
Neohorm A/S

Nyhavn 55, DK-1051 Copenhagen

Annual Report for 2022

CVR No. 79 45 17 11

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 17/4 2023

Bjarke Sanbeck
Chairman of the
general meeting



Contents

	<u>Page</u>
Management's Statement and Auditor's Report	
Management's statement	1
Independent Auditor's report	2
Management's Review	
Company information	4
Management's review	5
Financial Statements	
Income statement 1 January - 31 December	6
Balance sheet 31 December	7
Statement of changes in equity	9
Notes to the Financial Statements	10

Management's statement

The Executive Board and Board of Directors have today considered and adopted the Financial Statements of Neohorm A/S for the financial year 1 January - 31 December 2022.

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 2022 of the Company and of the results of the Company operations for 2022.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Copenhagen, 17 April 2023

Executive Board

Thomas Larsson
CEO

Board of Directors

Eric K. Horten
Chairman

Jan Frederik Paulsen

Thomas Larsson

Bjarke Sanbeck

Independent Auditor's report

To the shareholder of Neohorm A/S

Opinion

We have audited the Financial Statements of Neohorm A/S for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 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 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.

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 audit 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 audit, 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, in our view, 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 in Management's Review.

Copenhagen, 17 April 2023

BDO

Statsautoriseret revisionsaktieselskab

CVR No 20 22 26 70

Martin Dahl Jensen

state authorised public accountant

mne34294

Company information

The Company	Neohorm A/S Nyhavn 55 DK-1051 Copenhagen CVR No: 79 45 17 11 Financial period: 1 January - 31 December Incorporated: 4 October 1985 Municipality of reg. office: Copenhagen
Board of Directors	Eric K. Horten, chairman Jan Frederik Paulsen Thomas Larsson Bjarke Sanbeck
Executive board	Thomas Larsson
Auditors	BDO Statsautoriseret revisionsaktieselskab Havneholmen 29 DK-1561 København V

Management's review

Key activities

The company's main activity are to acquire, develop and manage real property, through individual subsidiaries, if convenient, and to carry on other investment activities as directed by the supervisory board.

Development in the year

The income statement of the Company for 2022 shows a loss of DKK 181,771,785, and at 31 December 2022 the balance sheet of the Company shows positive equity of DKK 303,423,763.

The results of operations for the year were significantly affected by a total negative value adjustment of the group's properties, approx. DKK 302.5 million before tax, of which approx. DKK 283 million relate to negative value adjustment of the property in the subsidiary Soundport A/S.

The lease of the group's properties proceeded as planned.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income statement 1 January - 31 December

	Note	2022 DKK	2021 DKK
Gross loss before value adjustments		-1,080,079	-610,599
Value adjustments of assets held for investment		-3,700,000	1,500,000
Gross profit/loss after value adjustments		-4,780,079	889,401
Staff expenses	1	-251,398	-221,120
Depreciation and impairment losses of property, plant and equipment		-232,517	-230,480
Profit/loss before financial income and expenses		-5,263,994	437,801
Income from investments in subsidiaries		-174,033,542	162,703,443
Financial income	2	6,565,053	3,530,000
Financial expenses	3	-11,221,882	-13,746,104
Profit/loss before tax		-183,954,365	152,925,140
Tax on profit/loss for the year	4	2,182,580	2,151,228
Net profit/loss for the year		-181,771,785	155,076,368

Distribution of profit

	2022 DKK	2021 DKK
Proposed distribution of profit		
Reserve for net revaluation under the equity method	-128,697,313	57,954,769
Retained earnings	-53,074,472	97,121,599
	-181,771,785	155,076,368

Balance sheet 31 December

Assets

	Note	2022 DKK	2021 DKK
Investment properties	5	21,000,000	24,700,000
Other fixtures and fittings, tools and equipment	6	808,174	968,704
Prepayments for property, plant and equipment	6	0	64,312
Property, plant and equipment		<u>21,808,174</u>	<u>25,733,016</u>
Investments in subsidiaries	7	487,942,128	642,763,739
Receivables from group enterprises		403,848,150	373,348,150
Other receivables		7,344,375	7,500,000
Fixed asset investments		<u>899,134,653</u>	<u>1,023,611,889</u>
Fixed assets		<u>920,942,827</u>	<u>1,049,344,905</u>
Other receivables		156,919	257,835
Deferred tax asset		3,070,809	1,248,336
Corporation tax		360,107	735,417
Prepayments		41,989	7,808
Receivables		<u>3,629,824</u>	<u>2,249,396</u>
Cash at bank and in hand		<u>106,771,928</u>	<u>3,034,455</u>
Current assets		<u>110,401,752</u>	<u>5,283,851</u>
Assets		<u>1,031,344,579</u>	<u>1,054,628,756</u>

Balance sheet 31 December

Liabilities and equity

	Note	2022	2021
		DKK	DKK
Share capital		20,000,000	20,000,000
Share premium account		50,541,871	50,541,871
Reserve for net revaluation under the equity method		0	109,498,912
Retained earnings		232,881,892	285,956,364
Equity		303,423,763	465,997,147
Mortgage loans		8,582,648	8,960,673
Payables to group enterprises		481,303,556	572,465,490
Other payables		223,050,000	0
Long-term debt	8	712,936,204	581,426,163
Mortgage loans	8	404,143	531,019
Trade payables		2,617,501	1,551,178
Payables to group enterprises		11,832,872	4,991,634
Other payables	8	130,096	131,615
Short-term debt		14,984,612	7,205,446
Debt		727,920,816	588,631,609
Liabilities and equity		1,031,344,579	1,054,628,756
Contingent assets, liabilities and other financial obligations	9		
Related parties	10		
Accounting Policies	11		

Statement of changes in equity

	Share capital	Share premium account	Reserve for net revaluation under the equity method	Retained earnings	Total
	DKK	DKK	DKK	DKK	DKK
Equity at 1 January	20,000,000	50,541,871	109,498,912	285,956,364	465,997,147
Revaluation for the year	0	0	-128,697,313	0	-128,697,313
Other equity movements	0	0	24,613,334	0	24,613,334
Tax on other equity movements	0	0	-5,414,933	0	-5,414,933
Net profit/loss for the year	0	0	0	-53,074,472	-53,074,472
Equity at 31 December	20,000,000	50,541,871	0	232,881,892	303,423,763

Notes to the Financial Statements

	2022	2021
	DKK	DKK
1. Staff Expenses		
Wages and salaries	245,234	220,711
Other social security expenses	5,206	409
Other staff expenses	958	0
	<u>251,398</u>	<u>221,120</u>
Average number of employees	<u>1</u>	<u>1</u>
	2022	2021
	DKK	DKK
2. Financial income		
Interest received from group enterprises	5,949,278	3,432,786
Other financial income	615,433	97,134
Exchange adjustments	342	80
	<u>6,565,053</u>	<u>3,530,000</u>
	2022	2021
	DKK	DKK
3. Financial expenses		
Impairment losses on financial assets	0	7,500,000
Interest paid to group enterprises	8,511,413	4,554,605
Other financial expenses	2,380,606	1,556,931
Exchange adjustments, expenses	329,863	134,568
	<u>11,221,882</u>	<u>13,746,104</u>
	2022	2021
	DKK	DKK
4. Income tax expense		
Current tax for the year	-360,107	-735,417
Deferred tax for the year	-1,822,473	-1,415,811
	<u>-2,182,580</u>	<u>-2,151,228</u>

Notes to the Financial Statements

5. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	14,905,445
Cost at 31 December	14,905,445
Value adjustments at 1 January	9,794,555
Revaluations for the year	-3,700,000
Value adjustments at 31 December	6,094,555
Carrying amount at 31 December	21,000,000

Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods. The determination of fair value is based on a Discounted Cash Flow model, and Management uses accounting estimates when determining the fair value. The use of accounting estimates implies that the statement of fair value is subject to some uncertainty. The fair value is stated based on assumptions that Management considers probable and realistic. Management reassesses assumptions on a current basis, and any changes to the assumptions are reflected in the fair value.

The fair value of Nyhavn 55, 1051 Copenhagen K (Residential with meeting facilities) has been calculated based on the following assumptions:

	2022	2021
The fair value of investment properties amounts to	21,000,000	24,700,000
Value adjustment, income statement	-3,700,000	1,500,000
Budget period	10 years	
Maintenance costs in % of rental income	2.97%	2.25%
Discount rate	3%	3.5%
Inflation	2%	
Market rent	714,500 DKK	940,500 DKK

Notes to the Financial Statements

6. Property, plant and equipment

	Other fixtures and fittings, tools and equipment	Prepayments for property, plant and equipment
	DKK	DKK
Cost at 1 January	4,655,869	64,312
Additions for the year	85,632	0
Disposals for the year	-68,221	-64,312
Cost at 31 December	<u>4,673,280</u>	<u>0</u>
Impairment losses and depreciation at 1 January	3,687,165	0
Depreciation for the year	232,517	0
Reversal of impairment and depreciation of sold assets	-54,576	0
Impairment losses and depreciation at 31 December	<u>3,865,106</u>	<u>0</u>
Carrying amount at 31 December	<u>808,174</u>	<u>0</u>

Notes to the Financial Statements

	2022	2021
	DKK	DKK
7. Investments in subsidiaries		
Cost at 1 January	485,693,572	505,193,572
Additions for the year	0	30,000,000
Disposals for the year	0	-49,500,000
Cost at 31 December	<u>485,693,572</u>	<u>485,693,572</u>
Value adjustments at 1 January	157,070,167	38,308,263
Disposals for the year	13,530	47,571,255
Net profit/loss for the year	-174,033,542	163,904,768
Dividend to the Parent Company	0	-105,950,000
Other equity movements, net	19,198,401	13,235,881
Value adjustments at 31 December	<u>2,248,556</u>	<u>157,070,167</u>
Carrying amount at 31 December	<u>487,942,128</u>	<u>642,763,739</u>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Votes	Ownership	Equity	Net profit/loss for the year
Industrih olmen 1 ApS	Nyhavn 55, 1051 København K	1,000,000	100%	100%	51,559,202	-2,280,046
Stamholm en 217 ApS	Nyhavn 55, 1051 København K	300,000	100%	100%	34,942,037	-2,245,668
Roskilde ApS	Nyhavn 55, 1051 København K	1,000,000	100%	100%	25,180,373	269,084
Soundport A/S	Nyhavn 55, 1051 København K	45,000,000	100%	100%	376,260,516	-169,763,382
					<u>487,942,128</u>	<u>-174,020,012</u>

Notes to the Financial Statements

8. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2022</u>	<u>2021</u>
	DKK	DKK
Mortgage loans		
After 5 years	6,845,817	6,851,936
Between 1 and 5 years	<u>1,736,831</u>	<u>2,108,737</u>
Long-term part	8,582,648	8,960,673
Within 1 year	<u>404,143</u>	<u>531,019</u>
	<u>8,986,791</u>	<u>9,491,692</u>
Payables to group enterprises		
After 5 years	<u>481,303,556</u>	<u>572,465,490</u>
Long-term part	<u>481,303,556</u>	<u>572,465,490</u>
Within 1 year	0	0
Other short-term debt to group enterprises	<u>11,832,872</u>	<u>4,991,634</u>
Short-term part	<u>11,832,872</u>	<u>4,991,634</u>
	<u>493,136,428</u>	<u>577,457,124</u>
Other payables		
After 5 years	0	0
Between 1 and 5 years	<u>223,050,000</u>	<u>0</u>
Long-term part	223,050,000	0
Within 1 year	0	0
Other short-term payables	<u>130,096</u>	<u>131,615</u>
	<u>223,180,096</u>	<u>131,615</u>

Notes to the Financial Statements

	2022	2021
	DKK	DKK

9. Contingent assets, liabilities and other financial obligations

Charges and security

The following assets have been placed as security with mortgage credit institutes:

Land and buildings with a carrying amount of	21,000,000	24,700,000
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The following assets have been placed as security with bankers:

Pledge of unlisted shares in subsidiary as security for a credit line in the subsidiary. Carrying amount of the subsidiary	376,260,516	526,825,496
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Guarantee obligations

An absolute guarantee to Nykredit for loans to the subsidiary Stamholmen 217 ApS (CVR No 17149385) is provided. Outstanding debts of	13,222,966	14,811,433
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An absolute guarantee to Realkredit Danmark for loan to the subsidiary Industriholmen 1 ApS (CVR No 20043946) is provided. Outstanding debts of	39,761,756	41,985,008
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Other contingent liabilities

The Danish 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 by the Group amounts to DKK 0. Moreover, the Danish 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.

Neohorm A/S has issued a letter of comfort to Soundport A/S so that the subsidiary may complete the construction of IPC Soundport.

Including to group enterprises

Charges and security	376,260,516	526,825,496
Guarantee obligations	52,984,722	56,796,441

10. Related parties and disclosure of consolidated financial statements

Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the smallest group:

Name	Place of registered office
Sastre Holding SA	6300-Zug Switzerland

Notes to the Financial Statements

11. Accounting policies

The Annual Report of Neohorm A/S for 2022 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 2022 are presented in DKK.

Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are 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

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences 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. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

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.

Income statement

Net sales

Revenue consists of rental income as well as other services and is recognized on a straight line-basis over the term of the lease.

Revenue is measured at the consideration received and is recognised exclusive of VAT.

Gross loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue, other operating income and other external expenses.

Staff expenses

Staff expenses comprise wages and salaries as well as payroll expenses.

Notes to the Financial Statements

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of property and plant and equipment.

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company, including gains and losses on the sale of property, plant and equipment.

Income from investments in subsidiaries

The item "Income from investments in subsidiaries" in the income statement includes the proportionate share of the profit for the year.

Financial income and expenses

Financial income and expenses comprise interest, realised and unrealised exchange adjustments, price adjustment of securities, amortisation of mortgage loans as well as extra payments and repayment under the on account taxation scheme.

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 its subsidiaries. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

Balance sheet

Investment properties and other property, plant and equipment

Investment properties

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed assets comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of investment properties has been assessed by the independent assessor firm CBRE A/S at 31 December 2022

Notes to the Financial Statements

The estimates applied are based on historical information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

Discounted Cash Flow model

The fair value of investment properties has been determined at 31 December 2022 for each property by using a Discounted Cash Flow model under which expected future cash flows are discounted to present value. The model used has thus changed from 2021, when the fair value was calculated by using a return based model. The calculations are based on property budgets for the coming years. Allowance has been made for developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The individual, budgeted cash flows are discounted at an individually fixed discount rate added a terminal value. The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

Other property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Other fixtures and fittings, tools and equipment	10-20 years
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The fixed assets' residual values are determined at nil.

Depreciation period and residual value are reassessed annually.

Impairment of fixed assets

The carrying amounts of property and plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

Investments in subsidiaries

Investments in subsidiaries are recognised and measured under the equity method.

The item "Investments in subsidiaries" in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to "Reserve for net revaluation under the equity method" under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Other fixed asset investments

Other fixed asset investments consist of other receivables.

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.

Notes to the Financial Statements

Prepayments

Prepayments comprise prepaid expenses concerning insurance premiums and subscriptions.

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.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans, such as mortgage loans and 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.