

**Strevelinsvej 34, Fredericia ApS**

Strevelinsvej 34  
7000 Fredericia  
CVR No. 32892175

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## Entity details

### Entity

Strevelinsvej 34, Fredericia ApS

Strevelinsvej 34

7000Fredericia

Business Registration No.: 32892175

Registered office: Fredericia

Financial year: 01.01.2025- 31.12.2025

### Executive Management

Anders Østergaard

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

## Statement by Management

The Executive Management has today considered and approved the annual report of Strevelinsvej 34, Fredericia ApS for the financial year 01.01.2025 - 31.12.2025.

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

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2025 and of the results of its operations for the financial year 01.01.2025 - 31.12.2025.

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

I consider the preconditions for not auditing the financial statements for the financial year 01.01.2025 - 31.12.2025 to be complied with.

I recommend to the Annual General Meeting that the financial statements for the next financial year should not be audited.

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

Fredericia, 13.05.2026

**Executive Management**

**Anders Østergaard**

# Independent auditor's compilation report

## To Executive Management of Strevelinsvej 34, Fredericia ApS

We have compiled the financial statements of Strevelinsvej 34, Fredericia ApS for the financial year 01.01.2025 - 31.12.2025 based on the Entity's bookkeeping records and other information Executive Management has provided.

These financial statements comprise the income statement, balance sheet, statement of changes in equity, notes and a summary of significant accounting policies.

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

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

These financial statements and the accuracy and completeness of the information used to compile the financial statements are Executive Management's responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the disclosures Executive Management provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion about whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 13.05.2026

### **Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

### **Vincent Mendel Tran**

State Authorised Public Accountant

## Management commentary

### Primary activities

The main activity of the Company is to own Strevelinsvej 34, 7000 Fredericia, a rental property, which is rented out to Monjasa A/S, a company within the Endeavour Invest ApS Group.

### Description of material changes in activities and finances

The financial year shows a profit of DKK 1,661,138 against a profit last year of DKK 1,511,268. The result for the year is considered satisfactory.

### 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 2025

	Notes	2025 DKK	2024 DKK
<b>Gross profit/loss</b>		<b>3,082,591</b>	<b>2,983,694</b>
Depreciation, amortisation and impairment losses		(787,380)	(789,084)
<b>Operating profit/loss</b>		<b>2,295,211</b>	<b>2,194,610</b>
Other financial income	1	34,132	88,159
Other financial expenses	2	(199,649)	(352,667)
<b>Profit/loss before tax</b>		<b>2,129,694</b>	<b>1,930,102</b>
Tax on profit/loss for the year	3	(468,556)	(418,834)
<b>Profit/loss for the year</b>		<b>1,661,138</b>	<b>1,511,268</b>
<b>Proposed distribution of profit and loss</b>			
Ordinary dividend for the financial year		1,000,000	3,500,000
Retained earnings		661,138	(1,988,732)
<b>Proposed distribution of profit and loss</b>		<b>1,661,138</b>	<b>1,511,268</b>

## Balance sheet at 31.12.2025

### Assets

	Notes	2025 DKK	2024 DKK
Land and buildings		43,080,061	43,867,441
<b>Property, plant and equipment</b>	4	<b>43,080,061</b>	<b>43,867,441</b>
<b>Fixed assets</b>		<b>43,080,061</b>	<b>43,867,441</b>
Receivables from group enterprises		1,174,912	3,853,246
Other receivables		35,185	0
Prepayments		6,778	6,028
<b>Receivables</b>		<b>1,216,875</b>	<b>3,859,274</b>
<b>Cash</b>		<b>652</b>	<b>5,229</b>
<b>Current assets</b>		<b>1,217,527</b>	<b>3,864,503</b>
<b>Assets</b>		<b>44,297,588</b>	<b>47,731,944</b>

**Equity and liabilities**

	Notes	2025 DKK	2024 DKK
Contributed capital		8,000,000	8,000,000
Retained earnings		19,607,694	18,946,556
Proposed dividend		1,000,000	3,500,000
<b>Equity</b>		<b>28,607,694</b>	<b>30,446,556</b>
Deferred tax		330,218	426,069
<b>Provisions</b>		<b>330,218</b>	<b>426,069</b>
Bank loans		9,269,359	11,058,811
Payables to group enterprises		3,210,427	3,168,420
<b>Non-current liabilities other than provisions</b>	5	<b>12,479,786</b>	<b>14,227,231</b>
Bank loans		1,783,958	1,760,066
Payables to group enterprises		153,136	0
Joint taxation contribution payable		564,407	519,961
Other payables		378,389	352,061
<b>Current liabilities other than provisions</b>		<b>2,879,890</b>	<b>2,632,088</b>
<b>Liabilities other than provisions</b>		<b>15,359,676</b>	<b>16,859,319</b>
<b>Equity and liabilities</b>		<b>44,297,588</b>	<b>47,731,944</b>
Employees	6		
Contingent liabilities	7		
Assets charged and collateral	8		
Group relations	9		

## Statement of changes in equity for 2025

	Contributed capital DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	8,000,000	18,946,556	3,500,000	30,446,556
Ordinary dividend paid	0	0	(3,500,000)	(3,500,000)
Profit/loss for the year	0	661,138	1,000,000	1,661,138
<b>Equity end of year</b>	<b>8,000,000</b>	<b>19,607,694</b>	<b>1,000,000</b>	<b>28,607,694</b>

## Notes

### 1 Other financial income

	2025 DKK	2024 DKK
Financial income from group enterprises	34,132	88,159
	<b>34,132</b>	<b>88,159</b>

### 2 Other financial expenses

	2025 DKK	2024 DKK
Financial expenses from group enterprises	0	97,966
Other interest expenses	199,475	251,131
Exchange rate adjustments	174	3,570
	<b>199,649</b>	<b>352,667</b>

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

	2025 DKK	2024 DKK
Current tax	564,407	519,961
Change in deferred tax	(95,851)	(96,546)
Adjustment concerning previous years	0	(4,581)
	<b>468,556</b>	<b>418,834</b>

### 4 Property, plant and equipment

**Land and  
buildings  
DKK**

Cost beginning of year	50,579,270
<b>Cost end of year</b>	<b>50,579,270</b>
Depreciation and impairment losses beginning of year	(6,711,829)
Depreciation for the year	(787,380)
<b>Depreciation and impairment losses end of year</b>	<b>(7,499,209)</b>
<b>Carrying amount end of year</b>	<b>43,080,061</b>

#### 5 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2025 DKK</b>
Bank loans	9,269,359
Payables to group enterprises	3,210,427
	<b>12,479,786</b>

The due amount of the bank loan after 5 years amounts to DKK 4,592,861

#### 6 Employees

The entity has no employees other than the Executive Management which is remunerated in Monjasa Holding A/S.

	<b>2025</b>	<b>2024</b>
Average number of full-time employees	0	0

#### 7 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Endeavour Invest ApS 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.

#### 8 Assets charged and collateral

The bank loan is secured by collateral in the property. The security also comprises the installations, etc. deemed part of the property.

## 9 Group relations

Name and registered office of the Parent preparing consolidated financial statements for the largest group:  
Endeavour Invest ApS, Fredericia

# Accounting policies

## Basis for financial statements

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

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 and external expenses.

#### **Revenue**

Revenue is related to rental income from the property on Strevelinsvej 34 and is recognised over the rental period. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

#### **Other external expenses**

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

#### **Depreciation and impairment losses**

Depreciation and impairment losses relating to property, plant and equipment comprise depreciation and impairment losses for the financial year.

#### **Other financial income**

Other financial income comprises interest income, including interest income on receivables from group enterprises.

#### **Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on payables and transactions in foreign currencies, and tax surcharge under the Danish Tax Prepayment Scheme 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.

### Balance sheet

#### Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

	Useful life	Residual value
Buildings	50	24,861,614
Installations	10	0
Solar system	25	0

Estimated useful lives and residual values are reassessed annually.

Items of property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

#### Receivables

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

#### Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

**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.

**Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

**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.