

Ejendomsselskabet af 30. april 2003 ApS

Vestre Lufthavnsvej 60, 6705 Esbjerg Ø
CVR-nr. 27 13 89 69

Annual Report 2024

1 January - 31 December

The Annual Report has been presented and adopted at the
Company's Annual General Meeting on 7 July 2025

Nele Lena Ghesquiere

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Company Details

Company	Ejendomsselskabet af 30. april 2003 ApS Vestre Lufthavnsvej 60 6705 Esbjerg Ø
	CVR No.: 27 13 89 69 Established: 30 April 2003 Municipality: Esbjerg Financial Year: 1 January - 31 December
Executive Board	Lars-Henrik Thorgreen Nele Lena Ghesquiere
Auditor	BDO Statsautoriseret revisionsaktieselskab Dokken 8 6700 Esbjerg

Management's Statement

Today the Executive Board have discussed and approved the Annual Report of Ejendomsselskabet af 30. april 2003 ApS for the financial year 1 January - 31 December 2024.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2024 and of the results of the Company's operations for the financial year 1 January - 31 December 2024.

The Management Commentary includes in our opinion a fair presentation of the matters dealt with in the Commentary.

The Executive Board remain of the opinion that the conditions for opting out of audit have been fulfilled.

We recommend the Annual Report be approved at the Annual General Meeting.

Esbjerg, 7 July 2025

Executive Board

Lars-Henrik Thorgreen

Nele Lena Ghesquiere

Auditor´s report on compilation of financial information

To the Shareholder of Ejendomsselskabet af 30. april 2003 ApS

We have compiled these Financial Statements of Ejendomsselskabet af 30. april 2003 ApS for the financial year 1 January - 31 December 2024 based on the Company's accounting records and other information provided by Management.

These Financial Statements comprise income statement, balance sheet, statement of changes in equity, notes and accounting policies.

We performed this compilation engagement in accordance with the International Standard, Compilation Engagements.

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

These Financial Statements and the accuracy and completeness of the information used to compile these Financial Statements are Management's responsibility.

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

Esbjerg, 7 July 2025

BDO Statsautoriseret revisionsaktieselskab
CVR no. 20 22 26 70

Mikael Grosbøl
State Authorised Public Accountant
MNE no. mne33707

Christian Holdensen
State Authorised Public Accountant
MNE no. mne49072

Management Commentary

Principal activities

The Company's main activity is property rental as well as related activities.

Income Statement 1 January - 31 December

	Note	2024 DKK	2023 DKK
Gross profit		2.636.600	2.605.831
Depreciation, amortisation and impairment losses for tangible and intangible assets		-745.088	-732.837
Operating profit		1.891.512	1.872.994
Other financial income	1	214.307	196.752
Other financial expenses		-20.890	-8.919
Profit before tax		2.084.929	2.060.827
Tax on profit/loss for the year	2	-460.017	-453.117
Profit for the year		1.624.912	1.607.710
Proposed distribution of profit			
Retained earnings		1.624.912	1.607.710
Total		1.624.912	1.607.710

Balance Sheet at 31 December

Assets	Note	2024 DKK	2023 DKK
Land and buildings		6.746.949	7.452.378
Property, plant and equipment	3	6.746.949	7.452.378
Non-current assets		6.746.949	7.452.378
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Receivables from group enterprises		6.472.258	4.061.202
Deferred tax assets	4	339.000	347.000
Receivables		6.811.258	4.408.202
Cash and cash equivalents		0	942
Current assets		6.811.258	4.409.144
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Assets		13.558.207	11.861.522
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Balance Sheet at 31 December

Equity and liabilities

	Note	2024 DKK	2023 DKK
Share capital		125.000	125.000
Retained earnings		12.743.079	11.118.167
Equity		12.868.079	11.243.167
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Bank debt		1.628	0
Corporation tax payable		452.017	374.117
Other liabilities		236.483	244.238
Current liabilities		690.128	618.355
Liabilities		690.128	618.355
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Equity and liabilities		13.558.207	11.861.522
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Equity

DKK	Share capital	Retained earnings	Total
Equity at 1 January 2024	125.000	11.118.167	11.243.167
Proposed profit allocation		1.624.912	1.624.912
Equity at 31 December 2024	125.000	12.743.079	12.868.079

Notes

	2024 DKK	2023 DKK
1 Other financial income		
Interest income from group enterprises	214.307	196.752
	214.307	196.752

2 Tax on profit/loss for the year		
Calculated tax on taxable income of the year	452.017	374.117
Adjustment of deferred tax	8.000	79.000
	460.017	453.117

3 Property, plant and equipment	
DKK	Land and buildings
Cost at 1 January 2024	21.376.001
Additions	39.659
Cost at 31 December 2024	21.415.660
Depreciation and impairment losses at 1 January 2024	13.923.623
Depreciation for the year	745.088
Depreciation and impairment losses at 31 December 2024	14.668.711
Carrying amount at 31 December 2024	6.746.949

4 | Deferred tax assets

The provision for deferred tax is related to differences between the carrying amount and tax value of securities, receivables, intangible and tangible fixed assets, including recognised finance lease contracts.

	2024 DKK	2023 DKK
Deferred tax assets, beginning of year	347.000	426.000
Deferred tax of the year, income statement	-8.000	-79.000
Deferred tax assets 31 December 2024	339.000	347.000

Notes

5 | Contingencies etc.

Joint liabilities

The Company is jointly and severally liable together with the Parent Company and the other group companies in the joint taxable group for tax on the group's joint taxable income and for certain possible withholding taxes, such as dividend tax, etc.

Tax payable on the Group's joint taxable income is stated in the annual report of NHV A/S, which serves as management Company for the joint taxation.

6 | Charges and securities

There are no securities at 31st of December 2024.

Accounting Policies

The Annual Report of Ejendomsselskabet af 30. april 2003 ApS for 2024 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class B and certain provisions applying to reporting class C.

The Annual Report is prepared consistently with the accounting principles applied last year.

Income Statement

Rental income

Rental income is accrued to cover the period up to the end of the financial year. Payments charged to cover heating are not included in rental income.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from securities, debt and transactions in foreign currencies, as well as charges and allowances under the tax-on-account scheme, etc. Financial income and expenses are recognised by the amounts that relate to the financial year. Interest income and expenses are calculated on amortised cost prices.

Tax

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the Income Statement by the share that may be attributed to the profit for the year, and is recognised directly in equity by the share that may be attributed to entries directly to equity.

Balance Sheet

Property, plant and equipment

Buildings on leased land are measured at cost less accumulated depreciation and less any accumulated impairment losses.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value:

	Useful life
Buildings	25 years

Accounting Policies

Impairment of fixed assets

The carrying amount of property, plant and equipment, are assessed annually for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the recoverable amount is lower than the carrying amount, the asset is written down to the recoverable amount.

The recoverable amount is calculated at the higher of the capital value and the sales value less expected costs of a sale. The capital value is determined as the Company's share in the current value of the net cash flows which the subsidiary is expected to generate through its activities and from sale of assets after the end of their useful lives. A discount rate is used which reflects the risk-free market rate and the owners' minimum return on interest requirements for similar assets. The growth rate in the terminal period is determined in accordance with the standards within the industry.

Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is written down to meet expected losses.

Tax payable and deferred tax

Current tax liabilities and receivable current tax are recognised in the Balance Sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

The Company is subject to joint taxation with Danish Group companies. The current corporation tax is distributed among the joint taxable companies in proportion to their taxable income and with full allocation and refund related to tax losses. The joint taxable companies are included in the tax-on-account scheme. Joint taxation contributions receivable and payable are recognised in the Balance Sheet under current assets and liabilities, respectively.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carryforwards, are measured at the amount at which the asset is expected to be used within a reasonable number of years, either by setoff against tax on future earnings or by setoff against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the Balance Sheet date will be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

Liabilities

Financial liabilities are recognised at the time of borrowing by the amount of proceeds received less transaction costs. In subsequent periods, the financial liabilities are measured at amortised cost equal to the capitalised value when using the effective interest, the difference between the proceeds and the nominal value being recognised in the Income Statement over the loan period.

The amortised cost of current liabilities corresponds usually to the nominal value.