

Ejendomsselskabet

Kristian Skous Vej 6 ApS

c/o Lundsøe Køl & Frys A/S
Jellingvej 5
DK-9230 Svenstrup J

CVR no. 37 79 93 43

Annual report 2023

The annual report was presented and approved at
the Company's annual general meeting on

4 July 2024

Claus Erdmann
Chairman of the annual general meeting

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Contents

Statement by the Executive Board

Independent auditor's report

Management's review

Company details
Operating review

Financial statements 1 January – 31 December

Income statement
Balance sheet
Statement of changes in equity
Notes

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Statement by the Executive Board

The Executive Board has today discussed and approved the annual report for Ejendomsselskabet Kristian Skous Vej 6 ApS for the financial year 1 January - 31 December 2023.

The annual report has been prepared 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 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023.

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.

Svenstrup, 4 July 2024
Executive Board:

Annegien Maria Kooij
Director

Harld Johan Peters
Director



Independent auditor's report

To the shareholder of Ejendomsselskabet Kristian Skous Vej 6 ApS

Opinion

We have audited the financial statements of Ejendomsselskabet Kristian Skous Vej 6 ApS for the financial year 1 January - 31 December 2023, comprising 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 Company's assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023 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 responsibility 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made 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 company 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.



Independent auditor's report

- 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 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, 4 July 2024

KPMG
Statsautoriseret Revisionspartnerselskab
CVR no. 25 57 81 98

Steffen S. Hansen
State Authorised Public Accountant
mne32737

Simon Falker Underlien Jensen
State Authorised Public Accountant
mne50560

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Management's review

Company details

Ejendomsselskabet Kristian Skous Vej 6 ApS
c/o Lundsøe Køl & Frys A/S
Jellingvej 5
DK-9230 Svenstrup J

CVR no.: 37 79 93 43
Established: 16 June 2016
Registered office: Aalborg
Financial year: 1 January - 31 December

Executive Board

Annegien Maria Kooij, Director
Harld Johan Peters, Director

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Østre Havnegade 22D
DK-9000 Aalborg
CVR no. 25 57 81 98

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Management's review

Operating review

Principal activities

The Company's principal activity is rental of real estate. The Company was established on 16 June 2016 and owns only the property located on Kristian Skous Vej 6.

Development in activities and financial position

The Company's income statement for 2023 shows a profit of DKK 2,972 thousand as against a profit of DKK 2,702 thousand in 2022. Equity in the Company's balance sheet at 31 December 2023 stood at DKK 81,193 thousand as against DKK 78,221 thousand at 31 December 2022.

The financial year was in line with forecast, and results for the year are considered satisfactory.

Events after the balance sheet date

No events have occurred after the balance sheet date of material importance to the annual report for 2023.

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Financial statements 1 January – 31 December

Income statement

DKK'000	Note	2023	2022
Gross profit		15,136	15,544
Depreciation of property, plant and equipment		-10,803	-12,002
Operating profit		4,333	3,542
Other operating costs		-916	0
Profit before financial income and expenses		3,417	3,542
Other financial income	3	82	52
Other financial expenses		-126	-6
Profit before tax		3,373	3,588
Tax on profit for the year		-401	-886
Profit for the year		<u>2,972</u>	<u>2,702</u>
Proposed profit appropriation			
Retained earnings		2,972	2,702
		<u>2,972</u>	<u>2,702</u>

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	31/12 2023	31/12 2022
ASSETS			
Fixed assets			
Intangible assets			
Acquired intangible assets	4	0	0
Property, plant and equipment			
Land and buildings	5	55,247	59,008
Plant and machinery		30,443	37,463
Fixtures, fittings, tools and equipment		85	107
		<u>85,775</u>	<u>96,578</u>
Total fixed assets		<u>85,775</u>	<u>96,578</u>
Current assets			
Receivables			
Receivables from group entities		16,340	18,727
Prepayments		198	916
		<u>16,538</u>	<u>19,643</u>
Cash at bank and in hand		<u>0</u>	<u>1,771</u>
Total current assets		<u>16,538</u>	<u>21,414</u>
TOTAL ASSETS		<u>102,313</u>	<u>117,992</u>

Ejendomsselskabet Kristian Skous Vej 6 ApS
 Annual report 2023
 CVR no. 37 79 93 43

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	31/12 2023	31/12 2022
EQUITY AND LIABILITIES			
Equity			
Contributed capital		60	60
Retained earnings		81,133	78,161
Total equity		<u>81,193</u>	<u>78,221</u>
Provisions			
Provisions for deferred tax		1,516	1,411
Total provisions		<u>1,516</u>	<u>1,411</u>
Liabilities other than provisions			
Current liabilities other than provisions			
Trade payables		151	178
Payables to group entities		17,485	36,263
Corporation tax		1,015	1,261
Other payables, including taxes payable		953	658
		<u>19,604</u>	<u>38,360</u>
Total liabilities other than provisions		<u>19,604</u>	<u>38,360</u>
TOTAL EQUITY AND LIABILITIES		<u>102,313</u>	<u>117,992</u>

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Financial statements 1 January – 31 December

Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Total
Equity at 1 January 2023	60	78,161	78,221
Transferred over the profit appropriation	0	2,972	2,972
Equity at 31 December 2023	60	81,133	81,193

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Financial statements 1 January – 31 December

Notes

1 Accounting policies

The annual report of Ejendomsselskabet Kristian Skous Vej 6 ApS for 2023 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Income statement

Revenue

Revenue comprising rent is recognised on a straight-line basis in the income statement. Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts granted are recognised in revenue.

Other external costs

Other external costs comprise costs for distribution and sales costs, costs for advertising, administrative expenses, costs of premises, bad debts, operating leases, etc.

Financial income and expenses

Financial income and expenses comprise interest income and expense, financial costs regarding finance leases, gains and losses on securities, payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities as well as surcharges and refunds under the on-account tax scheme, etc.

Tax on profit for the year

The Parent Company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. The subsidiaries are included in the joint taxation from the date when they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

The Parent Company is the administrative company for the joint taxation and accordingly settles all payments of corporation tax to the tax authorities.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

Financial statements 1 January – 31 December

Notes

1 Accounting policies

Balance sheet

Intangible assets

Patents and licences are measured at cost less accumulated amortisation and impairment losses. Patents are amortised on a straight-line basis over the remaining life of the patent, and licences are amortised over the contract period, however, not exceeding 10 years.

Property, plant and equipment

Land and buildings, plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings	25 years
Plant and machinery	10 years
Fixtures, fittings, tools and equipment	25 years

The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Land is not depreciated.

Fixed assets under construction are recognised and measured at cost at the balance sheet date. Upon entry into service, the cost is transferred to the relevant group of property, plant and equipment.

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

Impairment of fixed assets

The carrying amount of intangible assets and property, plant and equipment as well as equity investments in subsidiaries and participating interests (including associates) is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast 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

1 Accounting policies

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable or a portfolio of receivables has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Receivables with no objective indication of individual impairment are assessed for objective indication of impairment on a portfolio basis. The portfolios are primarily based on the debtors' registered offices and credit rating in accordance with the Company's credit risk management policy. The objective indicators used in relation to portfolios are determined on the basis of historical loss experience.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments comprise prepayment of costs incurred relating to subsequent financial years.

Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively. However, deferred tax is not recognised on temporary differences relating to office buildings non-deductible for tax purposes and other items where temporary differences arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; 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. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with 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. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

Liabilities other than provisions

Other liabilities are measured at net realisable value.

2 Staff costs

DKK'000	2023	2022
Average number of full-time employees	2	3

Financial statements 1 January – 31 December

Notes

3 Other financial income

DKK'000	2023	2022
Interest income from group entities	82	52
	<u>82</u>	<u>52</u>

4 Intangible assets

DKK'000	Acquired intangible assets
Cost at 1 January 2023	6,835
Cost at 31 December 2023	6,835
Amortisation and impairment losses at 1 January 2023	-6,835
Amortisation and impairment losses at 31 December 2023	-6,835
Carrying amount at 31 December 2023	<u>0</u>

5 Property, plant and equipment

DKK'000	Land and buildings	Plant and machinery	Fixtures, fittings, tools and equipment	Total
Cost at 1 January 2023	80,394	76,575	300	157,269
Disposals	0	-693	0	-693
Cost at 31 December 2023	80,394	75,882	300	156,576
Depreciation and impairment at 1 January 2023	-21,386	-39,112	-193	-60,691
Depreciation for the year	-3,761	-7,020	-22	-10,803
Depreciation and impairment losses for the year on assets sold	0	693	0	693
Depreciation and impairment at 31 December 2023	-25,147	-45,439	-215	-70,801
Carrying amount at 31 December 2023	<u>55,247</u>	<u>30,443</u>	<u>85</u>	<u>85,775</u>

6 Contractual obligations, contingencies, etc.

Contingent liabilities

The Company is jointly taxed with the other Danish companies in the Group and has joint and several unlimited liability for income taxes and any obligations to withhold tax at source on interest, royalties and dividends for the jointly taxed companies.

Ejendomsselskabet Kristian Skous Vej 6 ApS
Annual report 2023
CVR no. 37 79 93 43

Financial statements 1 January – 31 December

Notes

7 Related parties

Ejendomsselskabet Kristian Skous Vej 6 ApS' related parties comprise the following:

Control

Lineage Danish Bidco 4 ApS, c/o Lundsøe Køl & Frys A/S Jellingvej 5, 9230 Svenstrup J.

Lineage Danish Bidco 4 ApS holds the majority of the contributed capital in the Company.

Ejendomsselskabet Kristian Skous Vej 6 ApS is part of the consolidated financial statements of Lineage Danish Bidco 5, c/o Lundsøe Køl & Frys A/S Jellingvej 5, 9230 Svenstrup J, and the consolidated financial statements of Lineage Logistics Holdings, LLC, Michigan, which is the smallest and largest group, respectively, in which the Company is included as a subsidiary.