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Amaliegade 35 A
1256 København K
CVR No. 37323632

The Annual General Meeting adopted the
annual report on 30.06.2025

Designbrokers Hospitality DK ApS | Contents

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Entity details

Entity

Designbrokers Hospitality DK ApS
Amaliegade 35 A
1256København K

Business Registration No.: 37323632
Registered office: København
Financial year: 01.05.2024- 30.04.2025

Board of Directors

Flemming Ib Windfeld, chairman
Henrik Holmrís Hansen
Henrik Sykes Bjerregaard

Executive Board

Jesper Steen Kempinska-Larsen

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
City Tower, Værkmestergade 2
8000 Aarhus C

Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Designbrokers Hospitality DK ApS for the financial year 01.05.2024 - 30.04.2025.

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 Entity's financial position at 30.04.2025 and of the results of its operations for the financial year 01.05.2024 - 30.04.2025.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Bjerringbro, 30.06.2025

Executive Board

Jesper Steen Kempinska-Larsen

Board of Directors

Flemming Ib Windfeld
chairman

Henrik Holmrís Hansen

Henrik Sykes Bjerregaard

Independent auditor's report

To the shareholders of Designbrokers Hospitality DK ApS

Opinion

We have audited the financial statements of Designbrokers Hospitality DK ApS for the financial year 01.05.2024 - 30.04.2025, which comprise the 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 Entity's financial position at 30.04.2025 and of the results of its operations for the financial year 01.05.2024 - 30.04.2025 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with

the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

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 of the management commentary.

Aarhus, 30.06.2025

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Jacob Nørmark

State Authorised Public Accountant
Identification No (MNE) mne30176

Chris Middelhede

State Authorised Public Accountant
Identification No (MNE) mne45823

Management commentary

Financial highlights

	2024/25 DKK'000	2023/24 DKK'000	2022/23 DKK'000	2021/22 DKK'000
Key figures				
Gross profit/loss	14,803	13,791	18,635	26,132
Operating profit/loss	7,044	4,407	10,975	18,860
Net financials	1,850	1,566	1,085	501
Profit/loss for the year	6,937	4,658	9,345	15,097
Total assets	68,025	60,984	71,921	60,621
Equity	31,086	29,149	24,491	15,146
Ratios				
Return on equity (%)	27.78	17.37	47.15	199.35
Equity ratio (%)	45.70	47.80	34.05	24.98

The summary of financial highlights and key figures only contains key figures from the past four financial years, since the company has transitioned to accounting class C from the financial year 2022/23.

Financial highlights are defined and calculated in accordance with the current version of "Recommendations & Ratios" issued by the CFA Society Denmark.

Return on equity (%) :

$\frac{\text{Profit/loss for the year} * 100}{\text{Average equity}}$

Equity ratio (%) :

$\frac{\text{Equity} * 100}{\text{Total assets}}$

Primary activities

The company is a leading sales and design house developing and installing innovative interior design solutions for spaces primarily within the hospitality segment, with hotels, restaurants and student housing being the most significant.

Development in activities and finances

Continued delays of ongoing customer projects as well as the initiation of new projects had a negative impact on the activity of 24/25. The profit for the year was consequentially negatively impacted by this and ended at DKK 6,9m.

Profit/loss for the year in relation to expected developments

The profit of the year is DKK 6,9m, which is not considered satisfactory as it is below the original expectations.

Outlook

At the end of the financial year the order backlog was high and combined with the strategic positioning within the hospitality business as well as the increased activity for the student housing; a continued high level of activity is expected for the coming financial year.

Consequently, it is management's expectation that the activity and profitability for 2025/26 will revert to a level similar to 2022/23.

Environmental performance

The company is part of the strategy of the parent company HOLMRIS B8 A/S. The group has implemented an overall strategy for its environmental efforts.

Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Income statement for 2024/25

	Notes	2024/25 DKK	2023/24 DKK
Gross profit/loss		14,802,744	13,790,628
Staff costs	1	(7,758,853)	(9,383,137)
Operating profit/loss		7,043,891	4,407,491
Other financial income	2	1,995,349	1,755,537
Other financial expenses		(144,856)	(190,021)
Profit/loss before tax		8,894,384	5,973,007
Tax on profit/loss for the year	3	(1,957,232)	(1,315,112)
Profit/loss for the year	4	6,937,152	4,657,895

Balance sheet at 30.04.2025

Assets

	Notes	2024/25 DKK	2023/24 DKK
Trade receivables		20,425,601	20,244,568
Contract work in progress	5	12,623,899	5,952,711
Receivables from group enterprises		30,201,099	27,778,429
Other receivables		4,559,562	3,888,244
Receivables		67,810,161	57,863,952
Cash		214,960	3,119,722
Current assets		68,025,121	60,983,674
Assets		68,025,121	60,983,674

Equity and liabilities

	Notes	2024/25 DKK	2023/24 DKK
Contributed capital		50,000	50,000
Retained earnings		24,036,234	24,099,082
Proposed dividend		7,000,000	5,000,000
Equity		31,086,234	29,149,082
Joint taxation contribution payable		1,957,232	1,315,112
Other payables		0	53,549
Non-current liabilities other than provisions	6	1,957,232	1,368,661
Contract work in progress	5	3,340,739	14,339,648
Trade payables		14,495,510	8,802,313
Payables to group enterprises		13,714,117	662,731
Joint taxation contribution payable		1,315,112	2,698,682
Other payables		2,116,177	3,962,557
Current liabilities other than provisions		34,981,655	30,465,931
Liabilities other than provisions		36,938,887	31,834,592
Equity and liabilities		68,025,121	60,983,674

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Statement of changes in equity for 2024/25

	Contributed capital DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	50,000	24,099,082	5,000,000	29,149,082
Ordinary dividend paid	0	0	(5,000,000)	(5,000,000)
Profit/loss for the year	0	(62,848)	7,000,000	6,937,152
Equity end of year	50,000	24,036,234	7,000,000	31,086,234

Notes

1 Staff costs

	2024/25 DKK	2023/24 DKK
Wages and salaries	6,838,228	8,182,280
Pension costs	808,864	1,092,060
Other social security costs	111,761	108,797
	7,758,853	9,383,137
Average number of full-time employees	10	12

Referring to section 98b(3)(2) of the Danish Financial Statements Act, details regarding remuneration of management has been omitted.

2 Other financial income

	2024/25 DKK	2023/24 DKK
Financial income from group enterprises	1,995,349	1,739,175
Other interest income	0	16,362
	1,995,349	1,755,537

3 Tax on profit/loss for the year

2024/25	2023/24
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	DKK	DKK
Current tax	1,957,232	1,315,112
	1,957,232	1,315,112

4 Proposed distribution of profit and loss

	2024/25 DKK	2023/24 DKK
Ordinary dividend for the financial year	7,000,000	5,000,000
Retained earnings	(62,848)	(342,105)
	6,937,152	4,657,895

5 Contract work in progress

	2024/25 DKK	2023/24 DKK
Contract work in progress	9,283,160	8,980,834
Progress billings regarding contract work in progress	0	(17,367,771)
Transferred to liabilities other than provisions	3,340,739	14,339,648
	12,623,899	5,952,711

6 Non-current liabilities other than provisions

	Due after more than 12 months 2024/25 DKK
Joint taxation contribution payable	1,957,232
	1,957,232

7 Unrecognised rental and lease commitments

	2024/25 DKK	2023/24 DKK
Liabilities under rental or lease agreements until maturity in total	287,934	534,036

8 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where HOLMRIS B8 A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is

therefore liable for income taxes etc for the jointly taxed entities and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

9 Assets charged and collateral

The company is jointly and severally liable for the group's debt to Sydbank.

The net debt, for which the company is jointly and severally liable with group companies, amounts to DKK 0 per 30.04.2025.

The company has agreed a corporate mortgage of DKK 20,000,000 for debt between HB8 Design Products A/S, HB8 Production A/S and HOLMRIS B8 A/S to Sydbank.

The accounting value of pledged assets amounts to DKK 34,323,000 per 30.04.2025.

10 Related parties with controlling interest

HOLMRIS B8 A/S CVR 21320080, Odinsvej 5, 8850 Bjerringbro owns all shares in the company and thus has decisive influence over the company.

11 Group relations

Name and registered office of the Parent preparing consolidated financial statements:

HOLMRIS B8 A/S CVR 21320080, Odinsvej 5, 8850 Bjerringbro

Accounting policies

Reporting class

This annual report has been prepared in accordance with the provisions of the Danish Financial Statements Act governing reporting class C enterprises (medium).

The accounting policies applied to these financial statements are consistent with those applied last year.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Income statement

Gross profit or loss

Gross profit or loss comprises revenue, other operating income, cost of raw materials and consumables and external expenses.

Revenue

Revenue from the sale of manufactured goods and goods for resale is recognised in the income statement when delivery is made and risk has passed to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Contract work in progress is included in revenue when delivery and transfer of risk to the buyer has taken place (invoicing method). The income is recognized thus only at the time of delivery, when the total contract sum is recognized as income.

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities including salary refunds.

Cost of sales

Cost of sales comprises goods consumed in the financial year measured at cost.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

Staff costs

Staff costs comprise salaries and wages, and social security contributions, pension contributions, etc for entity staff.

Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises, payables and transactions in foreign currencies etc.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, payables and transactions in foreign currencies etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Contract work in progress

Work in progress for third parties is measured at cost price, corresponding to the costs consumed, until the balance sheet date.

The individual work in progress is recognized in the balance sheet under receivables or payables, depending on whether the net value, calculated as the cost price minus prepayments received, is positive or negative.

Costs to obtaining the contracts as well as financing costs are recognized in the income statement when they are incurred.

Cash

Cash comprises bank deposits.

Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity.

Operating leases

Lease payments on operating leases are recognised on a straight-line basis in the income statement over the term of the lease.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

Joint taxation contributions payable or receivable

Current joint taxation contributions receivable or joint taxation contributions payable are recognised in the balance sheet, calculated as tax computed on the taxable income of the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Cash flow statement

Referring to section 86(4) of the Danish Financial Statements Act, the Entity has prepared no cash flow statement as such statement is included in the consolidated cash flow statement of Holmris B8 A/S CVR 21320080, Odinsvej 5, 8850 Bjerringbro.

