

## **EUROPEAN REAL ESTATE ApS**

Holbergsgade 14 2. tv.  
1057 København K

CVR no. 26 49 56 79

**Annual report for 2023**

(22nd Financial year)

Adopted at the annual general meeting  
on 21 May 2024

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Ole Meier Sørensen  
chairman

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## **Statement by management on the annual report**

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

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

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 21 May 2024

### **Executive board**

Juan Francisco de Jesus Clerico    Giancarla Clerico  
Avendano  
CEO

# **Independent auditor's report**

## **To the shareholder of EUROPEAN REAL ESTATE ApS**

### **Opinion**

We have audited the financial statements of EUROPEAN REAL ESTATE ApS for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. 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 company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023 in 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' 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 and 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 the 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**

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.

### **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**

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 Statements Act. We did not identify any material misstatement of management's review.

Hellerup, 21 May 2024  
CVR no. 33 25 68 76



Søren Jonassen  
Statsautoriseret revisor  
mne18488

## Company details

### The company

EUROPEAN REAL ESTATE ApS  
Holbergsgade 14 2. tv.  
1057 København K

CVR no.: 26 49 56 79

Reporting period: 1 January - 31 December 2023

Incorporated: 1 February 2002

Domicile: Copenhagen

### Executive board

Juan Francisco de Jesus Clerico Avendano  
Giancarla Clerico

### Auditors

Crowe  
Statsautoriseret Revisionsinteressentskab v.m.b.a.  
Rygårds Allé 104  
2900 Hellerup

## **Management's review**

### **Business review**

The company's main activity is to act as holding company.

### **Financial review**

The company's income statement for the year ended 31 December 2023 shows a loss of EUR 2.628, and the balance sheet at 31 December 2023 shows equity of EUR 100.825.

### **Significant events occurring after the end of the financial year**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

## **Accounting policies**

The annual report of EUROPEAN REAL ESTATE ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2023 is presented in EUR

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

## **Income statement**

### **Gross profit**

Gross profit reflects an aggregation of revenue less other external expenses.

### **Financial income and expenses**

Financial income and expenses are recognized in the income statement with the amounts that concern financial year. Financial items comprise interest income and expenses, realized and unrealized exchange gains and losses relating to transactions in foreign currency.

### **Tax on profit/loss for the year**

The company is subject to the Danish rules on compulsory joint taxation.

## **Accounting policies**

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

### **Balance sheet**

#### **Fixed asset investments**

##### **Investments in subsidiaries, associates and participating interests**

Investment in subsidiaries, associates and participating interests are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

#### **Receivables**

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

### **Equity**

#### **Dividends**

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

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

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Joint taxation contributions payable and receivable are recognised in the balance sheet as 'Joint taxation contributions receivable' or 'Joint taxation contributions payable'.

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

#### **Liabilities**

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

## **Accounting policies**

### **Foreign currency translation**

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

**Income statement**  
**1 January 2023 - 31 December 2023**

	<u>Note</u>	<u>2023</u>	<u>2022</u>
		EUR	EUR
<b>Gross profit</b>		<b>-11.230</b>	<b>-13.455</b>
Financial income		9.233	7.380
Financial costs		<u>-631</u>	<u>-649</u>
<b>Profit/loss before tax</b>		<b>-2.628</b>	<b>-6.724</b>
Tax on profit/loss for the year		<u>0</u>	<u>0</u>
<b>Profit/loss for the year</b>		<b><u><u>-2.628</u></u></b>	<b><u><u>-6.724</u></u></b>
 <b>Recommended appropriation of profit/loss</b>			
Retained earnings		<u>-2.628</u>	<u>-6.724</u>
		<b><u><u>-2.628</u></u></b>	<b><u><u>-6.724</u></u></b>

## Balance sheet at 31 December 2023

	<u>Note</u>	<u>2023</u>	<u>2022</u>
		EUR	EUR
<b>Assets</b>			
Investments in subsidiaries		6.903.345	6.903.345
Other receivables		125.474	116.285
<b>Fixed asset investments</b>		<b><u>7.028.819</u></b>	<b><u>7.019.630</u></b>
<b>Total non-current assets</b>		<b><u>7.028.819</u></b>	<b><u>7.019.630</u></b>
Receivables from Group Companies		571.910	472.108
Prepayments		1.200	1.169
<b>Receivables</b>		<b><u>573.110</u></b>	<b><u>473.277</u></b>
<b>Cash at bank and in hand</b>		<b><u>90</u></b>	<b><u>523</u></b>
<b>Total current assets</b>		<b><u>573.200</u></b>	<b><u>473.800</u></b>
<b>Total assets</b>		<b><u><u>7.602.019</u></u></b>	<b><u><u>7.493.430</u></u></b>

## Balance sheet at 31 December 2023

	<u>Note</u>	<u>2023</u> EUR	<u>2022</u> EUR
<b>Equity and liabilities</b>			
Share capital		16.900	16.900
Retained earnings		83.925	86.553
<b>Equity</b>		<b><u>100.825</u></b>	<b><u>103.453</u></b>
Payables to Group Companies		7.453.505	7.383.915
<b>Total non-current liabilities</b>		<b><u>7.453.505</u></b>	<b><u>7.383.915</u></b>
Other payables		47.689	6.062
<b>Total current liabilities</b>		<b><u>47.689</u></b>	<b><u>6.062</u></b>
<b>Total liabilities</b>		<b><u>7.501.194</u></b>	<b><u>7.389.977</u></b>
<b>Total equity and liabilities</b>		<b><u><u>7.602.019</u></u></b>	<b><u><u>7.493.430</u></u></b>
Other anomalies in the annual report	1		
Contingent liabilities	2		
Mortgages and collateral	3		

## Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2023	16.900	86.553	103.453
Net profit/loss for the year	0	-2.628	-2.628
<b>Equity at 31 December 2023</b>	<b><u>16.900</u></b>	<b><u>83.925</u></b>	<b><u>100.825</u></b>

## **Notes**

### **1 Other anomalies in the annual report**

The company does not have any employees.

### **2 Contingent liabilities**

The company has no contingent liabilities.

### **3 Mortgages and collateral**

The company has no mortgages and collateral.