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# *ERP Poppelhuset Holding ApS*

Meldahlsgade , 5,1, DK-1613 København V

Annual Report for  
22 November 2023 - 31 December 2023

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CVR No. 44 44 95 44

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 2/4 2024

Åke Anders Henrik  
Skoog  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Annual Report of ERP Poppelhuset Holding ApS for the financial year 22 November - 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 financial position at 31 December 2023 of the Company and of the results of the Company operations for 2023.

We recommend that the Annual Report be adopted at the Annual General Meeting.

København V, 2 April 2024

## Executive Board

John Åke Marcus Arvidsson  
Executive Officer

Åke Anders Henrik Skoog  
Executive Officer

Jenny Karin Elisabet Tuleby  
Executive Officer

# Independent Auditor's report

To the shareholder of ERP Poppelhuset Holding ApS

## Opinion

In our 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 22 November - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of ERP Poppelhuset Holding ApS for the financial year 22 November - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

## 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' 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 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.

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.

# Independent Auditor's report

- 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.

Hellerup, 2 April 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

René Otto Poulsen

State Authorised Public Accountant

mne26718

## Company information

### The Company

ERP Poppelhuset Holding ApS  
Meldahlsgade , 5,1  
DK-1613 København V

CVR No: 44 44 95 44

Financial period: 22 November - 31 December

Incorporated: 22 November 2023

Financial year: 1st financial year

Municipality of reg. office: København

### Executive Board

John Åke Marcus Arvidsson  
Åke Anders Henrik Skoog  
Jenny Karin Elisabet Tuleby

### Auditors

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

## Income statement 22 November - 31 December

	Note	2023
		DKK 1 months
<b>Gross profit/loss</b>		<b>-140,900</b>
Financial income	2	714,743
Financial expenses	3	-37,629,125
<b>Profit/loss before tax</b>		<b>-37,055,282</b>
Tax on profit/loss for the year		0
<b>Net profit/loss for the year</b>		<b>-37,055,282</b>
 <b>Distribution of profit</b>		
		2023
		DKK
<b>Proposed distribution of profit</b>		
Retained earnings		-37,055,282
		<b>-37,055,282</b>

# Balance sheet 31 December

## Assets

	Note	2023
		DKK
Investments in subsidiaries	4	58,862,152
<b>Fixed asset investments</b>		<b>58,862,152</b>
<b>Fixed assets</b>		<b>58,862,152</b>
Receivables from group enterprises		54,240,000
Other receivables	5	40,000
<b>Receivables</b>		<b>54,280,000</b>
<b>Current assets</b>		<b>54,280,000</b>
<b>Assets</b>		<b>113,142,152</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2023
		DKK
Share capital		40,001
Retained earnings		56,541,208
<b>Equity</b>		<b>56,581,209</b>
Credit institutions		366
Trade payables		1,686,572
Payables to group enterprises		54,874,005
<b>Short-term debt</b>		<b>56,560,943</b>
<b>Debt</b>		<b>56,560,943</b>
<b>Liabilities and equity</b>		<b>113,142,152</b>
Key activities	1	
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Cash payment concerning formation of entity	40,000	0	40,000
Cash capital increase	1	93,596,490	93,596,491
Net profit/loss for the year	0	-37,055,282	-37,055,282
<b>Equity at 31 December</b>	<b>40,001</b>	<b>56,541,208</b>	<b>56,581,209</b>

# Notes to the Financial Statements

## 1. Key activities

The Company's key activity is to own shares in property development companies as well as other related businesses.

	<u>2023</u> DKK 1 months
<b>2. Financial income</b>	
Interest received from group enterprises	672,575
Other financial income	184
Exchange gains	<u>41,984</u>
	<u>714,743</u>

	<u>2023</u> DKK 1 months
<b>3. Financial expenses</b>	
Impairment losses on financial assets	36,861,786
Interest paid to group enterprises	335,739
Other financial expenses	<u>431,600</u>
	<u>37,629,125</u>

## Notes to the Financial Statements

	<u>2023</u> DKK
<b>4. Investments in subsidiaries</b>	
Cost at 22 November	0
Additions for the year	<u>95,723,938</u>
Cost at 31 December	<u>95,723,938</u>
Revaluations for the year, net	<u>-36,861,786</u>
Value adjustments at 31 December	<u>-36,861,786</u>
<b>Carrying amount at 31 December</b>	<b><u>58,862,152</u></b>

Investments in subsidiaries are specified as follows:

<u>Name</u>	<u>Place of registered office</u>	<u>Share capital</u>	<u>Owner-ship</u>	<u>Equity</u>	<u>Net profit/loss for the year</u>
ERP Poppelhuset ApS	Meldahls­gade , 5,1, DK-1613 København V	40,001	100%	58,862,152	27,510,672

	<u>2023</u> DKK
<b>5. Other receivables</b>	
Other receivables	<u>40,000</u>
	<b><u>40,000</u></b>

## 6. Contingent assets, liabilities and other financial obligations

### Contingent assets

Deferred tax assets amounts to 8,152 t.kr. Due to uncertainty to realisation hereof the asset is not recognized.

# Notes to the Financial Statements

## 6. Contingent assets, liabilities and other financial obligations

### Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of ISO III Copenhagen Holdco ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

# Notes to the Financial Statements

## 7. Accounting policies

The Annual Report of ERP Poppelhuset Holding 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 selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2023 are presented in DKK.

### Recognition and measurement

All expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

### Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

### Income statement

#### Other external expenses

Other external expenses comprise expenses for premises, sales as well as office expenses, etc.

#### Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss comprises of other external expenses.

#### Income from investments in subsidiaries

Dividends from subsidiaries are recognised as income in the income statement when adopted at the General Meeting of the subsidiary. However, dividends relating to earnings in the subsidiary before it was acquired by the Parent Company are set off against the cost of the subsidiary.

# Notes to the Financial Statements

## Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

## Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with an associated company. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

## Balance sheet

### Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

### Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

### Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

### Financial liabilities

Loans, such as loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.