



## **Broksøvej 79 ApS**

Broksøvej 79, Haslev 4690

**CVR no. 43 23 48 54**

**Annual report for the period  
1 January to 31 December 2023**

Adopted at the annual general meeting on 9 July 2024

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Gaurav Anand  
Chairman

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## Statement by management on the annual report

The executive board has today discussed and approved the annual report of Broksøvej 79 ApS for the financial year 1 January - 31 December 2023.

The annual report is prepared in accordance with the Danish Financial Statements Act.

In my opinion, the financial statements give a true and fair view of the company's 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 my opinion, management's review includes a fair review of the matters dealt with in the management's review.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Faxe, 9 July 2024

### Executive board

Gaurav Anand

## Auditor's report on compilation of the financial statements

### *To the shareholder of Broksøvej 79 ApS*

We have compiled the financial statements of Broksøvej 79 ApS for the financial year 1 January - 31 December 2023 based on the company's bookkeeping records and other information made available by enterprise.

The financial statements comprises a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes.

We performed the engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our professional expertise to assist the enterprise in the preparation and presentation of the financial statements in accordance with the Danish Financial Statements Act. We complied with the relevant provisions of the Danish Act on Approved Auditors and with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), including principles relating to integrity, objectivity, professional competence and due care.

The financial statements and the accuracy and completeness of the information used to compile the financial statements are the enterprise's responsibility.

As a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information provided by enterprise for our compilation of the financial statements. Accordingly, we do not express an audit or a review conclusion on whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 9 July 2024

**Baker Tilly Denmark**  
Godkendt Revisionspartnerselskab  
CVR no. 35 25 76 91

Henrik Ulvsgaard  
statsautoriseret revisor  
mne21318

## Company details

The company	Broksøvej 79 ApS Broksøvej 79 Haslev 4690 CVR no.: 43 23 48 54 Reporting period: 1 January - 31 December 2023 Incorporated: 3 May 2022 Domicile: Faxe
Executive board	Gaurav Anand
Auditors	Baker Tilly Denmark Godkendt Revisionspartnerselskab Poul Bundgaards Vej 1, 1. 2500 Valby

## Management's review

### Business review

The company's primary activity is to purchase and lease real estate.

### Financial review

The company's income statement for the year ended 31 December 2023 shows a profit of DKK 317.944, and the balance sheet at 31 December 2023 shows equity of DKK 272.956.

### Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK (8 months)
<b>Gross profit</b>		<b>412.271</b>	<b>-62.361</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-18.303	-18.303
Financial costs		-14	-4.324
<b>Profit/loss before tax</b>		<b>393.954</b>	<b>-84.988</b>
Tax on profit/loss for the year		-76.010	0
<b>Profit/loss for the year</b>		<b>317.944</b>	<b>-84.988</b>
Retained earnings		317.944	-84.988
		<b>317.944</b>	<b>-84.988</b>

## Balance sheet 31 December

	Note	2023	2022
		DKK	DKK
<b>Assets</b>			
Land and buildings	1	1.963.394	1.981.697
<b>Tangible assets</b>		<b>1.963.394</b>	<b>1.981.697</b>
<b>Total non-current assets</b>		<b>1.963.394</b>	<b>1.981.697</b>
Receivables from associates		376.740	0
<b>Receivables</b>		<b>376.740</b>	<b>0</b>
<b>Cash at bank and in hand</b>		<b>40.632</b>	<b>42.365</b>
<b>Total current assets</b>		<b>417.372</b>	<b>42.365</b>
<b>Total assets</b>		<b>2.380.766</b>	<b>2.024.062</b>

## Balance sheet 31 December

	Note	2023	2022
		DKK	DKK
<b>Equity and liabilities</b>			
Share capital		40.000	40.000
Retained earnings		232.956	-84.988
<b>Equity</b>		<b>272.956</b>	<b>-44.988</b>
Payables to associates		0	52.250
<b>Total non-current liabilities</b>	2	<b>0</b>	<b>52.250</b>
Payables to parent company		2.008.800	2.008.800
Corporation tax		76.010	0
Other payables		23.000	8.000
<b>Total current liabilities</b>		<b>2.107.810</b>	<b>2.016.800</b>
<b>Total liabilities</b>		<b>2.107.810</b>	<b>2.069.050</b>
<b>Total equity and liabilities</b>		<b>2.380.766</b>	<b>2.024.062</b>
Contingent liabilities	3		

## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	40.000	-84.988	-44.988
Net profit/loss for the year	0	317.944	317.944
<b>Equity at 31 December</b>	<b>40.000</b>	<b>232.956</b>	<b>272.956</b>

## Notes

### 1 Tangible assets

	Land and buildings DKK
Cost at 1 January	2.000.000
Cost at 31 December	2.000.000
Impairment losses and depreciation at 1 January	18.303
Depreciation for the year	18.303
Impairment losses and depreciation at 31 December	36.606
<b>Carrying amount at 31 December</b>	<b>1.963.394</b>

### 2 Long term debt

	Debt at 1 January DKK	Debt at 31 December DKK	Instalment next year DKK	Debt outstanding after 5 years DKK
Payables to associates	52.250	0	0	0
	<b>52.250</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 3 Contingent liabilities

The company is jointly taxed with the parent company, VGK 2021 Holding ApS (Administrative Company), and is jointly and severally liable with other jointly taxed companies for the payment of corporate tax, withholding tax on dividends, interest, and royalties.

## Accounting policies

The annual report of Broksøvej 79 ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2023 is presented in DKK.

### Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

### Income statement

#### Revenue

Income from the rental lease is recognised in the income statement, provided that the transfer of risk, usually on delivery to the buyer, has taken place and that the income can be measured reliably and is expected to be received.

#### Other external expenses

Other external expenses include expenses related administration etc.

## Accounting policies

### Depreciation, amortisation and impairment of intangible assets

Depreciation, amortisation and impairment of intangible asset comprise the year's depreciation, amortisation and impairment of intangible assets.

### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions.

### Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation.

On payment of joint taxation contributions, the current Danish income 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 been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

## Balance sheet

### Tangible assets

Items of land and buildings are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life	Residual value
Manufacturing plants	50 years	50 %

The useful life and residual value are re-assessed annually. A change is accounted for as an accounting estimate, and the impact on amortisation/depreciation is recognised going forward.

## Accounting policies

Gains and losses on the sale of items of property, plant and equipment are calculated as the difference between the selling price, less costs to sell, and the carrying amount at the time of sale. Gains or losses on the sale of items of property, plant and equipment are recognised in the income statement under other operating income or other operating expenses, respectively.

### Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

### Cash and cash equivalents

Cash and cash equivalents comprise deposits at banks.

### Income tax and deferred tax

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

The company and all its Danish group entities are taxed on a joint basis. The current income tax charge is allocated between the jointly taxed entities relative to their taxable income. Tax losses are allocated based on the full absorption method. The jointly taxed entities are eligible for the Danish Tax Prepayment Scheme.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

### Liabilities

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.