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# *Ejendomsselskabet HDK ApS*

Sydvestvej 142-144, DK-2600 Glostrup

## Annual Report for 2024

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CVR No. 24 22 78 63

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 25/6 2025

Ove Johan Solem  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Annual Report of Ejendomsselskabet HDK ApS for the financial year 1 January - 31 December 2024.

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 2024 of the Company and of the results of the Company operations for 2024.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Glostrup, 25 June 2025

## Executive Board

Ove Johan Solem  
CEO

Erik Aleksander Riis Grini  
Executive Officer

# Independent Auditor's report

To the shareholder of Ejendomsselskabet HDK ApS

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company 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.

We have audited the Financial Statements of Ejendomsselskabet HDK 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").

## 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.

Hellerup, 25 June 2025

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Flemming Eghoff

State Authorised Public Accountant

mne30221

# Company information

<b>The Company</b>	Ejendomsselskabet HDK ApS Sydvestvej 142-144 DK-2600 Glostrup  CVR No: 24 22 78 63 Financial period: 1 January - 31 December Incorporated: 29 June 1999 Municipality of reg. office: Glostrup
<b>Executive Board</b>	Ove Johan Solem Erik Aleksander Riis Grini
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup

## Income statement 1 January - 31 December

	Note	2024	2023
		DKK	DKK
<b>Gross profit</b>		<b>907,519</b>	<b>743,178</b>
Depreciation and impairment losses of property, plant and equipment		-597,823	-265,466
<b>Profit/loss before financial income and expenses</b>		<b>309,696</b>	<b>477,712</b>
Financial income		2,874	20,778
Financial expenses		-3,283	-2,912
<b>Profit/loss before tax</b>		<b>309,287</b>	<b>495,578</b>
Tax on profit/loss for the year	2	-68,054	-109,033
<b>Net profit/loss for the year</b>		<b>241,233</b>	<b>386,545</b>
 <b>Distribution of profit</b>			
		2024	2023
		DKK	DKK
<b>Proposed distribution of profit</b>			
Retained earnings		241,233	386,545
		<b>241,233</b>	<b>386,545</b>

## Balance sheet 31 December

### Assets

	Note	2024	2023
		DKK	DKK
Land and buildings		7,459,126	7,769,574
<b>Property, plant and equipment</b>	3	<b>7,459,126</b>	<b>7,769,574</b>
<b>Fixed assets</b>		<b>7,459,126</b>	<b>7,769,574</b>
Receivables from group enterprises		2,851,123	1,476,597
Other receivables		0	393,649
Deferred tax asset		5,174	973
Corporation tax receivable from group enterprises		0	5,668
Prepayments		42,666	37,048
<b>Receivables</b>		<b>2,898,963</b>	<b>1,913,935</b>
<b>Cash at bank and in hand</b>		<b>12,932</b>	<b>80,297</b>
<b>Current assets</b>		<b>2,911,895</b>	<b>1,994,232</b>
<b>Assets</b>		<b>10,371,021</b>	<b>9,763,806</b>

# Balance sheet 31 December

## Liabilities and equity

	Note	2024	2023
		DKK	DKK
Share capital		125,000	125,000
Retained earnings		9,229,206	8,987,973
<b>Equity</b>		<b>9,354,206</b>	<b>9,112,973</b>
Deposits		700,395	441,564
<b>Long-term debt</b>	4	<b>700,395</b>	<b>441,564</b>
Trade payables		99,539	209,269
Payables to group enterprises relating to corporation tax		66,587	0
Other payables		150,294	0
<b>Short-term debt</b>		<b>316,420</b>	<b>209,269</b>
<b>Debt</b>		<b>1,016,815</b>	<b>650,833</b>
<b>Liabilities and equity</b>		<b>10,371,021</b>	<b>9,763,806</b>
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	125,000	8,987,973	9,112,973
Net profit/loss for the year	0	241,233	241,233
<b>Equity at 31 December</b>	<b>125,000</b>	<b>9,229,206</b>	<b>9,354,206</b>

# Notes to the Financial Statements

## 1. Key activities

The company's main activities include rental of property to group enterprises.

## 2. Income tax expense

	2024	2023
	DKK	DKK
Current tax for the year	72,255	-5,668
Deferred tax for the year	-4,201	114,701
	<u>68,054</u>	<u>109,033</u>

## 3. Property, plant and equipment

	Land and buildings
	DKK
Cost at 1 January	17,270,193
Additions for the year	287,376
Cost at 31 December	<u>17,557,569</u>
Impairment losses and depreciation at 1 January	9,500,619
Depreciation for the year	597,824
Impairment losses and depreciation at 31 December	<u>10,098,443</u>
Carrying amount at 31 December	<u>7,459,126</u>

# Notes to the Financial Statements

	2024	2023
	DKK	DKK
<b>4. Long-term debt</b>		
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:		
<b>Deposits</b>		
After 5 years	0	0
Between 1 and 5 years	700,395	441,564
Long-term part	700,395	441,564
Within 1 year	0	0
	<u>700,395</u>	<u>441,564</u>

## 5. Contingent assets, liabilities and other financial obligations

### Other contingent liabilities

The 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 is disclosed in the Annual Report of Viking Footwear A/S, which is the management company of the joint taxation purposes. Moreover, the 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.

## 6. 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 largest and smallest group:

Name	Place of registered office
Bertel O. Steen Holding AS	Lørenskog, Norway

The Group Annual Report of Bertel O. Steen Holding AS may be obtained at the following address:  
Solheimveien 7  
1461 Lørenskog  
Norway

# Notes to the Financial Statements

## 7. Accounting policies

The Annual Report of Ejendomsselskabet HDK ApS for 2024 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 2024 are presented in DKK.

### 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, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been 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.

### Income statement

#### Revenue

Rental revenue is recognized as income on a straight line basis over the lease period.

#### Other external expenses

Other external expenses comprise expenses for premises, sales as well as office expenses, etc.

#### Gross profit

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

#### Amortisation, depreciation and impairment losses

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

#### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

#### Tax on profit/loss for the year

Tax for the year consists of current tax for the year and deferred tax for the year. The tax attributable to the profit for year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

# Notes to the Financial Statements

The Company is jointly taxed with group-affiliated Danish companies. The tax effect of the joint taxation with the subsidiaries is allocated to Danish enterprises showing profits or losses in proportion to their taxable incomes (full allocation with credit for tax losses).

## Balance sheet

### 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:

Buildings	50 years
Improvements	5 years

The residual values are estimated at the following percentage of the cost:

Buildings	0-10 %
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Profit or loss on the sale of property, plant and equipment is calculated as the difference between the selling price less selling costs and the accounting value at the time of sale. Profit or loss is recognized in the income statement under other operating income or other operating costs.

### Impairment of fixed assets

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

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

### 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.

### Prepayments

Prepayments comprise prepaid expenses concerning insurance premiums and subscriptions.

### Deferred tax assets and liabilities

Deferred tax is recognised in respect of all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised in respect of temporary differences concerning goodwill not deductible for tax purposes and other items - apart from business acquisitions - where temporary differences have arisen at the time of acquisition without affecting the profit for the year or the taxable income.

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. In cases where the computation of the tax base may be made according to alternative tax rules, deferred tax is measured 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.

# Notes to the Financial Statements

Deferred tax assets and liabilities are offset within the same legal tax entity.

## **Current tax receivables and liabilities**

Current tax receivables and liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year adjusted for tax on taxable incomes for prior years. Tax receivables and liabilities are offset if there is a legally enforceable right of set-off and an intention to settle on a net basis or simultaneously.

## **Financial liabilities**

Debts are measured at amortised cost, substantially corresponding to nominal value.