

Tietgen Invest ApS

Hovedgaden 6, 1., 2970 Hørsholm
CVR-no: 41 77 40 37

Annual report for 2024

The Annual Report was presented and adopted at the
Annual General Meeting of the Company on 30 June 2025

Stig Madsen Lachenmeier
Chairman of the general meeting

Table of contents

Company information	1
Management's Statement	2
Independent Auditor's Report	3
Management's Review	6
Financial highlights	9
Income statement	10
Statement of comprehensive income	11
Balance sheet	12
Statement of changes in equity	14
Statement of cash flows	15
Contents of the notes to the financial statements	16

Company information

The company

Tietgen Invest ApS
Hovedgaden 6, 1.
2970 Hørsholm
Denmark

CVR-no.: 41 77 40 37
Financial year: 1 January - 31 December

Board of Directors

Karsten Poulsen, Chairman
Stig Madsen Lachenmeier
Jesper Wadum Nielsen

Executive Board

Jesper Wadum Nielsen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Management's Statement

The Board of Directors and Executive Board have today considered and adopted the Annual Report of Tietgen Invest ApS for the financial year 1 January – 31 December 2024.

The Financial Statements have been prepared in accordance with IFRS Accounting Standards as adopted by the EU and further requirements in the Danish Financial Statements Act. Management's Review 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 financial position at 31 December 2024 of the Company and of the results of the Company operations and cash flows for 2024.

In our opinion, Management's Review includes a true and fair account of the development in the operations and financial circumstances of the Company, of the results for the year and of the financial position of the Company.

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

Hørsholm, 30 June 2025

Executive Board

Jesper Wadum Nielsen

Board of Directors

Karsten Poulsen
Chairman

Stig Madsen Lachenmeier

Jesper Wadum Nielsen

Independent Auditor's Report

To the Shareholders of Tietgen Invest 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 and cash flows for the financial year 1 January - 31 December 2024 in accordance with IFRS Accounting Standards as adopted by the EU and further requirements in the Danish Financial Statements Act.

We have audited the Financial Statements of Tietgen Invest ApS for the financial year 1 January - 31 December 2024, which comprise income statement and statement of comprehensive income, balance sheet, statement of cash flows, statement of changes in equity and notes, including material accounting policy information ("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.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover 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 Management's Review and, in doing so, consider whether 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 Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, Management's Review is in accordance with the Financial Statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement in Management's Review.

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 IFRS Accounting Standards as adopted by the EU and further requirements in 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.
- 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, 30 June 2025
PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR No 33 77 12 31

Søren Alexander
State Authorised Public Accountant
mne42824

Daniel Sitch
State Authorised Public Accountant
mne47889

Management's Review

Key activities

Tietgen Invest ApS was founded in 2020 as a Danish-based investment company with an interest in small and medium-sized enterprises. The focus is on "good collaboration" and the opportunity to build on good results and the platform already achieved.

The investor circle consists of 11 investors with diverse backgrounds and experience from many different industries and geographies. It is this exact knowledge and expertise that is leveraged when investing in a company. Tietgen Invest ApS provides not only capital but also support to realise potential through active collaboration and by utilising its global network.

Financial review

The income statement for the period 1 January 2024 - 31 December 2024 shows a profit of DKK 1.050.551 compared to DKK -7.410.211 for the period 1 January 2023 - 31 December 2023. The balance sheet shows equity of DKK 129.298.767.

The management considers the year's result satisfactory.

Financial outlook

The expected result for the coming year is at least at the same level as 2024. This will primarily be driven by the positive development of the portfolio companies.

Investment focus

The primary focus is directed towards companies that have historically demonstrated a not insignificant positive result and a corresponding free cash flow and/or companies with extraordinary potential. It is not a requirement that the current 'run-rate' is impressive, as long as we can confirm the potential and build a case that leads the company to a healthy earnings and growth trajectory, with the prospect of unlocking long-term value potential.

Tietgen Invest ApS has a flexible investment model but always invests only in companies where we can be a good active partner to the management and the other shareholders in terms of creating a strong strategic development of the company. Ownership stakes and influence are adjusted according to the situation and what makes the most sense in each case. However, it is important that Tietgen Invest ApS can contribute with more than just money. Investment always starts with the company's interests and the opportunity for Tietgen Invest ApS to contribute positively to the future development.

Development in activities and financial position

During the year, we continued to develop our investment portfolio by making a strategic investment in BoxNow ApS, acquiring an ownership stake of 11%. The other two companies in the portfolio show promising signs, as reflected in their positive development. These investments support our long-term strategy to create value through targeted partnerships with companies that have significant growth potential.

Reporting and profit for the year

The annual report for Tietgen Invest ApS has been prepared using fair values for investments in portfolio companies, which is why equity reflects the accumulated values. The financial result is affected by revaluation gains as a result of the measurement of investments in portfolio companies at fair value through profit and loss.

To assess the individual investments, please refer to the sections below, and also refer to the annual reports of the individual companies, etc.

Dynamics Print

Sector: Software to the global print industry.

Ownership stake: 35%.

Number of employees: 15.

Page 2 out of 30

Website: <https://www.dynamics-print.com/en>

Year of investment: 2021.

Dynamics Print is a significant supplier of ERP systems to the global printing industry. With Dynamics' specialised and custom-designed system, the highest standards in planning and efficient, stable print production are met for the clients.

Over the past few years, the company has focused on offering the most attractive ERP solution for the largest global printing companies. This has resulted in the largest sales in the company's history in recent years, while there is a growing interest in the company's system solution. The focus remains on strengthening and developing the organisation to meet the increasing interest and demand.

Dynamics Print continues to grow its subscription sales. The profit before tax amounted to DKK 1,1 million in 2024. A break-even result is expected in the coming year due to ongoing organisational development.

Kassoe Housing

Sector: Service with rental of furnished housing to the professional segment in Europe.

Ownership stake: 50%.

Number of employees: 59.

Website: <https://www.kassoehousing.com/>

Year of investment: 2020.

Kassoe Housing is a leading player in the rental of fully serviced and furnished housing to the professional customer segment. The company started in Denmark and, after a period of expansion, has established itself in several European countries either through acquisitions or organically. The business model and the supporting digital platform have proven that the company is capable of quickly starting up in new markets.

The consolidated financial statements show a total revenue of DKK 290 million (growth of 76%) and an EBITDA of DKK 11 million.

In the coming year, further substantial growth is expected, driven by an underlying positive development in the expansion of capacity within several segments and in several countries in Europe. An EBITDA in the range of DKK 45-55 million is expected in 2025.

Uncertainty relating to recognition and measurement

Investments in portfolio companies are measured at fair value through profit and loss. With the exception of this, it is assessed that there is no significant uncertainty in recognition and measurement in the annual report.

Subsequent events

After the end of the financial year, no significant events have occurred.

Financial highlights

Seen over a two-year period, the development of the Company is described by the following financial highlights:

	<u>2024</u> DKK	<u>2023</u> DKK
Key figures		
Profit/Loss		
Dividend income	4.000.000	-
Changes in fair value on financial assets and financial liabilities	1.100.000	(4.815.235)
Operating gain (loss)	540.352	(7.719.077)
Net financials	510.199	308.866
Net profit (loss) for the year	1.050.551	(7.410.211)
Balance sheet		
Total non-current assets	121.300.000	122.500.000
Balance sheet total	138.713.198	137.713.639
Equity	129.298.767	128.248.216
Cash flows		
Operating activities	(446.393)	(4.696.808)
Investing activities	2.200.902	18.862.209
Financing activities	-	-
Net cash flow for the year	1.754.509	14.165.401
Employees		
Average number of employees	-	-
Financial Key Ratios		
Solvency ratio (%)	93%	93%
Return on invested capital (%)	1%	-5%
Return on equity (%)	1%	-6%

The financial ratios have been calculated in accordance with the recommendations of the Association of Danish Financial Analysts.

Income statement

for the year ended 31 December 2024

DKK	Notes	2024	2023
Dividend income	12	4.000.000	-
Changes in fair value on financial assets and financial liabilities	3	1.100.000	(4.815.235)
Other external expenses		(4.559.648)	(2.903.842)
Staff costs		-	-
Operating gain (loss)		<u>540.352</u>	<u>(7.719.077)</u>
Financial income	4	604.747	308.866
Financial expenses	4	<u>(94.549)</u>	<u>-</u>
Profit (loss) before tax		<u>1.050.551</u>	<u>(7.410.211)</u>
Tax on profit/loss for the year		<u>-</u>	<u>-</u>
Net profit (loss) for the year		<u>1.050.551</u>	<u>(7.410.211)</u>

Statement of comprehensive income

for the year ended 31 December 2024

DKK	Notes	2024	2023
Profit for the year		<u>1.050.551</u>	<u>(7.410.211)</u>
Other comprehensive income			
Items that may be reclassified to profit or loss			
Exchange differences on translation of foreign operations		-	-
Other adjustments		-	-
Income tax relating to these items		<u>-</u>	<u>-</u>
Other comprehensive income for the period, net of tax		<u>-</u>	<u>-</u>
Total comprehensive income for the period		<u>1.050.551</u>	<u>(7.410.211)</u>

Balance sheet

DKK	Notes	2024	2023	As at 1 January 2023
Assets				
Non-current assets				
Investment in portfolio enterprises	3	121.300.000	116.200.000	109.193.500
Financial assets		<u>-</u>	<u>6.300.000</u>	<u>-</u>
Total non-current assets		<u>121.300.000</u>	<u>122.500.000</u>	<u>109.193.500</u>
Current assets				
Receivables from investment enterprises		-	-	4.974.320
Other receivables	6	525.256	80.206	-
Receivables from company participants related to unpaid capital share		-	-	29.977.575
Cash and cash equivalents	6	<u>16.887.942</u>	<u>15.133.433</u>	<u>968.032</u>
Total current assets		<u>17.413.198</u>	<u>15.213.639</u>	<u>35.919.927</u>
Total assets		<u>138.713.198</u>	<u>137.713.639</u>	<u>145.113.427</u>

Balance sheet

DKK	Notes	2024	2023	As at 1 January 2023
Share capital	9	600.000	600.000	600.000
Unpaid share capital and premium		-	-	29.977.575
Revaluation reserve		101.272.897	100.172.897	87.137.897
Retained earnings		27.425.870	27.475.319	17.942.955
Equity		<u>129.298.767</u>	<u>128.248.216</u>	<u>135.658.427</u>
Trade payables	6, 7	80.000	131.250	60.000
Other payables	6, 7	34.431	34.173	95.000
Call option	3, 6, 7	9.300.000	9.300.000	9.300.000
Current liabilities		<u>9.414.431</u>	<u>9.465.423</u>	<u>9.455.000</u>
Liabilities		<u>9.414.431</u>	<u>9.465.423</u>	<u>9.455.000</u>
Equity and liabilities		<u>138.713.198</u>	<u>137.713.639</u>	<u>145.113.427</u>

Changes in equity 2024

DKK	Share capital	Unpaid share capital and premium	Revaluation reserve	Retained earnings	Total equity
Balance at 1 January 2024	600.000	-	100.172.897	27.475.319	128.248.216
Revaluation during the year	-	-	1.100.000	(1.100.000)	-
Profit for the year	-	-	-	1.050.551	1.050.551
Balance at 31 December 2024	600.000	-	101.272.897	27.425.870	129.298.767

Changes in equity 2023

DKK	Share capital	Unpaid share capital and premium	Revaluation reserve	Retained earnings	Total equity
Balance at 1 January 2023	600.000	29.977.575	87.137.897	17.942.955	135.658.427
Payment of share capital and premium	-	(29.977.575)	-	29.977.575	-
Revaluation during the year	-	-	13.035.000	(13.035.000)	-
Profit for the year	-	-	-	(7.410.211)	(7.410.211)
Balance at 31 December 2023	600.000	-	100.172.897	27.475.319	128.248.216

Statement of cash flows

for the year ended 31 December 2024

DKK	Notes	2024	2023
Cash flows from operating activities			
Net profit (loss) for the year		1.050.551	(7.410.211)
Adjustments	9	(1.097.062)	(2.096.726)
Changes in net working capital	9	(496.042)	4.904.537
Interest received	9	1.611	141
Unrealised gains/losses on financial assets and liabilities measured at fair value through profit or loss		94.549	(94.549)
Net cash inflow (outflow) from operating activities		(446.393)	(4.696.808)
Cash flows from investing activities			
Payment for acquisition of portfolio investments, net of cash acquire	3	(4.000.000)	(4.909.915)
Purchase of bonds		(9.779.044)	(24.214.115)
Sale of bonds		15.979.946	18.008.664
Equity shareholder increase		-	29.977.575
Net cash inflow (outflow) from investing activities		2.200.902	18.862.209
Cash flows from financing activities			
Net cash inflow (outflow) from financing activities		-	0.000
Net increase (decrease) in cash and cash equivalents		1.754.509	14.165.401
Cash and cash equivalents at the beginning of the financial year		15.133.433	968.032
Effects of exchange rate changes on cash and cash equivalents etc.		-	-
Cash and cash equivalents at end of year		16.887.942	15.133.433

Contents of the notes to the consolidated financial statements

Note 1	Summary of significant accounting policies
Note 2	Critical estimates, judgements and errors
Note 3	Financial income and expenses
Note 4	Deferred tax
Note 5	Financial assets and financial liabilities
Note 6	Financial risk management
Note 7	Cash flow specifications
Note 8	Share capital
Note 9	Capital management
Note 10	Contingent liabilities, commitments and contingencies
Note 11	Related party transactions
Note 12	Interests in other entities
Note 13	Subsequent events
Note 14	First time adoption of IFRS

Contents of the notes to the financial statements

Note 1 Summary of significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements to the extent they have not already been disclosed in the other notes below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

The financial statements of the company have been prepared in accordance with IFRS Accounting Standards as adopted by the EU as well as additional the Danish disclosure requirements applying to entities of reporting class C for medium-sized enterprises.

The financial statements are presented in DKK.

Investment entity

Tietgen Invest ApS is an investment entity, and therefore, in accordance with the requirements of IFRS 10, does not prepare consolidated financial statements.

An investment entity is defined as a company that, through contributions from investors, has the sole purpose of investing the funds to achieve returns on the invested capital in the form of income, capital appreciation, or both.

An investment entity is characterized by:

- the entity having more than one investor
- the entity having more than one portfolio investment
- the entity having investors that are not related parties
- the entity holding ownership interests in the form of shares or equivalent equity interests

First-time adoption of IFRS

The financial statements are the first financial statements that is presented in accordance with IFRS.

The comparative figures for 2023 in the income statement and the balance sheet items as at 31 December 2023 and 1 January 2023 were restated in accordance with IFRS. The accounting policies applied are based on the standards and interpretations effective for annual reporting periods beginning on 1 January 2024. No standards or interpretations which are not yet effective have been adopted.

Refer to note 15 for information on how the Company adopted IFRS.

New standards and interpretations not yet adopted

Certain new accounting standards, amendments to accounting standards and interpretations have been published that are not mandatory for 31 December 2024 reporting periods and have not been early adopted by the Company. These standards, amendments or interpretations are not expected to have a material impact on the Company in the current or future reporting periods and on foreseeable future transactions.

Management assesses that none of the issued standards and amendments not yet in effect will significantly impact the recognition and measurement policies of the Company. IFRS 18 Presentation and Disclosure in Financial Statements is effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The Company has initiated but has not yet completed its analysis of the impact of IFRS 18 on the Company's financial statements and accompanying notes.

Contents of the notes to the financial statements

Note 1 Summary of significant accounting policies

Foreign currency translation

Functional and presentation currency

Items included in the financial statements of each of the Company's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Danish Kroner (DKK), which is the Company's functional and presentation currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions, and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates, are generally recognised in profit or loss.

Investment portfolio at fair value through profit or loss

The company classifies its investments based on both the company's business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. The portfolio of financial assets is managed and performance is evaluated on a fair value basis. The company is primarily focused on fair value information and uses that information to assess the assets' performance and to make decisions. The Company has not taken the option to irrevocably designate any equity securities as fair value through other comprehensive income.

At initial recognition, investments in portfolio enterprises are measured at cost price. Transaction costs of financial assets are expensed under financial items. Subsequently, investments in portfolio enterprises are measured at fair value through profit and loss at the balance sheet date.

Financial assets

At initial recognition, financial assets are measured at fair value. Transaction costs of financial assets are expensed under financial items. Subsequently, other financial assets are measured at fair value at the balance sheet date. Both realised and unrealised gains and losses are recognised in the income statement under financial items.

Other external expenses

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

Staff costs

Staff expenses comprise direct wages and salaries, remuneration, pension costs etc.

Financial income and expenses

Financial income and expenses (net financial items) include interest income and expenses calculated in accordance with the effective interest method as well as exchange rate gains and losses on foreign currency transactions. Additionally, net financial items include interest as well as realised and unrealised gains/losses on financial assets.

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

Contents of the notes to the financial statements

Note 1 Summary of significant accounting policies

Income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income, based on the applicable income tax rate for the applicable jurisdiction, adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Company measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that, at the time of the transaction, affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets and liabilities

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Receivables

Receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components when they are recognised at fair value. They are subsequently measured at amortised cost less loss allowance. The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss.

Contents of the notes to the financial statements

Note 1 Summary of significant accounting policies

Financial liabilities

Trade and other payables

These amounts represent liabilities for goods and services provided to the entity prior to the end of the financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

Call option

Call options relate to the minority owners' option to acquire an additional shares in investment portfolio enterprises.

At initial recognition, call options are measured at fair value through profit and loss. Subsequently, call options are measured at fair value at the balance sheet date profit and loss.

Equity reserves

Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deductions, net of tax, from the proceeds.

Share premium

Premium on issue of shares are recognised as share premium.

Revaluation reserve

The revaluation reserve includes the revaluation of investments in investment portfolio companies at fair value. The reserve is measured net of deferred tax and is reduced by reversal of fair value adjustments. Upon disposal of the assets, the remaining amount in the revaluation reserve is transferred to retained earnings.

Unpaid share capital

Unpaid share capital in connection with the establishment or capital increase shown under the item 'Unpaid share capital and premium' in the equity statement.

Dividends

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

Contents of the notes to the financial statements

Note 1 Summary of significant accounting policies

Statement of cash flows

The cash flow statement shows the Company's cash flows for the year broken down by operating, investing and financing activities, changes for the year in cash and cash equivalents as well as the Company's cash and cash equivalents at the beginning and end of the year.

Cash flows from operating activities are calculated as the net profit/loss for the year adjusted for changes in working capital and non-cash operating items such as payment of previously unpaid share capital and premium, impairment losses and unrealised gains and losses on financial assets measured at fair value through profit or loss. Working capital comprises current assets less short-term debt, excluding items included in cash and cash equivalents.

Cash flows from investing activities comprise cash flows from acquisitions and disposals of investment portfolio enterprises, cash flows from the purchase and sale of bonds as well as dividends received from investment portfolio enterprises.

Cash flows from financing activities comprise payments to and from shareholders.

Cash and cash equivalents

Cash and cash equivalents comprises cash and bank balances.

Key figures

The financial ratios have been calculated in accordance with the recommendations of the Association of Danish Financial Analysts.

Solvency ratio	$\frac{\text{Equity at year end}}{\text{Total assets at year end}} \times 100$
Return on invested capital	$\frac{\text{Net profit / (loss) for the period}}{\text{Average total assets}} \times 100$
Return on equity	$\frac{\text{Net profit / (loss) for the period}}{\text{Average total equity}} \times 100$

Contents of the notes to the financial statements

Note 2 Critical estimates, judgements and errors

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.

This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be wrong. Detailed information about each of these estimates and judgements is included in other notes together with information about the basis of calculation for each affected line item in the financial statements. In addition, this note also explains where there have been actual adjustments this year as a result of an error and of changes to previous estimates.

This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be wrong. Detailed information about each of these estimates and judgements is included in other notes together with information about the basis of calculation for each affected line item in the financial statements.

Estimates and judgements

Investment portfolio

Estimating the fair value of the investment portfolio requires the use of market data and inputs, which may be based on non-observable data. This may involve estimates of future cash flows, discount rates, and market volatility.

For certain investments, it may be necessary to make adjustments for liquidity and risk where sufficient market data is not available. These adjustments are based on management's best estimate and can have a significant impact on the reported fair value.

Management is aware that estimates and judgments may change over time due to changes in market conditions or new information. Changes in estimates and judgments will be recognized in the financial statements in the period in which the change occurs and in any future periods affected by the change.

Investment entity

Assessing whether Tietgen Invest ApS meets the definition of an investment entity in accordance with IFRS 10, requires use of management's judgment. In making this judgment management has considered the defined criteria and typical characteristics for investment entities as referenced in the Accounting Policies section.

Contents of the notes to the financial statements

Investment portfolio

DKK	2024	2023
Cost at beginning of year	19.068.893	22.055.603
Additions	4.000.000	4.909.915
Disposals	-	(7.896.625)
Cost at end of year	23.068.893	19.068.893
Revaluation at beginning of year	97.131.107	87.137.897
Revaluations	1.100.000	9.993.210
Revaluation at end of year	98.231.107	97.131.107
Carrying amount at end of year	121.300.000	116.200.000

Methods and assumptions for determining fair values of portfolio investments

The determination of fair value for the Company's investments is based on a comprehensive evaluation using multiple valuation techniques. These techniques include:

- Discounted Cash Flow (DCF) Valuation: This method estimates the present value of expected future cash flows from the investment, discounted at an appropriate rate reflecting the risks associated.
- Leveraged Buyout (LBO) Valuation: This approach considers the potential value of the investment as part of a buyout transaction, factoring in debt financing and expected returns.
- Trading Multiples: This technique involves comparing the investment with similar companies based on financial metrics such as earnings, sales, or book value, using market-derived multiples.
- Transaction Multiples: This method looks at comparable transactions within the industry to derive a valuation based on actual purchase prices paid for similar assets.

Valuation process

The valuation process involves a thorough analysis of each technique, and the fair value is determined as an average of the values obtained from these methods. The use of multiple approaches helps mitigate valuation uncertainty and provides a more balanced view of the investment's fair value.

Level of fair value hierarchy

In accordance with IFRS 13, fair value measurements are categorized within the following hierarchy based on the observability of inputs:

- Level 1: Quoted prices in active markets for identical assets.
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset, either directly or indirectly.
- Level 3: Unobservable inputs for the asset, reflecting the Company's own assumptions.

Contents of the notes to the financial statements

Investment portfolio

Given the nature of the inputs used, all of the Company's investments are classified within Level 3 of the fair value hierarchy.

2024	DKK	Level 1	Level 2	Level 3	Total
Investment portfolio		-	-	121.300.000	121.300.000
Financial assets		-	-	121.300.000	121.300.000

2023	DKK	Level 1	Level 2	Level 3	Total
Investment portfolio		-	-	116.200.000	116.200.000
Financial assets		-	-	116.200.000	116.200.000

The fair value adjustment in 2024 related to investments classified within level 3 which are still on hand at 31 December 2024 amount to DKK 1.100.000.

The call option is related to the investment in Kassoe Housing Invest ApS and relates to the minority owner's option to acquire an additional 5% of the shares in Kassoe Housing Invest ApS. The fair value of the option is based on an option price model where the primary value is derived from the value of the respective investment. The exercise price of the call option is approximately DKK 1 million.

Assumptions

The fair value of the investment in the unlisted company Kassoe Housing Invest ApS is determined based on an average of multiple and DCF valuations and is subject to management's judgment. An 8-year forecast period, a discount rate of 16,0%, an average annual revenue growth rate during the forecast period of 9%, an EBITDA margin during the forecast period of 8,6%, a terminal growth rate of 1,5%, and multiples ranging from 7,2 to 8,2 have been applied.

The fair value of the investment in the unlisted company DPCT Holding ApS is determined based on an average of multiple and DCF valuations and is subject to management's judgment. An 8-year forecast period, a discount rate of 14,9%, an average annual revenue growth rate during the forecast period of 31,6%, an EBITDA margin during the forecast period of 29,0%, a terminal growth rate of 1,5%, and multiples ranging from 2,8 to 11,5 have been applied.

The acquisition of BoxNow ApS was completed in December 2024 between third parties and hence the purchase price is considered equal to the fair value as at 31 December 2024.

Sensitivity analysis

As stated above the fair value of the investments are based on an average of multiple valuation methods depending on different primary assumptions such as discount rates, revenue and EBITDA-margins as well as trading and transaction multiples. Therefore a change in one of the specific assumptions will only have a limited weighted impact on the valuation.

All other things being equal, if the EBITDA-margin for Kassoe Housing Invest ApS is changed from an average of 8,6% to an average of 7,6% the fair value would decrease by approximately DKK 6 million. If the discount rate was increased from 16,0% to 20,0% the fair value would decrease by approximately DKK 5 million. If multiples are reduced by 1,0 the fair value would decrease by approximately DKK 5 million. Similar opposite impacts would occur if the assumptions are changed in reversal.

All other things being equal, if the EBITDA-margin for DPCT Holding ApS is changed from an average of 29,0% to an average of 27,0% the fair value would decrease by approximately DKK 1 million. If the discount rate was increased from 14,9% to 20,0% the fair value would decrease by approximately DKK 3 million. If multiples are changed to a range of 1,5 to 8,0 the fair value would decrease by approximately DKK 3 million. Similar opposite impacts would occur if the assumptions are changed in reversal.

Contents of the notes to the financial statements

Note 3 Financial income and expenses

DKK	2024	2023
Financial income		
Total interest income	90.145	127.269
Gains on financial assets measured at fair value through profit or loss	514.603	181.597
Total financial income	604.747	308.866
Financial expenses		
Losses on financial assets measured at fair value through profit or loss	94.549	-
Total financial expenses	94.549	-

Contents of the notes to the financial statements

Note 4 Deferred tax

The Company has unrecognised tax assets of DKK 2.341.656 and has not been recognised due to uncertainties of the utilisation within the next 3-5 years. There is no expiration date on tax loss carried forward.

Contents of the notes to the financial statements

Note 5 Financial assets and financial liabilities

The Company holds the following financial instruments:

DKK	2024	2023
Financial assets		
Financial assets at amortised cost		
Other receivables	525.256	80.206
Cash and cash equivalents	16.887.942	15.133.433
	<u>17.413.198</u>	<u>15.213.639</u>
Financial assets at fair value through profit or loss		
Investment in portfolio enterprises	121.300.000	116.200.000
Financial assets	-	6.300.000
	<u>121.300.000</u>	<u>122.500.000</u>
Financial liabilities		
Liabilities at amortised cost		
Trade payables	80.000	131.250
Other payables	34.431	34.173
	<u>114.431</u>	<u>165.423</u>
Liabilities at fair value through profit or loss		
Call option	9.300.000	9.300.000
	<u>9.300.000</u>	<u>9.300.000</u>

The Company's exposure to various risks associated with the financial instruments is discussed in note 7.

Contents of the notes to the financial statements

Note 6 Financial risk management

The Company's principal financial liabilities, comprise trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include receivables, and cash and cash equivalents.

The Company is exposed to market risk, credit risk and liquidity risk.

Credit risk

Credit risk arises from cash and cash equivalents and deposits with banks and financial institutions.

Risk management

Credit risk is managed on a Company basis.

There are no significant concentrations of credit risk.

Receivables

The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all receivables.

Receivables are written off where there is no reasonable expectation of recovery.

Impairment losses on receivables are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

As at 31 December there are no loss allowances for receivables.

Contents of the notes to the financial statements

Note 6 Financial risk management

Liquidity risk

Maturities of financial liabilities

The amounts disclosed in the following table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

DKK						
Contractual maturities of financial liabilities	< 1 year	1 - 2 years	2 - 5 years	< 5 years	Total contractual cash flows	Carrying amount
At 31 December 2024						
Trade payables	80.000	-	-	-	-	80.000
Other payables	34.431	-	-	-	-	34.431
	<u>114.431</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>114.431</u>
At 31 December 2023						
Trade payables	131.250	-	-	-	-	131.250
Other payables	34.173	-	-	-	-	34.173
	<u>165.423</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>165.423</u>

Contents of the notes to the financial statements

Note 7 Cash flow specifications

DKK	2024	2023
Adjustments		
Revaluation during the year	(1.100.000)	(13.035.000)
Disposal of investment portfolio company	-	7.896.625
Impairment of investment portfolio company	-	3.041.790
Interest received	1.611	141
Unrealised gains/losses on financial assets measured at fair value through profit or loss	94.549	(94.549)
Other adjustments	4.549	-
	(999.291)	(2.190.993)
Changes in net working capital		
Change in receivables	(445.050)	4.894.114
Change in trade payables and other payables	(50.992)	10.423
	(496.042)	4.904.537

Contents of the notes to the financial statements

Note 8 Share capital

	2024		2023	
	Number of shares	Nominal value, DKK	Number of shares	Nominal value, DKK

The share capital comprise:

Ordinary shares (fully paid)	600.000	600.000	600.000	600.000
------------------------------	---------	---------	---------	---------

In number of shares	2024	2023
---------------------	------	------

Changes in share capital

Opening balance		600.000	600.000
Capital increase		-	-
Capital decrease		-	-
Total		<u>600.000</u>	<u>600.000</u>

No shares carry any special rights.

DKK	2024	2023
-----	------	------

	DKK per share	
Total dividend paid out for the year	-	-
Total dividend proposed for the year	-	-

No shares carry any special rights.

Contents of the notes to the financial statements

Note 9 Capital management

The Company's objectives when managing capital are to:

- safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The company is debt-free. In the upcoming period, the focus will be on maintaining the existing portfolio, and the company is expected to have sufficient capital to support its ongoing operations.

Contents of the notes to the financial statements

Note 10 Contingent liabilities, commitments and contingencies

Contingent liabilities

The company had no contingent liabilities, commitments or contingencies at 31 December 2024.

Contents of the notes to the financial statements

Note 11 Related party transactions

For the purposes of these financial statements, related parties include the company's investment portfolio companies as well as key management personnel. Additionally, the managing company Tietgen Advisory K/S is considered a related party as it provides key management personnel services to the Company.

The key management personnel of the company are not remunerated with salaries or other forms of compensation in this company. The company has during the year paid DKK 4.079.250 (2023: DKK 2.449.023) in management fee to Tietgen Advisory K/S which includes key management personnel remuneration.

Interests in investment portfolio companies are set out in note 13.

Transactions with related parties

DKK	2024	2023
-----	------	------

The following transactions occurred with related parties:

Kassoe Housing Invest ApS

Dividend received

4.000.000	-
<u>4.000.000</u>	<u>-</u>

Tietgen Advisory K/S

Management fee paid

(4.079.250)	(2.449.023)
<u>(4.079.250)</u>	<u>(2.449.023)</u>

Contents of the notes to the financial statements

Note 12 Interests in other entities

The Company's ownership interests in other entities at year end are set out below. Unless otherwise stated, they have share capital consisting solely of ordinary shares that are held directly by the Company, and the proportion of ownership interests held equals the voting rights held by the Company unless otherwise specified. The country of incorporation or registration is also their principal place of business.

Name of entity	Place of business		Ownership interests held by the Company		
			2024	2023	At 1 January 2023
Kassoe Housing Invest ApS	Kongens Lyngby, Denmark	A	50%*	50%*	50%*
DPCT Holding ApS	Regnstrup, Denmark	A	50%	50%	50%
BoxNow ApS	Rødovre, Denmark	A	11%	0%	0%

*The proportion of the voting rights in Kassoe Housing Invest ApS held by the Company is 65%, however due to shareholder agreements, the Company does not have control over Kassoe Housing Invest ApS.

S = Subsidiary (subject to control)

A = Associate (subject to significant influence)

I = Other investments

Contents of the notes to the financial statements

Note 13 Subsequent events

No events of importance to the annual report have occurred during the period from the balance sheet date until the presentation of the financial statements.

Contents of the notes to the financial statements

Note 14 First time adoption of IFRS

The financial statements for the year ended 31 December 2024 are the first that the Company has prepared in accordance with IFRS. For periods up to and including the year ended 31 December 2023 the Company prepared its financial statements in accordance with The Danish Financial Statements Act ('Danish GAAP')

The Company has prepared financial statements that comply with IFRS applicable as at 31 December 2024, together with the comparative period information for the year ended 31 December 2023.

In preparing these financial statements, the Company's opening statement of financial position was prepared as at 1 January 2023 (date of transition to IFRS).

The disclosures required by IFRS 1 First-time Adoption of IFRS explaining the principal adjustments made by the Company in restating Danish GAAP financial statements are provided below.

There was no material impact on the cash flow statement in the adoption of IFRS.

Notes to the reconciliation from Danish GAAP to IFRS

Investment in portfolio enterprises

In accordance with the provisions in IFRS 1, the Company has adopted IFRS from the date of transition. With the adoption of IFRS 9 and IFRS 10 the Company measures investment in portfolio enterprises at fair value through profit and loss. These investments were initially measured at fair value through the equity.

Exemptions applied

While not an exemption, it is highlighted that Tietgen Invest ApS is an investment entity, and therefore, in accordance with the requirements of IFRS 10, does not prepare consolidated financial statements.

An investment entity is defined as a company that, through contributions from investors, has the sole purpose of investing the funds to achieve returns on the invested capital in the form of income, capital appreciation, or both.

An investment entity is characterized by:

- the entity having more than one investor
- the entity having more than one portfolio investment
- the entity having investors that are not related parties
- the entity holding ownership interests in the form of shares or equivalent equity interests

Contents of the notes to the financial statements

Note 14 First time adoption of IFRS

Reconciliation

DKK	As at 1 January Sunday			Profit for the year	As at 31 December Sunday		
	Assets	Liabilities	Equity		Assets	Liabilities	Equity
According to the Danish Financial Statements Act	57.975.530	155.000	57.820.530	(20.445.211)	128.413.639	165.423	128.248.216
IFRS adjustments							
Call option	-	9.300.000	9.300.000	-	-	9.300.000	-
Revaluation of investments	87.137.897	-	87.137.897	13.035.000	9.300.000	-	-
Total	87.137.897	9.300.000	77.837.897	9.300.000	9.300.000	-	-
According to IFRS	145.113.427	9.455.000	135.658.427	(137.713.639)	137.713.639	9.465.423	128.248.216

Aside from the revaluation of investment in portfolio companies and the call option, there were no IFRS adjustments as a result of the conversion from Danish GAAP to IFRS. The separation of the call option is a correction of an error.