

REM PROPERTY 'S ApS

Kokbjerg 1B, 6000 Kolding
CVR-nr. 35 14 13 91

Annual Report 2024

1 January - 31 December

The Annual Report has been presented and adopted at the
Company's Annual General Meeting on 23 May 2025

Klaas Michiel Elema

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Company Details

Company	REM PROPERTY´S ApS Kokbjerg 1B 6000 Kolding
	CVR No.: 35 14 13 91 Established: 1 March 2013 Municipality: Kolding Financial Year: 1 January - 31 December
Board of Directors	Klaas Michiel Elema, chairman Willem van Nispen
Executive Board	Henrik Karlsen
Auditor	BDO Statsautoriseret revisionsaktieselskab Kolding Åpark 8A, 7. sal 6000 Kolding
Bank	Jyske Bank A/S

Management's Statement

Today the Board of Directors and Executive Board have discussed and approved the Annual Report of REM PROPERTY'S ApS for the financial year 1 January - 31 December 2024.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2024 and of the results of the Company's operations for the financial year 1 January - 31 December 2024.

The Management Commentary includes in our opinion a fair presentation of the matters dealt with in the Commentary.

We recommend the Annual Report be approved at the Annual General Meeting.

Kolding, 15 May 2025

Executive Board

Henrik Karlsen

Board of Directors

Klaas Michiel Elema
Chairman

Willem van Nispen

The Independent Auditor's Report

To the Shareholder of REM PROPERTY´S ApS

Conclusion

We have performed an extended review of the Financial Statements of REM PROPERTY´S ApS for the financial year 1 January - 31 December 2024, 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 under the Danish Financial Statements Act.

Based on the work performed in our opinion, the Financial Statements give a true and fair view of the Company's financial position at 31 December 2024 and of the results of the Company's operations for the financial year 1 January - 31 December 2024 in accordance with the Danish Financial Statements Act.

Basis for Conclusion

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR - Danish Auditors' standard on extended review of Financial Statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Auditor's Responsibilities for the Extended Review of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the financial statements in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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 Extended Review of the Financial Statements

Our responsibility is to express a conclusion on the Financial Statements. This requires that we plan and perform procedures in order to obtain limited assurance for our conclusion on the Financial Statements and in addition perform specifically required supplementary procedures to obtain further assurance for our conclusion.

An extended review comprises procedures that primarily consist of making inquiries of Management and others within the Company, as appropriate, analytical procedures and the specifically required supplementary procedures as well as evaluation of the evidence obtained.

The procedures performed in an extended review are less than those performed in an audit, and accordingly, we do not express an audit opinion on the Financial Statements.

Statement on the Management Commentary

Management is responsible for the Management Commentary.

Our conclusion on the Financial Statements does not cover the Management Commentary, and we do not express any form of assurance conclusion thereon.

The Independent Auditor's Report

In connection with our extended review of the Financial Statements, our responsibility is to read the Management Commentary and, in doing so, consider whether the Management Commentary is materially inconsistent with the Financial Statements or our knowledge obtained during the extended review, or otherwise appears to be materially misstated.

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

Based on the work we have performed, we conclude that the Management Commentary 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 the Management Commentary.

Kolding, 15 May 2025

BDO Statsautoriseret revisionsaktieselskab
CVR no. 20 22 26 70

Jørn Holm
State Authorised Public Accountant
MNE no. mne35808

Management Commentary

Principal activities

The company's activities is property rental.

Significant events after the end of the financial year

No events have occurred after the end of the financial year of material importance for the company's financial position.

Income Statement 1 January - 31 December

	Note	2024 EUR	2023 EUR '000
Gross profit		368,247	336
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Depreciation, amortisation and impairment losses for tangible assets		-133,773	-91
Profit before tax		234,474	245
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Other financial income		19,878	0
Other financial expenses	1	-250,852	-169
Profit before tax		3,500	76
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Tax on profit/loss for the year	2	-715	-15
Profit for the year		2,785	61
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Proposed distribution of profit			
Retained earnings		2,785	61
Total		2,785	61
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Balance Sheet at 31 December

Assets

	Note	2024 EUR	2023 EUR '000
Land and buildings		5,416,196	5,256
Property, plant and equipment	3	5,416,196	5,256
Non-current assets		5,416,196	5,256
<hr/>			
Other receivables		0	360
Receivables		0	360
Cash and cash equivalents		89,513	0
Current assets		89,513	360
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Assets		5,505,709	5,616
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Balance Sheet at 31 December

Equity and liabilities

	Note	2024 EUR	2023 EUR '000
Share capital		10,710	11
Retained earnings		1,133,539	1,130
Equity		1,144,249	1,141
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Provisions for deferred tax		69,336	69
Provisions		69,336	69
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Debt to mortgage credit institution		1,861,957	0
Payables to group enterprises		2,215,019	1,585
Non-current liabilities	4	4,076,976	1,585
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Debt to mortgage credit institution		70,485	0
Trade payables		0	326
Debt to Group companies		96,000	2,492
Other liabilities		48,663	3
Current liabilities		215,148	2,821
Liabilities		4,292,124	4,406
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Equity and liabilities		5,505,709	5,616
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Contingencies etc.	5		
Charges and securities	6		
Staff costs	7		

Equity

EUR	Share capital	Retained earnings	Total
Equity at 1 January 2024	10,710	1,130,754	1,141,464
Proposed profit allocation		2,785	2,785
Equity at 31 December 2024	10,710	1,133,539	1,144,249

Notes

	2024 EUR	2023 EUR '000
1 Other financial expenses		
Interest expenses to group enterprises	185,875	135
Other interest expenses	64,977	34
	250,852	169

2 Tax on profit/loss for the year		
Adjustment of deferred tax	715	15
	715	15

3 Property, plant and equipment	
EUR	Land and buildings
Cost at 1 January 2024	5,705,738
Additions	293,371
Cost at 31 December 2024	5,999,109
Depreciation and impairment losses at 1 January 2024	449,139
Depreciation for the year	133,774
Depreciation and impairment losses at 31 December 2024	582,913
Carrying amount at 31 December 2024	5,416,196

4 Long-term liabilities				
EUR	31/12 2024 total liabilities	Repayment next year	Debt outstanding after 5 years	31/12 2023 total liabilities
Debt to mortgage credit institution	1,932,442	70,485	1,606,516	0
Payables to group enterprises	2,311,019	96,000	1,831,000	2,370,180
	4,243,461	166,485	3,437,516	2,370,180

5 | Contingencies etc.

Joint liabilities

The Company is jointly and severally liable together with the Parent Company and the other group companies in the joint taxable group for tax on the group's joint taxable income and for certain possible withholding taxes, such as dividend tax, etc.

Tax payable on the Group's joint taxable income is stated in the annual report of ESA Trucks Danmark A/S, which serves as management Company for the joint taxation.

Notes

6 | Charges and securities

As security for debt to mortgage banks, EUR ('000) 1,973, a mortgage has been given on land and buildings, the accounting value of which as of December 31, 2024 is EUR ('000) 5,416

	2024	2023
7 Staff costs		
Average number of full time employees	1	1

Accounting Policies

The Annual Report of REM PROPERTY´S ApS for 2024 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class B and certain provisions applying to reporting class C.

The Annual Report is prepared consistently with the accounting principles applied last year.

Income Statement

Net revenue

Rental income is accrued so that they cover the period up to the year end.

Rental income and expenses have been accrued to cover the period up to the end of the financial year. Payments charged to cover heating are not included in rental income.

Net revenue is recognised exclusive of VAT and less duties and discounts related to the sale.

Other external expenses

Other external expenses include cost of sales, advertising, administration, buildings, etc.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies, amortisation of financial assets and liabilities as well as charges and allowances under the tax-on-account scheme etc. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

Tax

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that may be attributed to the profit for the year, and is recognised directly in the equity by the portion that may be attributed to entries directly to the equity.

Accounting Policies

Balance Sheet

Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and write-down. Land is not depreciated.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used. As regards self-manufactured assets, the cost price includes cost of materials, components, subcontractors, direct payroll and indirect production costs.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value:

	<i>Useful life</i>	<i>Residual value</i>
Buildings	10-40 years	0%

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Impairment of fixed assets

The carrying amount of intangible and tangible fixed assets together with investments, which are not measured at fair value, are valued on an annual basis for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the net realisable value is lower than the carrying amount, write-down is provided to the lower value.

The recoverable amount is calculated at the higher of net selling price and capital value. The capital value is determined as the fair value of the expected net cash flows from the use of the asset or group of assets and the expected net cash flows from sale of the asset or group of assets after the end of its useful life.

Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is reduced by write-down to meet expected losses.

Write-off is performed to provide for losses when an objective indication has been assessed to have incurred that a receivable or a portfolio of receivables are impaired. If there is an objective indication that an individual receivable is impaired, the write-off is performed at individual level.

Write-off is determined as the difference between the carrying amount of receivables and the present value of the expected cash flows, including realisable value of any received collaterals. The effective interest rate is used as discount rate for the single receivable or portfolio.

Accounting Policies

Tax payable and deferred tax

Current tax liabilities and receivable current tax are recognised in the balance sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

The Company is subject to joint taxation with Danish group companies. The current corporation tax is distributed among the joint taxable companies in proportion to their taxable income and with full allocation and refund related to tax losses. The joint taxable companies are included in the on account tax scheme. Joint taxation contributions receivable and payable are recognised in the Balance Sheet under current assets and liabilities, respectively.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured at the expected realisable value of the asset, either by set-off against 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 under the legislation in force on the balance sheet date would be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

Liabilities

Financial liabilities are recognised at the time of borrowing by the amount of proceeds received less borrowing costs. In subsequent periods, the financial liabilities are measured at amortised cost equal to the capitalised value when using the effective interest, the difference between the proceeds and the nominal value being recognised in the income statement over the term of loan.

Amortised cost of current liabilities usually corresponds to nominal value.

Foreign currency translation

Transactions in foreign currencies are translated at the rate of exchange on the transaction date. Exchange differences arising between the rate on the transaction date and the rate on the payment date are recognised in the income statement as a financial income or expense.

Receivables, payables and other monetary items in foreign currencies that are not settled on the balance sheet date are translated at the exchange rate on the balance sheet date. The difference between the exchange rate on the balance sheet date and the exchange rate at the time of occurrence of the receivables or payables is recognised in the income statement as financial income or expenses.

Fixed assets acquired in foreign currencies are translated at the rate of exchange on the transaction date.