlights

DKK in thousands.

2023**Income statement:**

Gross profit	-13
Profit from operating activities	-13
Net profit or loss for the year	-13

Statement of financial position:

Balance sheet total	40
Equity	28

The financial highlights for 2023 solely comprise the period 27 January 2023 - 31 December 2023.

Management's review

Description of key activities of the company

The company's activity has consisted of management of real estate and commercial leases on a contractual basis.

Development in activities and financial matters

The gross loss for the year totals DKK -12.500. Income or loss from ordinary activities after tax totals DKK -12.500. Management considers the net profit or loss for the year satisfactory.

Events occurring after the end of the financial year

No events have occurred subsequent to the balance sheet date, which would have material impact on the financial position of the company.

Accounting policies

The annual report for Realm DK 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, write-downs 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 other external costs.

Other external expenses comprise expenses incurred for administration.

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.

Accounting policies

Statement of financial position

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

In order to meet expected losses, impairment takes place at the net realisable value. The company has chosen to use IAS 39 as a basis for interpretation when recognising impairment of financial assets, which means that impairments must be made to offset losses where an objective indication is deemed to have occurred that an account receivable or a portfolio of accounts receivable is impaired. If an objective indication shows that an individual account receivable has been impaired, an impairment takes place at individual level.

Income tax and deferred tax

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.

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 is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

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 other payables are measured at amortised cost which usually corresponds to the nominal value.

Income statement

All amounts in DKK.

<u>Note</u>	27/1 2023 - 31/12 2023
Gross loss	-12.500
Pre-tax net profit or loss	-12.500
Tax on net profit or loss for the year	<u>0</u>
Net profit or loss for the year	<u>-12.500</u>
Proposed distribution of net profit:	
Allocated from retained earnings	<u>-12.500</u>
Total allocations and transfers	<u>-12.500</u>

Balance sheet

All amounts in DKK.

<u>Note</u>	<u>31/12 2023</u>
Assets	
Current assets	
Receivables from group enterprises	<u>40.000</u>
Total receivables	<u>40.000</u>
Total current assets	<u>40.000</u>
Total assets	<u>40.000</u>

Balance sheet

All amounts in DKK.

Equity and liabilities	<u>31/12 2023</u>
<u>Note</u>	
Equity	
Contributed capital	40.000
Retained earnings	-12.500
Total equity	<u>27.500</u>
 Liabilities other than provisions	
Other payables	12.500
Total short term liabilities other than provisions	<u>12.500</u>
 Total liabilities other than provisions	<u>12.500</u>
 Total equity and liabilities	<u>40.000</u>

1 Contingencies

Statement of changes in equity

All amounts in DKK.

	Contributed capital	Retained earnings	Total
	<hr/>	<hr/>	<hr/>
Equity 27 January 2023	40.000	0	40.000
Retained earnings for the year	0	-12.500	-12.500
	<hr/> 40.000 <hr/>	<hr/> -12.500 <hr/>	<hr/> 27.500 <hr/>

Notes

All amounts in DKK.

1. Contingencies

Contingent assets

The company has not recognized a deferred tax of t.DKK 3 due to uncertainty regarding future usage. The tax asset has not been recognized in the balance sheet, as it is uncertain when the loss can be utilized in the future earnings.