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Frederiksborggade 5, 1360 København K

**CVR no. 42 76 47 95**

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

Adopted at the annual general meeting on 4 July 2024

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Amine Housni  
Chairman

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## Statement by management on the annual report

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

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 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 our 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.

Copenhagen, 4 July 2024

### Executive board

Amine Housni

Charalampos Makryniotis

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

### *To the shareholder of BLUEGROUND DENMARK ApS*

We have compiled the financial statements of BLUEGROUND DENMARK 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, 4 July 2024

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

Morten Friis Munksgaard  
statsautoriseret revisor  
mne34482

## Company details

### The company

BLUEGROUND DENMARK ApS  
Frederiksborggade 5  
1360 København K

CVR no.: 42 76 47 95

Reporting period: 1 January - 31 December 2023

Incorporated: 6 October 2021

Domicile: Copenhagen

### Executive board

Amine Housni  
Charalampos Makryniotis

### Auditors

Baker Tilly Denmark  
Godkendt Revisionspartnerselskab  
Poul Bundgaards Vej 1, 1.  
2500 Valby

## Management's review

### Business review

The objective of the company is to conduct business within leasing and sub-leasing of residential and commercial properties and to carry out any related business.

### Financial review

The company's income statement for the year ended 31 December 2023 shows a loss of DKK 6.746.223, and the balance sheet at 31 December 2023 shows negative equity of DKK 12.710.450.

### 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
<b>Gross profit</b>		<b>8.354.008</b>	<b>904.646</b>
Staff costs	1	<u>-3.180.883</u>	<u>-2.009.996</u>
<b>Profit/loss before amortisation/depreciation and impairment losses</b>		<b>5.173.125</b>	<b>-1.105.350</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-9.431.877	-3.432.789
Other operating costs		<u>-28.772</u>	<u>-133.440</u>
<b>Profit/loss before net financials</b>		<b>-4.287.524</b>	<b>-4.671.579</b>
Financial income		70.440	0
Financial costs		<u>-2.529.139</u>	<u>-1.324.570</u>
<b>Profit/loss before tax</b>		<b>-6.746.223</b>	<b>-5.996.149</b>
Tax on profit/loss for the year		<u>0</u>	<u>0</u>
<b>Profit/loss for the year</b>		<b><u>-6.746.223</u></b>	<b><u>-5.996.149</u></b>
Retained earnings		<u>-6.746.223</u>	<u>-5.996.149</u>
		<b><u>-6.746.223</u></b>	<b><u>-5.996.149</u></b>

## Balance sheet 31 December

	Note	2023 DKK	2022 DKK
<b>Assets</b>			
Furniture, fixtures and equipment	2	2.779.029	5.261.051
Prepayments for tangible fixed assets	2	0	0
Right-of-use assets	2	118.821	41.260.523
<b>Tangible assets</b>		<b>2.897.850</b>	<b>46.521.574</b>
Deposits		0	2.022.810
<b>Fixed asset investments</b>		<b>0</b>	<b>2.022.810</b>
<b>Total non-current assets</b>		<b>2.897.850</b>	<b>48.544.384</b>
Trade receivables		1.235.219	258.819
Receivables from group		762.044	338.482
Other receivables		1.995.914	640.653
Prepayments		584.251	177.586
<b>Receivables</b>		<b>4.577.428</b>	<b>1.415.540</b>
<b>Cash at bank and in hand</b>		<b>436.361</b>	<b>1.133.862</b>
<b>Total current assets</b>		<b>5.013.789</b>	<b>2.549.402</b>
<b>Total assets</b>		<b>7.911.639</b>	<b>51.093.786</b>

## Balance sheet 31 December

	Note	2023	2022
		DKK	DKK
<b>Equity and liabilities</b>			
Share capital		40.000	40.000
Retained earnings		-12.750.450	-5.996.149
<b>Equity</b>		<b>-12.710.450</b>	<b>-5.956.149</b>
Lease obligations		0	30.749.647
Payables to group		15.854.689	10.775.000
<b>Total non-current liabilities</b>	<b>3</b>	<b>15.854.689</b>	<b>41.524.647</b>
Short-term part of long-term debet	3	0	11.641.900
Prepayments received from customers		410.360	1.704.131
Trade payables		463.722	269.606
Payables to group		720.293	607.665
Other payables		1.077.266	421.014
Deferred income		1.576.861	0
Deposits		518.898	880.972
<b>Total current liabilities</b>		<b>4.767.400</b>	<b>15.525.288</b>
<b>Total liabilities</b>		<b>20.622.089</b>	<b>57.049.935</b>
<b>Total equity and liabilities</b>		<b>7.911.639</b>	<b>51.093.786</b>

Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	40.000	-5.996.149	-5.956.149
Other equity movements	0	-8.078	-8.078
Net profit/loss for the year	0	-6.746.223	-6.746.223
<b>Equity at 31 December</b>	<b>40.000</b>	<b>-12.750.450</b>	<b>-12.710.450</b>

## Notes

	2023	2022
	DKK	DKK
<b>1 Staff costs</b>		
Wages and salaries	2.957.672	1.879.360
Other social security costs	223.211	130.636
	<b>3.180.883</b>	<b>2.009.996</b>
Number of fulltime employees on average	4	3

## 2 Tangible assets

	Furniture, fixtures and equipment	Right-of-use assets	Total
	DKK	DKK	DKK
Cost at 1 January	5.674.147	44.256.548	49.930.695
Additions for the year	768.422	1.874.688	2.643.110
Disposals for the year	-2.743.300	0	-2.743.300
Transfers for the year	-29.445	-41.334.695	-41.364.140
Cost at 31 December	3.669.824	4.796.541	8.466.365
Impairment losses and depreciation at 1 January	413.096	2.996.025	3.409.121
Depreciation for the year	1.052.030	8.379.847	9.431.877
Reversal of impairment and depreciation of sold assets	-574.331	0	-574.331
Transfers for the year	0	-6.698.152	-6.698.152
Impairment losses and depreciation at 31 December	890.795	4.677.720	5.568.515
<b>Carrying amount at 31 December</b>	<b>2.779.029</b>	<b>118.821</b>	<b>2.897.850</b>

## Notes

### 3 Long term debt

	Debt at 1 January DKK	Debt at 31 December DKK	Instalment next year DKK	Debt outstanding after 5 years DKK
Lease obligations	42.391.547	0	0	0
Payables to group	10.775.000	15.854.689	0	0
	<b>53.166.547</b>	<b>15.854.689</b>	<b>0</b>	<b>0</b>

## Accounting policies

The annual report of BLUEGROUND DENMARK 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.

### 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

### Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, changes in inventories of finished goods and work in progress and other operating income less costs of raw materials and consumables and other external expenses.

### Revenue

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

## Accounting policies

### Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

### Staff costs

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc. made to the entity's employees.

### Depreciation, amortisation and impairment of intangible assets and property, plant and equipment

Depreciation, amortisation and impairment of intangible assets and property, plant and equipment comprise the year's depreciation, amortisation and impairment of intangible assets and property, plant and equipment.

### 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, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

### Tax on profit/loss for the year

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

Furniture, fixtures and equipment and right-of-use assets 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.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

## Accounting policies

Interest expenses on loans obtained specifically for the purpose of financing the manufacturing of items of property, plant and equipment are included in cost over the manufacturing period. All indirect, attributable borrowing costs are recognised in the income statement.

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

	<b>Useful life</b>
Furniture, fixtures and equipment	2-5 years
Right-of-use assets	2-5 years

Gains and losses on the sale of items of furniture, fixtures and equipment and right-of-use assets 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 furniture, fixtures and equipment and right-of-use assets are recognised in the income statement under other operating income or other operating expenses, respectively.

### Receivables

Receivables are measured at amortised cost.

### Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

### 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.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

## Accounting policies

### Liabilities

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, the financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest method. Accordingly, the difference between the net proceeds and the nominal value is recognised in the income statement over the term of the loan.

Financial liabilities also include the capitalised residual finance lease commitment.

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

### Deferred income

Deferred income recognised under 'Current liabilities' comprises payments received concerning income in subsequent financial years.

### Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Fixed assets acquired in foreign currencies are translated at the exchange rate at the transaction date.