Lene Bjerre Design A/S

Skalhuse 10, 9240 Nibe

CVR no. 77 88 53 15

Annual report 2021

Approved at the Company's annual general meeting on 11 July 2022

Chair of the meeting:

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Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Lene Bjerre Design A/S for the financial year 1 January - 31 December 2021.

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 of the Company at 31 December 2021 and of the results of the Company's operations for the financial year 1 January - 31 December 2021.

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

We recommend that the annual report be approved at the annual general meeting.

Nibe, 11 July 2022
Executive Board:

Bjarne Poulsen
Managing director

Board of Directors:

Bjarne Poulsen	Wolfgang Georg Kilian	Suzanne Sand Poulsen

Independent auditor's report

To the shareholders of Lene Bjerre Design A/S

Opinion

We have audited the financial statements of Lene Bjerre Design A/S for the financial year 1 January - 31 December 2021, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 December 2021 and of the results of the Company's operations for the financial year 1 January - 31 December 2021 in accordance with the Danish Financial Statements Act.

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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 ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Material uncertainty related to going concern

We wish to draw attention to the material uncertainty that may cast significant doubt to the Company's ability to continue as a going concern. We refer to note 2 to the financial statements, which states that it is uncertain whether cash resources and funding for the financing of the Company's operations and the necessary investments in the coming years can be obtained. However, as Management believesthat this will be obtained, the financial statements have been prepared on a going concern basis. We have not modified our opinion in respect of this matter.

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 as to 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 the 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:

Independent auditor's report

- 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.
- 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 note 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.

Statement on the Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the Management's review, 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's review and, in doing so, consider whether the Management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Aalborg, 11 July 2022
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Henrik K. Andersen
State Authorised Public Accountant
mne36193

Management's review

Company details

Name	Lene Bjerre Design A/S
Address, Postal code, City	Skalhuse 10, 9240 Nibe
CVR no.	77 88 53 15
Established	21 June 1985
Registered office	Aalborg
Financial year	1 January - 31 December
Board of Directors	Bjarne Poulsen Wolfgang Georg Kilian Suzanne Sand Poulsen
Executive Board	Bjarne Poulsen, Managing director
Auditors	EY Godkendt Revisionspartnerselskab Vestre Havnepromenade 1A, 9000 Aalborg, Denmark

Management's review

Business review

The company's activities consist of design, development and sale of interior products in more than 20 countries.

Financial review

The income statement for 2021 shows a loss of DKK 1,283 thousand against a profit of DKK 14,757 thousand last year, and the balance sheet at 31 December 2021 shows equity of DKK 8,114 thousand.

Management considers the Company's financial performance in the year satisfactory under the given market circumstances. The massive digitalization process of the company, which was more costly and problematic than expected, now shows its values, and the company has been able to gain high growth rates with both Cross Border and National Onliners in more countries.

Material uncertainty related to going concern

In 2021, the Company realised a loss before tax of DKK 1.6 million. This was below budget, as the management originally had expected a positive result in the range of DKK 3 million. One of the main reasons for the loss was the significant increase in freight rates during 2021.

The Company has realised a significant growth in sales compared to 2020, and the result before net financials has increased by DKK 8,3 million compared to 2020. Due to the growth in sales the receivables have increased by DKK 5.0 million compared to 31 December 2020. Furthermore, management has increased inventory levels with DKK 7,8 million compared to 31 December 2020. The increase in inventories and trade receivables has partly been financed by two Covid 19-realted loans granted during 2021, which means that long term debt has increased DKK 6,8 million compared to 31 December 2020. The cash resources in 2021 were sufficient to carry out the operations and planned activities in 2021 despite the negative result. Net bank debt totals DKK 127 thousand as of 31 December 2021.

The Company's interim financial statements as of 31 May 2022 shows a loss before tax due to normal season variations and is overall in line with the budget

With the current size of the business medio 2022, and the seasonality of the business, it is necessary to obtain further credit facilities and/or other external financing to carry out the planned activities and operations for 2022. According to the Company's budget for 2022 the Company needs DKK 4.5 to 5 million to carry out the activities and operations until 31 December 2022.
End of June 2022 there is ongoing discussions with potential external investors and current investors to invest further capital into the company. The discussions between the investors are ongoing. As of the signing date of this annual report, the financing plan is not finalised. If further financing and credit facilities is not obtained the Company may not be able to realize its assets and meet its obligations as part of normal operations. Based on this, there is significant uncertainty regarding going concern. Management assesses that it is likely that a deal regarding external financing and credit facilities will be signed before end of August 2022. Based thereon, the financial statements for 2021 are prepared on the basis of going concern.

Outlook

The company expects a positive result in the range of DKK 0-1 million before tax in 2022.
The company has realized a result in line with budget, as of may 2022.

Financial statements 1 January - 31 December

Income statement

Note		2021 DKK	2020 DKK'000
	Gross profit	13,632,237	6,011
4	Staff costs	-12,391,858	-13,183
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-2,164,546	-2,070
	Profit/loss before net financials	-924,167	-9,242
5	Financial income	427,254	24,568
	Financial expenses	-1,122,119	-1,350
	Profit/loss before tax	-1,619,032	13,976
6	Tax for the year	336,000	781
	Profit/loss for the year	-1,283,032	14,757
	Recommended appropriation of profit/loss		
	Retained earnings/accumulated loss	-1,283,032	14,757
		-1,283,032	14,757

Financial statements 1 January - 31 December

Balance sheet

Note		2021 DKK	2020 DKK'000
	ASSETS		
	Fixed assets		
7	Intangible assets		
	Software and website	8,591,331	8,954
	Trademark rights	65,751	133
		8,657,082	9,087
8	Property, plant and equipment		
	Land and buildings	11,808,944	12,325
	Plant and machinery	1,263,681	857
		13,072,625	13,182
	Investments		
	Deposits	125,000	125
		125,000	125
	Total fixed assets	21,854,707	22,394
	Non-fixed assets		
	Inventories		
	Finished goods and goods for resale	17,137,265	9,307
		17,137,265	9,307
	Receivables		
	Trade receivables	7,434,261	2,383
	Receivables from associates	21,342	0
9	Deferred tax assets	1,117,000	781
	Other receivables	260,488	55
	Prepayments	1,315,993	764
		10,149,084	3,983
	Cash	1,129,314	1,690
	Total non-fixed assets	28,415,663	14,980
	TOTAL ASSETS	50,270,370	37,374

Financial statements 1 January - 31 December

Balance sheet

Note		2021 DKK	2020 DKK'000
	EQUITY AND LIABILITIES		
	Equity		
10	Share capital	2,000,000	2,000
	Retained earnings	6,114,073	7,397
	Total equity	8,114,073	9,397
	Liabilities other than provisions		
11	Non-current liabilities other than provisions		
	Mortgage debt	6,647,185	7,480
	Other credit institutions	15,020,468	8,927
	Other payables	1,882,772	1,187
		23,550,425	17,594
	Current liabilities other than provisions		
11	Short-term part of long-term liabilities other than provisions	1,712,764	846
	Bank debt	1,256,308	320
	Other credit institutions	3,681,755	0
	Trade payables	4,817,501	3,701
	Other payables	7,137,544	5,516
		18,605,872	10,383
	Total liabilities other than provisions	42,156,297	27,977
	TOTAL EQUITY AND LIABILITIES	50,270,370	37,374

1 Accounting policies
2 Capital and liquidity conditions
3 Special items
12 Contractual obligations and contingencies, etc.
13 Collateral

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Retained earnings	Total
Equity at 1 January 2021	2,000,000	7,397,105	9,397,105
Transfer through appropriation of loss	0	-1,283,032	-1,283,032
Equity at 31 December 2021	2,000,000	6,114,073	8,114,073

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Lene Bjerre Design A/S for 2021 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

Effective from the financial year 2021, the Company has implemented amending act no. 1716 of 27 December 2018 to the Danish Financial Statements Act. The implementation of the amending act has not affected the Company's accounting policies on recognition and measurement of assets and liabilities but has solely entailed a requirement for further disclosures. The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost in the balance sheet and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are included in "Other receivables" and "Other payables", respectively.

Fair value adjustments of derivative financial instruments designated as and qualifying for recognition as a hedge of the fair value of a recognised asset or liability are recognised in the income statement along with changes in the fair value of the hedged asset or liability.

Income statement

Revenue

The Company has chosen IAS 18 as interpretation for revenue recognition.

Income from the sale of goods for resale and finished goods, is recognised in revenue when the most significant rewards and risks have been transferred to the buyer and provided the income can be measured reliably and payment is expected to be received.

Gross profit

The items revenue, change in inventories of finished goods and work in progress, work performed for own account and capitalised, other operating income and external expenses have been aggregated into one item in the income statement called gross margin in accordance with section 32 of the Danish Financial Statements Act.

Other operating income

Other operating income comprise items of a secondary nature relative to the Company's core activities, including gains on the sale of fixed assets.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Staff costs

Staff costs include wages and salaries, including compensated absence and pension to the Company's employees, as well as other social security contributions, etc. The item is net of refunds from public authorities.

Amortisation/depreciation

The item comprises amortisation/depreciation of intangible assets and property, plant and equipment.

The basis of amortisation, which is calculated as cost less any residual value, is amortised on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Software and website	3-10 years
Trademark rights	10 years

Acquired rights are depreciated over a longer period than 5 years. The useful life is determined taking into account the period in which the company expects to exercise the rights.

Depreciation is based on the residual value of the asset and is reduced by impairment losses, if any. The depreciation period and the residual value are determined at the acquisition date and are reassessed annually. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised.

In the case of changes in the depreciation period or the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	20-40 years
Plant and machinery	3-5 years

Depreciation is based on the residual value of the asset and is reduced by impairment losses, if any. The depreciation period and the residual value are determined at the acquisition date and are reassessed annually. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised.

In the case of changes in the depreciation period or the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

Land is not depreciated.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The Danish income tax charge is allocated between profit making and loss making Danish entities in proportion to their taxable income).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Intangible assets

Other intangible assets include development projects and other acquired intangible rights, including software licences, distribution rights and development projects.

Other intangible assets are measured at cost less accumulated amortisation and impairment losses.

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

Investments

Investments are measured in the balance sheet at cost. The cost price includes the acquisition price as well as costs directly associated with the acquisition.

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Inventories

Inventories are measured at cost in accordance with the FIFO method. Where the net realisable value is lower than cost, inventories are written down to this lower value.

The net realisable value of inventories is calculated as the sales amount less costs of completion and expenses required to effect the sale and is determined taking into account marketability, obsolescence and development in the expected selling price.

Goods for resale are measured at cost, which comprises the cost of acquisition plus delivery costs as well as other expenses directly attributable to the acquisition.

Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Cash

Cash and cash equivalents comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Equity

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Capital and liquidity conditions

In 2021, the Company realised a loss before tax of DKK 1.6 million. This was below budget, as the management originally had expected a positive result in the range of DKK 3 million. One of the main reasons for the loss was the significant increase in freight rates during 2021.

The Company has realised a significant growth in sales compared to 2020, and the result before net financials has increased by DKK 8,3 million compared to 2020. Due to the growth in sales the receivables have increased by DKK 5.0 million compared to 31 December 2020. Furthermore, management has increased inventory levels with DKK 7,8 million compared to 31 December 2020. The increase in inventories and trade receivables has partly been financed by two Covid 19-related loans granted during 2021, which means that long term debt has increased DKK 6,8 million compared to 31 December 2020. The cash resources in 2021 were sufficient to carry out the operations and planned activities in 2021 despite the negative result. Net bank debt totals DKK 127 thousand as of 31 December 2021.

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End of June 2022 there is ongoing discussions with potential external investors and current investors to invest further capital into the company. The discussions between the investors are ongoing. As of the signing date of this annual report, the financing plan is not finalized. If further financing and credit facilities is not obtained the Company may not be able to realize its assets and meet its obligations as part of normal operations. Based on this, there is significant uncertainty regarding going concern.

Management assesses that it is likely that a deal regarding external financing and credit facilities will be signed before end of August 2022. Based thereon, the financial statements for 2021 are prepared on the basis of going concern.

3 Special items

Special items for the year are specified below just as are the items under which they are recognised in the income statement.

	2021 DKK	2020 DKK'000
Income		
Debt forgiveness	0	24,250
Received salary compensation	0	400
	0	24,650
Expenses		
Writte downs of receivables and inventory	0	-1,890
Restructuring costs	0	-4,546
	0	-6,436
Special items are recognised in the below items of the financial statements		
Gross profit/loss	0	-3,457
Staff costs	0	-2,579
Financial income	0	24,250
Net profit on special items	0	18,214

Financial statements 1 January - 31 December

Notes to the financial statements

		2021 DKK	2020 DKK'000
4	Staff costs		
	Wages/salaries	10,519,711	11,532
	Pensions	1,306,208	1,294
	Other social security costs	226,336	201
	Other staff costs	339,603	156
		12,391,858	13,183
	Average number of full-time employees	28	31
5	Financial income		
	Other financial income	427,254	24,568
		427,254	24,568
6	Tax for the year		
	Deferred tax adjustments in the year	-336,000	-781
		-336,000	-781

7 Intangible assets

DKK	Software and website	Trademark rights	Total
Cost at 1 January 2021	17,386,249	665,769	18,052,018
Additions	959,426	14,159	973,585
Disposals	-1,439,143	-253,398	-1,692,541
Cost at 31 December 2021	16,906,532	426,530	17,333,062
Impairment losses and amortisation at 1 January 2021	8,432,072	532,547	8,964,619
Amortisation for the year	1,322,272	81,630	1,403,902
Reversal of accumulated amortisation and impairment of assets disposed	-1,439,143	-253,398	-1,692,541
Impairment losses and amortisation at 31 December 2021	8,315,201	360,779	8,675,980
Carrying amount at 31 December 2021	8,591,331	65,751	8,657,082

Financial statements 1 January - 31 December

Notes to the financial statements

8 Property, plant and equipment

DKK	Land and buildings	Plant and machinery	Total
Cost at 1 January 2021	23,135,342	6,178,899	29,314,241
Additions	56,000	594,779	650,779
Disposals	-74,000	-2,363,793	-2,437,793
Cost at 31 December 2021	23,117,342	4,409,885	27,527,227
Impairment losses and depreciation at 1 January 2021	10,809,928	5,321,824	16,131,752
Depreciation	572,470	188,173	760,643
Reversal of accumulated depreciation and impairment of assets disposed	-74,000	-2,363,793	-2,437,793
Impairment losses and depreciation at 31 December 2021	11,308,398	3,146,204	14,454,602
Carrying amount at 31 December 2021	11,808,944	1,263,681	13,072,625
Property, plant and equipment include finance leases with a carrying amount totalling	0	111,715	111,715

9 Deferred tax assets

Deferred tax assets consist of timing differences and tax losses. The tax assets is recognized due to managements expecations to utilize this within the comming 3-5 years.

10 Share capital

Analysis of changes in the share capital over the past 5 years:

DKK	2021	2020	2019	2018	2017
Opening balance	2,000,000	1,000,000	1,000,000	550,000	550,000
Capital increase	0	1,000,000	0	550,000	550,000
	2,000,000	2,000,000	1,000,000	1,100,000	1,100,000

Financial statements 1 January - 31 December

Notes to the financial statements

11 Non-current liabilities other than provisions

DKK	Total debt at 31/12 2021	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	7,464,481	817,296	6,647,185	3,390,114
Other credit institutions	15,882,561	862,093	15,020,468	1,620,982
Other payables	1,916,147	33,375	1,882,772	1,108,540
	25,263,189	1,712,764	23,550,425	6,119,636

The subordinated loan capital remains indefinite on the part of the lender until December 2025. The subordinated loan is interest-free until 31 December 2021, after which the interest rate is 9.41%.

12 Contractual obligations and contingencies, etc.

Other contingent liabilities

The company has entered into an operational lease agreement with a remaining term of up to 96 months, a total liability of DKK 4,000 thousand, of which DKK 500 thousand is due next year.

13 Collateral

As security for debt to mortgage banks of DKK 7,758 thousand, mortgages have been given on land and buildings, with an accounting value of DKK 11,809 thousand.

The company has issued a letter of indemnity totaling DKK 15,000 thousand, which provides a mortgage on land and buildings. The indemnity letter is deposited as security for engagement with other credit institutions.

As security for other debt of DKK 33 thousand is there a registered mortgage on cars with an accounting value of DKK 37 thousand.

As security for debt to credit institutions, the company has issued a corporate mortgage of DKK 30,000 thousand. The corporate mortgage includes per. 31 December 2021 the following assets, intangible assets, other plant, equipment and fixtures and fittings, inventories, receivables, the carrying amount of which is DKK 47 thousand.