

**Sundmark Farms K/S**  
**Strandvejen 125**  
**2900 Hellerup**  
**Business Registration No**  
**42 33 81 09**

**Annual report 2022**

The Annual General Meeting adopted the annual report on January 30, 2023

**Chairman of the General Meeting**

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Name: Søren Damgaard

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## **Company details**

### **Company**

Sundmark Farms K/S  
Strandvejen 125  
2900 Hellerup

Business Registration No: 42 33 81 09  
Founded: 13.04.2021  
Registered in: Hellerup  
Financial year: 1 January 2022 - 31 December 2022

Telephone: +45 20 18 85 87  
Internet: [www.IWC.dk](http://www.IWC.dk)

### **General Partner**

Komplementarselskabet Sundmark Farms ApS

### **Investment Manager**

International Woodland Company A/S

### **Auditors**

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
2300 Copenhagen S

## **Statement by the General Partner on the annual report**

The General Partner has today considered and approved the annual report of Sundmark Farms K/S for the financial year 1 January 2022 – 31 December 2022.

The annual report is presented in accordance with International Financial Reporting Standards as adopted by the EU and additional disclosure requirements of the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Limited Partnership's financial position at 31 December 2022 and of the results of its operations and the cash flows for the financial year 1 January 2022 - 31 December 2022.

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

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

Hellerup, January 30, 2023

**On behalf of Komplementarselskabet Sundmark Farms ApS**

Dennis Lanther

Lukas Sønderskov Hansen

## **Independent auditor's report**

### **To the shareholder of Sundmark Farms K/S**

#### **Opinion**

We have audited the financial statements of Sundmark Farms K/S for the financial year 01.01.2022 - 31.12.2022, which comprise the statement of comprehensive income, balance sheet, statement of changes in equity, cash flow statement and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022 in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **General Partner's responsibilities for the financial statements**

The General Partner is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act, and for such internal control as the General Partner 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, the General Partner is responsible for assessing the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless the General Partner either intends to liquidate the Entity or to cease operations or has no realistic alternative but to do so.

## Independent auditor's report

### 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Partner.
- Conclude on the appropriateness of the General Partner'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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.

## Independent auditor's report

### Statement on the management commentary

The General Partner is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary 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 of the management commentary.

Copenhagen, January 30, 2023

### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
Business Registration No 33 96 35 56

Anders Houman  
State-Authorised Public Accountant  
Identification No (MNE) mne46265

## Management commentary

	<b>2022</b>	<b>2021</b>
	<b><u>DKK'000</u></b>	<b><u>DKK'000</u></b>
<b>Financial highlights</b>		
<b>Key figures</b>		
Revenue	7,128	266
Operating profit/(loss) (EBIT)	3,366	(689)
Financial items, net	(93)	(14)
Profit/ loss for the year	3,273	(703)
Equity	246,800	127,127
Investment property	244,587	72,224
Asset total	247,468	162,130
<b>Ratios</b>		
Liquidity ratio (%)	484%	258%
Solvency ratio (%)	100%	78%
Return on equity (%)	1%	-1%

### Primary activity

Sundmark Farms K/S was established in April 2021 and is managed by International Woodland Company A/S (IWC). The General Partner of Sundmark Farms K/S is Sundmark Farms ApS.

The objectives of the Company are to invest in farmland properties in Denmark and any other business activities related here to.

### Investments

In 2022 the Company has invested in 3 farmland properties.

### Development in activities and finances

Operating income amounts to TDKK 3,366.

Profit for 2022 amounts to a profit of TDKK 3,273, which is in accordance with the expectations.

### Uncertainty relating to recognition and measurement

Sundmark Farms K/S develops and invests in farmland properties to provide stable cash flows, but where transferability and cash flows may to a certain extent still be affected by changes in market conditions. Consequently, the fair value of the investments is based on estimates and a number of assumptions made by the Fund Manager and the General Partner on the balance sheet date.

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## **Management commentary (continued)**

### **Events after the balance sheet date**

No events have occurred after the balance sheet date to this date which would influence the evaluation of this annual report.

### **Outlook**

The Company will focus on buying Danish farmland properties and lease these to skilled tenants.

## Statement of comprehensive income

	<u>Notes</u>	<u>2022 DKK'000</u>	<u>2021 DKK'000</u>
Revenue from contracts with tenants		7,128	266
<b>Operating income</b>		<u>7,128</u>	<u>266</u>
Administrative expenses	2	(2,479)	(954)
Net gain (loss) from fair value adjustment	5	(1,282)	0
<b>Operating expenses</b>		<u>(3,761)</u>	<u>(954)</u>
 <b>Operating profit/(loss) (EBIT)</b>		 <u>3,366</u>	 <u>(689)</u>
Financial income	3	3	0
Financial expenses	4	(96)	(14)
<b>Profit/(loss) for the year</b>		<u>3,273</u>	<u>(703)</u>
 <b>Other comprehensive income</b>		 <u>0</u>	 <u>0</u>
 <b>Comprehensive income</b>		 <u>3,273</u>	 <u>(703)</u>

**Balance sheet at 31 December 2022**

	<u>Notes</u>	<u>2022 DKK'000</u>	<u>2021 DKK'000</u>
Investment property	5	244,587	72,224
<b>Investment property</b>		<u>244,587</u>	<u>72,224</u>
 <b>Non-current assets</b>		 <u>244,587</u>	 <u>72,224</u>
Other receivables	6	161	201
Contract assets		1,385	250
<b>Receivables</b>		<u>1,547</u>	<u>451</u>
 <b>Cash and cash equivalents</b>		 <u>1,335</u>	 <u>89,455</u>
 <b>Current assets</b>		 <u>1,335</u>	 <u>89,906</u>
 <b>Assets</b>		 <u>247,468</u>	 <u>162,130</u>

**Balance sheet at 31 December 2022**

	<u>Notes</u>	<b>2022 DKK'000</b>	<b>2021 DKK'000</b>
Limited partnership capital	7	244,230	127,830
Retained earnings		(2,570)	(703)
<b>Equity</b>		<u><b>246,800</b></u>	<u><b>127,127</b></u>
Tenant deposit		72	36
<b>Non-current liabilities</b>		<u><b>72</b></u>	<u><b>36</b></u>
Trade and other payables	8	596	34,967
<b>Current Liabilities other than provisions</b>		<u><b>596</b></u>	<u><b>34,967</b></u>
<b>Liabilities other than provisions</b>		<u><b>668</b></u>	<u><b>35,003</b></u>
<b>Equity and liabilities</b>		<u><u><b>247,468</b></u></u>	<u><u><b>162,130</b></u></u>

**Statement of changes in equity**

	Limited partnership capital DKK'000	Distributions DKK'000	Retained earnings DKK'000	Total DKK'000
Equity at 1 January 2022	127,830	0	(703)	127,127
Contribution from Limited Partners	120,700	0	0	120,700
Ordinary distributions	0	(4,300)	0	(4,300)
Profit/(loss) for the year	0	0	3,273	3,273
<b>Equity at 31 December 2022</b>	<b>248,530</b>	<b>(4,300)</b>	<b>2,570</b>	<b>246,800</b>
	Limited partnership capital DKK'000	Distributions DKK'000	Retained earnings DKK'000	Total DKK'000
Equity at 13 April 2021	0	0	0	0
Contribution from Limited Partners	127,830	0	0	127,830
Profit/(loss) for the year	0	0	(703)	(703)
<b>Equity at 31 December 2021</b>	<b>127,830</b>	<b>0</b>	<b>(703)</b>	<b>127,127</b>

The investors initially committed themselves to contributing DKK 223m (EUR 30m) to farmland investments. At 31 December 2022, the investors have contributed a net amount of DKK 249m (EUR 33.5m).

**Cash flow statement for 2022**

	<u>Notes</u>	<u>2022</u> <u>DKK'000</u>	<u>2021</u> <u>DKK'000</u>
Operating profit/(loss)		3,366	(689)
Working capital changes	9	<u>(35,430)</u>	<u>34,551</u>
<b>Cash flows from ordinary activities</b>		<b><u>(32,064)</u></b>	<b><u>33,862</u></b>
Financial income and expenses, paid	3,4	<u>(93)</u>	<u>(14)</u>
<b>Cash flows from operating activities</b>		<b><u>(93)</u></b>	<b><u>(14)</u></b>
Purchases of investment properties	5	(173,645)	(72,224)
Change in fair value		<u>1,282</u>	<u>0</u>
<b>Cash flows from investing activities</b>		<b><u>(172,363)</u></b>	<b><u>(72,224)</u></b>
Contribution from Limited Partners		120,700	127,830
Dividens paid to the Limited Partners		<u>(4,300)</u>	<u>0</u>
<b>Cash flows from financing activities</b>		<b><u>116,400</u></b>	<b><u>127,830</u></b>
<b>Increase/decrease in cash</b>		<b><u>(88,120)</u></b>	<b><u>89,455</u></b>
Cash beginning of year		<u>89,455</u>	<u>0</u>
<b>Cash end of year</b>		<b><u>1,335</u></b>	<b><u>89,455</u></b>

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## Notes

### **1. Significant accounting estimates, assumptions and uncertainties**

#### **Fair value**

Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. If this information is not available, the entity uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections.

Valuations are performed by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued.

These valuations form the basis for the carrying amounts in the financial statements. The Company develops and invests in agricultural investment properties, the market price of which depends both on entity-specific affairs and market conditions, including market rents, interest rates, exchange rates and construction risk within the different investments.

This uncertainty may be higher during periods of high volatility in the real estate markets.

The methods applied in and the assumptions underlying the determination of the fair value in investment properties and receivables are described in note 13 to the financial statements.

## Notes

### 2. Administrative expenses

The Company has no employees.

Administrative expenses include management fee for the period to Komplementarselskabet Sundmark Farms ApS and International Woodland Company A/S, in accordance with the Investment Services Agreement and Articles of Association. For further information about management fee, please refer to note 14.

	<b>2022</b> <b>DKK'000</b>	<b>2021</b> <b>DKK'000</b>
<b>Fee to auditors appointed by the Company in general meeting</b>		
Statutory audit services	40	20
Other assurance engagements	6	0
Tax services	0	5
Other services	56	60
	<b>102</b>	<b>85</b>

	<b>2022</b> <b>DKK'000</b>	<b>2021</b> <b>DKK'000</b>
<b>3. Financial income</b>		
Interest income from bank	3	0
<b>Interest income for financial receivables</b>	<b>3</b>	<b>0</b>

	<b>2022</b> <b>DKK'000</b>	<b>2021</b> <b>DKK'000</b>
<b>4. Financial expenses</b>		
Interest expense on bank deposits	96	14
<b>Interest expenses for financial liabilities</b>	<b>96</b>	<b>14</b>

## Notes

	<b>2022</b>	<b>2021</b>
	<b>DKK'000</b>	<b>DKK'000</b>
<b>5. Investment properties</b>		
Fair value at 1 January 2022	72,224	0
Addition	173,645	72,224
<b>Fair value at 31 December 2022 before adjustments</b>	<b>245,867</b>	<b>72,224</b>
Fair market adjustment, beginning of year	0	0
Fair market adjustment, for the year	(1,282)	0
Fair market adjustment, end of year	(1,282)	0
<b>Fair value at 31 December 2022</b>	<b>244,587</b>	<b>72,224</b>

### Investment properties consists of agricultural properties in Denmark.

The methods applied by the Company to measure investments are evident from note 13 to the financial statements.

### 6. Other receivables

Other receivables	161	201
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The carrying amount of receivables relates to investments and VAT. The amount recognised is equal to the fair value of the receivables.

No losses on receivables have been realised, hence no provisions for expected credit loss (ECL) have been recognised in the consolidated financial statements.

### 7. Limited partnership capital

The limited partnership capital has not been divided into classes.

### 8. Other payables

Other payables	596	34,967
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The carrying amount of payables relates to newly acquired investment properties, legal fees, auditor's fees, travel costs etc. The amount recognised is equal to the fair value of the liabilities. Other payables fall due for payment within 12 months.

### 9. Working capital changes

Change in receivables	(1,096)	(451)
Change in payables	(34,335)	35,003
	<b>(35,431)</b>	<b>34,552</b>

## Notes

### 10. Contractual rental income

Contracts concluded for investment properties include a period of non-terminability and/or a notice of termination by the customer. In view of this, contractual rent income can be calculated as follows:

Expired ceaseliness within 1 year	0
Expired ceaseliness within 2-5 years	0
Expired ceaseliness after 5 years	0
<b>Contractual rental income</b>	<b>0</b>

The contract rental income for the year is recognized in the income statement 7,128

	<b>2022</b>	<b>2021</b>
	<b>DKK'000</b>	<b>DKK'000</b>
<b>11. Financial instruments</b>		
Other receivables	161	201
Contract assets	1,385	250
Cash and cash equivalents	1,335	89,455
<b>Receivables measured at amortised cost</b>	<b>2,882</b>	<b>89,906</b>
Tenant deposits	72	36
Other payables	596	34,967
<b>Financial liabilities measured at amortised cost</b>	<b>668</b>	<b>35,003</b>

All financial liabilities are due for payment within 12 months.

Historically, no losses on receivables have been realised, hence no provisions for expected credit loss (ECL) have been recognised in the statement of comprehensive income. The risks of the Company are considered limited.

## Notes

### 12. Financial risk management

The General Partner is ultimately responsible for the overall risk management within the Company but has delegated the responsibility to the Investment Manager.

The Company pursues an investment strategy approved by the Limited Partners and invests in agricultural investment properties. The Company's risk management processes include identification, measurement, monitoring, reporting and mitigation of the identified risks to minimise the potential negative effects at Company level.

Key financial risk factors and exposure regarding the financial statements for 2022 can be categorised as follows:

#### Financial risk factors

##### Liquidity risks

	<b>Less than 1 year DKK'000</b>	<b>Between 1 and 5 years DKK'000</b>	<b>After 5 years DKK'000</b>	<b>Total DKK'000</b>
Other payables	596	0	0	596
<b>31 December 2022</b>	<b>596</b>	<b>0</b>	<b>0</b>	<b>596</b>
	<b>Less than 1 year DKK'000</b>	<b>Between 1 and 5 years DKK'000</b>	<b>After 5 years DKK'000</b>	<b>Total DKK'000</b>
Other payables	34,967	0	0	34,967
<b>31 December 2021</b>	<b>34,967</b>	<b>0</b>	<b>0</b>	<b>34,967</b>

The Company manages liquidity risk by maintaining adequate reserves, banking facilities by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities. The Company's liquidity risk is considered insignificant as liabilities are payable within one year. In addition, no indication of the Limited Partners' inability to contribute the remaining Company commitment exists as well as future income from investments is expected to settle the outstanding amount.

## Notes

### 12. Financial risk management (continued)

#### Credit risks

Credit risk relates to the risk of non-performing receivables and impairment of the Company's rent receivables from investments properties.

The maximum credit risk related to other receivables equals the carrying amount. There is no indication of non-performing other receivables at the balance sheet date.

Likewise, there is no impairment of other receivables e.g. at the balance sheet date as it is assessed that the debtors will fulfil the individual facility agreements.

Credit risk related to cash and cash equivalent is considered immaterial. Furthermore, all applied bank connections have a high and sound credit rating.

	<b>2022</b>	<b>2021</b>
	<b>DKK'000</b>	<b>DKK'000</b>
Other receivables	161	201
Contract assets	1,385	250
Cash and cash equivalents	1,335	89,455
<b>Credit risk</b>	<b>2,882</b>	<b>89,906</b>

#### Market risks

In the event of an economic slowdown or temporary closure of society due to a pandemic, there is a risk that a weakening of the property market may adversely affect Sundmark Farms. In the rental market this can generally mean that leases are terminated due to lack of liquidity at the tenant and the demand for leases generally decreases, and that Sundmark Farms therefore experiences declining rental rates. In the longer term, this may lead to a weakening of the rental conditions, including pressure on the level of rental income that can be achieved for each lease. At the same time, a financial slowdown increases the risk that Sundmark Farms customers and other parties to the agreement will not be able to honor their obligations, including the payment of rent. Overall, an economic slowdown and a weakening of the property market can lead to falling earnings, increasing yield and thereby decreasing market value of Sundmark Farms property.

Further, as Sundmark Farms solely is focusing on Danish agricultural properties, it is subject to changes in European Unions Common Agricultural Policy and subsidies.

## Notes

### 12. Financial risk management (continued)

#### Capital management

The Company's objectives when managing capital are to safeguard the company's ability to continue as a going concern in order to provide returns for limited partners and to maintain an optimal capital structure to reduce the cost of capital. The Company is currently maintaining a capital structure containing 100% equity.

The Company strategy allows the Investment manager to use gearing ratio within 0% to 35% based on Danish mortgage loans.

### 13. Fair value hierarchy for investment property

The fair value of the investments is measured on a quarterly basis, or more frequently if significant changes occur.

The Investment manager has implemented procedures and methodology to ensure that the valuation is carried out consistently over time and across investments.

#### Methods applied in and assumptions underlying the determination of fair values of investments

The investment properties (Level 3 in the fair value hierarchy) are valued on a quarterly basis.

Each property is valued ('full valuation') by an external professional valuar annually. The full valuation is updated by the external valuar 6 months later. In the quarters in between the external valuations IWC prepares an internal desktop valuation. The external valuations are based on the professional valuar's in-dept knowledge of the local farmland property markets. The internal desktop valuations are based on comparable sales based on public property transaction data. The Company aims to have for one quarter (1/4) of the investments a full external valuation each quarter to spread external valuations over the year. The first full external valuation is carried out approximately 6 months after acquisition (pending the valuation cycle). From acquisition until the first external valuation the properties are measured at cost.

For investments where the comparable sales method is not feasible due to insufficient data or uncertainty of comparability the fair value of each investment property has been estimated by applying methods that best reflect the risks and the stage of each investment, e.g. assumptions related to rent per hectare farmland, inflation rates, yield requirements in % and discount rate.

## Notes

### 13. Fair value hierarchy for investment property (continued)

#### Fair value hierarchy for investment property measured at fair value in the balance sheet

Below, financial instruments measured at fair value are classified using the fair value hierarchy:

- Quoted prices in active markets for identical instruments (Level 1)
- Quoted prices in active markets for similar assets or liabilities or other valuation methods under which all material inputs are based on observable market data (Level 2)
- Valuation techniques under which any material inputs are not based on observable market data (Level 3)

It is the Company's policy to incorporate the classification of financial assets (changes/transfers between levels 1 and 3) in the financial statements if their classification changes during the financial year. There have not been any transfers between the levels during the financial year and all investments are classified as Level 3 investments.

#### Material unobservable inputs for Level 3

Investment property measured at fair value in the balance sheet are based on valuation techniques that include material unobservable input. Material unobservable inputs mean in this context that the valuation is dependent on a return requirement that contains several components that cannot be observed on trading markets, for example project-specific risks and illiquidity prices. The primarily unobservable input in the valuation is the price per hectare.

#### Hectare prices

The Investment properties consist of primarily agricultural farming areas. In Denmark these areas are traded based on the hectare prices. The prices are depended on where in the country the property is located, on the quality of the soil, on the field size and the potential harvest yield. The hectare prices on the investment properties are in the range of 150 DKK'000 to 290 DKK'000.

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
	<b>DKK'000</b>	<b>DKK'000</b>	<b>DKK'000</b>	<b>DKK'000</b>
<b>2022</b>				
Investment property	0	0	244,587	244,587
<b>Financial assets measured at fair value through profit or loss</b>	<b>0</b>	<b>0</b>	<b>244,587</b>	<b>244,587</b>
<b>2021</b>	<b>DKK'000</b>	<b>DKK'000</b>	<b>DKK'000</b>	<b>DKK'000</b>
Investment property	0	0	72,224	72,224
<b>Financial assets measured at fair value through profit or loss</b>	<b>0</b>	<b>0</b>	<b>72,224</b>	<b>72,224</b>

## Notes

### 13. Fair value hierarchy for investment property (continued)

For 2022 the fair value of Investment property is based on the internal valuation process by the management, which is further complimented by externally valuation reports prepared in the fourth quarter. Based on this there has been made a sensitivity analysis on non-observable input.

#### Sensitivity analysis

The fair value of the Investment property is affected by the development in the return on capital (ROC). A decrease or increase in the material unobservable input will have a direct effect on the valuation of the Investment properties.

A change in the unobservable inputs used will have the following effects on the fair value of the Investment property:

	<b>2022</b> <b>DKK'000</b>	<b>2021</b> <b>DKK'000</b>
A change in ROC of + 0.5% will affect the fair value with:	-34,973	0
A change in ROC of – 0.5% will affect the fair value with:	53,018	0

### 14. Related parties

#### Related parties with a controlling interest

The Limited Partnership has a single investor with a controlling interest. See note 16.

	<b>2022</b> <b>DKK'000</b>	<b>2021</b> <b>DKK'000</b>
<b>Related party transactions</b>		
The General Partner receives a fee for its liability towards Sundmark Farms K/S as per the Articles of Association		
<b>Payment to the General Partner</b>	<b>2</b>	<b>1</b>
IWC (the Investment manager) is considered a related party of the Company due to direct or indirect control and transactions		
<b>Management fee</b>	<b>1,173</b>	<b>45</b>

There are no other key relationships, which are considered material to the financial statements.

### 15. Contingent liabilities

The Company has no contingent liabilities.

## Notes

### 16. Investors

The Limited Partnership has registered the following Limited Partners as holding more than 5% of the voting rights or nominal value of the contributed capital:

<b>Limited Partner</b>	<b>Residence</b>	<b>Ownership percentage</b>
SDG Den Farmland B.V	Beethovenstraat 300, 1077WZ Amsterdam	100%

### 17. Events after the balance sheet date

No events have occurred after the balance sheet date to this date which would influence the evaluation of this annual report.

### 18. Authorisation of the annual report for issue

At the meeting held on January 26, 2023, the General Partner authorised this annual report for issue on January 26, 2023.

The annual report will be submitted to the Limited Partnership's Limited Partners for adoption at the Annual General Meeting on January 26, 2023.

## Notes

### 19. Accounting policies

#### Reporting class

The financial statements of Sundmark Farms K/S have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU and additional requirements of the Danish Financial Statements Act B enterprises

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2022 reporting periods and have not been early adopted by Sundmark Farms K/S.

The following standards are not expected to have a material impact on the entity in the current or future reporting periods or on foreseeable future transactions:

- Amendments to IFRS 17 – Insurance contracts.
- Amendments to IFRS 4 – Insurance contracts
- Amendments to IAS 1 and IFRS Practice statement 2 – Material accounting policies
- Amendments to IAS 8 – Definition of accounting estimates
- Amendments to IAS 12 – Deferred tax related to assets and liabilities arising from a single transaction

Sundmark Farms K/S is a Limited Partnership based in Denmark.

The financial statements are presented in Danish kroner (DKK), which is the functional currency of the Company.

The financial statements are presented on the basis of historical cost, except for the investment property, which are measured at fair value. Historical cost is based on the fair value of the consideration given in exchange for assets.

All amounts in the financial statements are presented in whole DKK thousand. Every figure is rounded off separately and, for that reason, minor differences between the stated totals and the sum of underlying figures may occur.

Judgements made by the General Partner in the application of IFRSs that have had significant effects on the financial statements are disclosed, where applicable, in the relevant notes to the financial statements.

## Notes

### 19. Accounting policies (continued)

#### Defining materiality

If a line item is not individually material, it is aggregated with other items and notes of a similar nature in the financial statements or in the notes. There are substantial disclosure requirements throughout IFRS. Disclosures required by IFRS are provided unless the information is considered immaterial to the economic decision-making of the users of these financial statements or not applicable.

The most significant accounting policies are set out overleaf.

The General Partner further believes that other amended Standards and Interpretations, which have not entered into force, will not have any significant impact on the financial statements, and they will not be adopted early.

#### Significant accounting judgements and estimates

As part of the preparation of the financial statements, the Investment manager and the General Partner make a number of accounting judgements which form the basis of presentation, recognition and measurement of the Company's assets and liabilities. The most significant accounting judgements are evident from note 1 to the financial statements.

#### Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Company, and the value of the asset can be measured reliably. Assets are derecognised in the balance sheet when it is no longer probable that future economic benefits will flow to the Company.

Purchase and sale of financial assets and liabilities are recognised in the balance sheet at the commitment date.

Liabilities are recognised in the balance sheet when the Company has a legal or constructive obligation as a result of an event before or on the balance sheet date, and it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably. Liabilities are derecognised in the balance sheet when it is no longer probable that economic benefits will have to be given up to settle the liability.

On initial recognition, assets and liabilities are measured at cost, however, investment assets are measured at fair value on initial recognition, typically equalling cost exclusive of directly incurred expenses (direct transaction costs). Measurement subsequent to initial recognition is affected as described below for each financial statement item. Allowance is made for events occurring from the balance sheet date to the date of presentation of the annual report, and which confirm or invalidate affairs and conditions existing at the balance sheet date.

Income is recognised in the statement of comprehensive income when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Notes

### 19. Accounting policies (continued)

#### Foreign currency translation

Items included in the financial statements of the Company are measured in the currency of the primary economic environment in which the Company operates (the “functional currency”). The financial statements of the Company are presented in the currency unit (DKK, Danish kroner), which is the Company’s functional currency.

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date or the rate at the balance sheet date are recognised in the income statement as financial income or financial expenses.

#### Statement of comprehensive income

##### Revenue recognition

Revenue includes rental income. Rental income from operating leases is recognised on a straight-line basis over the lease term. The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company’s activities.

##### Administrative expenses

All expenses are recognised in the statement of comprehensive income on the accrual basis.

Administrative expenses comprise expenses incurred during the financial year not directly related to the Company’s investment activities.

General due diligence costs and general administration etc including management fees have been expensed by the amounts attributable to this financial year, whereas certain development costs have been capitalised in order to increase the value of the equity investments or receivables from investments.

##### Financial income and expenses

Financial income and expenses comprise interest income and various expenses, and net exchange rate adjustments on transactions in foreign currencies.

Interest income and interest expenses are stated on an accruals basis using the principal interest rate.

##### Income taxes

Under current Danish law governing the Company, it is not independently taxable because the Company’s profit/loss for the year is included in the Limited Partners’ taxable income.

## Notes

### 19. Accounting policies (continued)

#### Balance sheet

##### Investment properties

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. After initial recognition, investment property is carried at fair value. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value. The fair value of investment property reflects, among other things, rental income from current leases and other assumptions market participants would make when pricing the property under current market conditions. Changes in fair values are recognised in the income statement. Investment properties are derecognised when they have been disposed of.

The fair value is calculated equivalent to an estimated fair value that is determined based on market information and generally accepted valuation techniques, including benchmarking, DCF or other relevant methods, which are considered to provide the best estimate of the fair value.

For further information about the measurement of fair values, please refer to note 13.

Sundmark Farms use of external independent valuer for valuation of fair value of the Investment properties.

##### Other receivables

Other receivables are measured at amortized cost, usually equaling nominal value.

##### Prepayments

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

##### Cash and cash equivalents

Cash comprises cash in bank deposits.

##### Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

## Notes

### 19. Accounting policies (continued)

#### Cash flow statement

The cash flow statement of the Company is presented using the indirect method and shows cash flows from operating, investing and financing activities as well as the Company's cash equivalents at the beginning and the end of the financial year.

Cash flows from operating activities are calculated as the operating profit/loss adjusted for non-cash operating items and working capital changes.

Cash flows from investing activities comprise payments in connection with acquisition and divestment of investments.

Cash flows from financing activities comprise cash changes in the size or composition of the contributed capital and cash payment of distributions to the Limited Partners.

Cash comprises cash in bank deposits.

#### Financial highlights

Financial highlights are defined and calculated in accordance with "Recommendations & Ratios" issued by the Danish Society of Financial Analysts.

<b>Ratios</b>		<b>Calculation formula</b>	<b>Ratios reflect</b>
Liquidity ratio (%)	=	$\frac{\text{Current assets} \times 100}{\text{Current liabilities other than provisions}}$	The entity's financial strength.
Solvency ratio (%)	=	$\frac{\text{Equity} \times 100}{\text{Total assets}}$	The entity's financial strength.
Return on equity (%)	=	$\frac{\text{Profit for the year} \times 100}{\text{Average equity}}$	The entity's profitability.