

# **EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS**

Tofteengen 5, 3540 Lyngø

Company reg. no. 29 97 73 48

## **Annual report**

**1 October 2024 - 30 September 2025**

The annual report was submitted and approved by the general meeting on the 30 March 2026.

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Paul Manley  
Chairman of the meeting

Member of  Nexia

 REVISORGRUPPEN DANMARK



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Notes:

To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.  
Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.



## Management's statement

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Today, the Managing Director has approved the annual report of EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS for the financial year 1 October 2024 - 30 September 2025.

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

I consider the chosen accounting policy to be appropriate, and in my opinion, the financial statements give a true and fair view of the financial position of the Company at 30 September 2025 and of the results of the Company's operations for the financial year 1 October 2024 – 30 September 2025.

Further, in my opinion, the Management's review gives a true and fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the Annual General Meeting.

Lynge, 30 March 2026

**Managing Director**

Paul Manley



## Independent auditor's report

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**To the Shareholder of EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS**

### **Opinion**

We have audited the financial statements of EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS for the financial year 1 October 2024 - 30 September 2025, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes, for the Company. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 30 September 2025, and of the results of the Company's operations for the financial year 1 October 2024 - 30 September 2025 in accordance with the Danish Financial Statements Act.

### **Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Management's Responsibilities for the Financial Statements**

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



## Independent auditor's report

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As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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.

### **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.



## Independent auditor's report

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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, we conclude that Management's Review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of Management's Review.

Copenhagen, 30 March 2026

### **Christensen Kjarulff**

Statsautoriseret Revisionsaktieselskab  
Company reg. no. 15 91 56 41

Torben Laurentz Wiberg

State Authorised Public Accountant  
mne11651



## Company information

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**The company** EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS  
Tofteengen 5  
3540 Lyngø

Company reg. no. 29 97 73 48  
Established: 27 October 2006  
Financial year: 1 October - 30 September

**Managing Director** Paul Manley

**Auditors** Christensen Kjærulff  
Statsautoriseret Revisionsaktieselskab  
Østbanegade 123  
2100 København Ø

**Parent company** MGS Denmark Holding ApS

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## Management's review

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### **Description of key activities of the company**

The activities are investment in properties used for own use and for rental and operation of the group activities.

### **Significant changes in the company's activities and financial matters**

There have been no significant changes in activities and financial matters.

The gross profit for the year totals DKK 1.265 thousand against DKK 895 thousand last year. Profit or loss from ordinary activities after tax totals DKK 492 thousand against DKK 22 thousand last year. Management considers the net profit or loss for the year satisfactory.

The company is part of MGS Mfg. GROUP Inc., USA. The Group continues to expand its activities within Europe by acquiring companies with similar activities.



## Income statement

All amounts in DKK.

<u>Note</u>	1/10 2024 - 30/9 2025	1/1 2024 - 30/9 2024
	<u>1.264.912</u>	<u>895.076</u>
<b>Gross profit</b>		
2 Depreciation and impairment of property, plant, and equipment	<u>-290.079</u>	<u>-283.417</u>
<b>Operating profit</b>	<b>974.833</b>	<b>611.659</b>
Other financial income from group enterprises	60.686	0
Other financial income	11.124	5.428
3 Other financial expenses	<u>-395.026</u>	<u>-320.939</u>
<b>Pre-tax net profit or loss</b>	<b>651.617</b>	<b>296.148</b>
4 Tax on net profit or loss for the year	<u>-159.881</u>	<u>-274.387</u>
<b>Net profit or loss for the year</b>	<b>491.736</b>	<b>21.761</b>
<b>Proposed distribution of net profit:</b>		
Transferred to retained earnings	<u>491.736</u>	<u>21.761</u>
<b>Total allocations and transfers</b>	<b>491.736</b>	<b>21.761</b>



## Balance sheet at 30 September

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All amounts in DKK.

### Assets

<u>Note</u>	<u>2025</u>	<u>2024</u>
<b>Non-current assets</b>		
5 Land and buildings	<u>16.926.504</u>	<u>17.216.583</u>
Total property, plant, and equipment	<u>16.926.504</u>	<u>17.216.583</u>
<b>Total non-current assets</b>	<b><u>16.926.504</u></b>	<b><u>17.216.583</u></b>
<b>Current assets</b>		
Receivables from group enterprises	2.307.385	0
Other receivables	<u>51</u>	<u>0</u>
Total receivables	<u>2.307.436</u>	<u>0</u>
Cash and cash equivalents	<u>211.782</u>	<u>1.482.678</u>
<b>Total current assets</b>	<b><u>2.519.218</u></b>	<b><u>1.482.678</u></b>
<b>Total assets</b>	<b><u>19.445.722</u></b>	<b><u>18.699.261</u></b>

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## Balance sheet at 30 September

All amounts in DKK.

<b>Equity and liabilities</b>	<u>2025</u>	<u>2024</u>
<u>Note</u>		
<b>Equity</b>		
Contributed capital	125.000	125.000
Retained earnings	<u>10.142.812</u>	<u>9.651.076</u>
<b>Total equity</b>	<b><u>10.267.812</u></b>	<b><u>9.776.076</u></b>
<b>Provisions</b>		
Provisions for deferred tax	<u>1.226.889</u>	<u>1.225.169</u>
<b>Total provisions</b>	<b><u>1.226.889</u></b>	<b><u>1.225.169</u></b>
<b>Liabilities other than provisions</b>		
7 Deposits	<u>780.000</u>	<u>780.000</u>
Total long term liabilities other than provisions	<u>780.000</u>	<u>780.000</u>
Payables to group enterprises	6.870.867	6.523.231
Income tax payable	141.647	133.082
Other payables	158.507	99.203
Deferred income	<u>0</u>	<u>162.500</u>
Total short term liabilities other than provisions	<u>7.171.021</u>	<u>6.918.016</u>
<b>Total liabilities other than provisions</b>	<b><u>7.951.021</u></b>	<b><u>7.698.016</u></b>
<b>Total equity and liabilities</b>	<b><u>19.445.722</u></b>	<b><u>18.699.261</u></b>
<b>1 Employee issues</b>		
<b>8 Contractual obligations and contingencies, etc.</b>		



## Statement of changes in equity

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All amounts in DKK.

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Total</b>
Equity 1 January 2024	125.000	9.629.315	9.754.315
Retained earnings for the year	0	21.761	21.761
Equity 1 October 2024	125.000	9.651.076	9.776.076
Retained earnings for the year	0	491.736	491.736
	<b>125.000</b>	<b>10.142.812</b>	<b>10.267.812</b>

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## Notes

All amounts in DKK.

	1/10 2024 - 30/9 2025	1/1 2024 - 30/9 2024
	<u>                    </u>	<u>                    </u>
<b>1. Employee issues</b>		
Average number of employees	<u>                    0                    </u>	<u>                    0                    </u>
<p>The company has no employees other than the managing director, who has not received any remuneration during the year.</p>		
<b>2. Depreciation and impairment of property, plant, and equipment</b>		
Depreciation of buildings	<u>                  290.079                  </u>	<u>                  283.417                  </u>
	<u>                  290.079                  </u>	<u>                  283.417                  </u>
<b>3. Other financial expenses</b>		
Financial costs, group enterprises	395.026	207.823
Other financial costs	<u>                    0                    </u>	<u>                  113.116                  </u>
	<u>                  395.026                  </u>	<u>                  320.939                  </u>
<b>4. Tax on net profit or loss for the year</b>		
Tax on net profit or loss for the year	141.636	62.227
Adjustment of deferred tax for the year	1.720	228.685
Adjustment of tax for previous years	<u>                  16.525                  </u>	<u>                  -16.525                  </u>
	<u>                  159.881                  </u>	<u>                  274.387                  </u>



## Notes

All amounts in DKK.

	<u>30/9 2025</u>	<u>30/9 2024</u>
<b>5. Land and buildings</b>		
Cost 1 October 2024	17.500.000	0
Correction due to changes in classification	<u>0</u>	<u>17.500.000</u>
<b>Cost 30 September 2025</b>	<b><u>17.500.000</u></b>	<b><u>17.500.000</u></b>
Depreciation and write-down 1 October 2024	-283.417	0
Amortisation and depreciation for the year	<u>-290.079</u>	<u>-283.417</u>
<b>Depreciation and write-down 30 September 2025</b>	<b><u>-573.496</u></b>	<b><u>-283.417</u></b>
<b>Carrying amount, 30 September 2025</b>	<b><u>16.926.504</u></b>	<b><u>17.216.583</u></b>
<b>6. Investment properties</b>		
Cost 1 October 2024	0	17.500.000
Correction due to changes in classification	<u>0</u>	<u>-17.500.000</u>
<b>Carrying amount, 30 September 2025</b>	<b><u>0</u></b>	<b><u>0</u></b>

In 2024, the property is classified as domicile property due to change in activities.

<b>7. Deposits</b>		
<b>Total deposits</b>	<b><u>780.000</u></b>	<b><u>780.000</u></b>

## 8. Contractual obligations and contingencies, etc.

### Joint taxation

With MGS Denmark Holding ApS, company reg. no 31082978 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.



## Accounting policies

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The annual report for EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from the previous year, and the annual report is presented in DKK. The accounting period was changed in the financial year before last and, consequently, the comparative figures in the income statement comprise the period 1 January 2024 – 30 September 2024.

### **Recognition and measurement in general**

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, write-downs for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

### **Income statement**

#### **Gross profit**

Gross profit comprises the revenue and external costs.

Lease income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment.

Other external expenses comprise expenses incurred for administration.

Expenses concerning investment properties comprise operating expenses, repair and maintenance expenses, taxes, charges, and other expenses. Expenses concerning the heating accounts are recognised in the statement of financial position as a balance with lessees.



## Accounting policies

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### **Depreciation, amortisation, and write-down for impairment**

Depreciation, amortisation, and write-down for impairment comprise depreciation on, amortisation of, and write-down for impairment of tangible assets, respectively.

### **Financial income and expenses**

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities.

### **Tax on net profit or loss for the year**

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

## Statement of financial position

### **Property, plant, and equipment**

Property, plant, and equipment are measured at cost less accrued depreciation and write-down for impairment. Land is not a subject to depreciation.

The depreciable amount is cost less any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the carrying amount, the depreciation is discontinued.

Depreciation is done on a straight-line basis according to an assessment of the expected useful life and the residual value of the individual assets:

	Useful life	Residual value
Buildings	39 years	20 %

Useful life period changed from 30 til 39 years during the financial year.

Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.



## Accounting policies

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Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

### Leases

The enterprise will be applying IAS 17 as its base of interpretation for recognition of classification and recognition of leases.

At their initial recognition in the statement of financial position, leases concerning property, plant, and equipment where the company holds all essential risks and advantages associated with the proprietary right (finance lease) are measured either at fair value of the asset being leased or at the present value of the future lease payments, whichever value is lower. When calculating the present value, the discount rate used is the internal rate of return of the lease or, alternatively, the borrowing rate of the enterprise. Hereafter, assets held under a finance lease are treated in the same way as other similar property, plant, and equipment.

The capitalised residual lease commitment is recognised in the statement of financial position as a liability other than provisions, and the interest part of the lease is recognised in the income statement for the term of the contract.

All other leases are regarded as operating leases. Payments in connection with operating leases and other lease agreements are recognised in the income statement for the term of the contract. The company's total liabilities concerning operating leases and lease agreements are recognised under contingencies, etc.

### Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Write-down for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

### Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.



## Accounting policies

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### **Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and on hand.

### **Income tax and deferred tax**

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

According to the rules of joint taxation, EJENDOMSSELSKABET AF 27. OKTOBER 2006 ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Adjustments take place in relation to deferred tax concerning elimination of unrealised intercompany gains and losses.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

### **Liabilities other than provisions**

Liabilities other than provisions relating to investment properties are measured at amortised cost.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

### **Deferred income**

Payments received concerning future income are recognised under deferred income.