

Consolidated figures at 30 September 2023 for Gribskov Ejendomsinvestering ApS

Total	Q3	YTD
In DKK		
Income statement		
Net sales	1.401.912	4.389.142
Operating expenses	-255.355	-764.273
Gross profit	1.146.557	3.624.869
Other external expenses	-101.695	-268.976
Operating profit	1.044.862	3.355.893
Financial income total	23.956	1.979.752
Financial expenses total	-3.941.039	-10.025.575
Earnings before adjustments	-2.872.221	-4.689.930
Fair value adjustment		
Profit before tax	-2.872.221	-4.689.930
Tax	628.473	1.028.369
Profit for the period	-2.243.748	-3.661.561

ASSETS**30 September 2023****Non-current assets**

Investment properties

130.008.755

Total non-current assets**130.008.755****Current assets**

Receivables

170.248

Deferred taxes

3.569.665

Cash

365.481

Total current assets**4.105.394****Total assets****134.114.149****LIABILITIES**

Share capital

40.000

Accumulated profit

-15.257.921

Total Equity**-15.217.921****Non-current liabilities**

Deferred tax

12.297.485

JOOL, net

60.462.231

Deposits

2.278.041

Credit institutions

49.190.857

Loans from affiliated companies

21.596.572

Total non-current liabilities**145.825.187****Current liabilities**

Trade payables

90.988

Debt to affiliated companies

2.537.335

Other liabilities

878.560

Total current liabilities**3.506.883****Total liabilities****149.332.070****Total equity and liabilities****134.114.149**

Statement of cash flows	Q3	YTD
Operating profit	1.044.862	3.355.893
Change in operating capital	1.624.702	-6.175.996
Cash flows concerning primary operations	2.669.564	-2.820.103
Financial income received	0	0
Financial expenses paid	-2.694.439	-7.851.464
Total cash flows from operating activities	-24.875	-10.671.567
Total cash flow for the period	-24.875	-10.671.567
Liquid assets at the beginning of the period	390.356	11.037.047
Liquid assets at the end of the period	365.481	365.481

Gribskov Ejendomsinvestering ApS

Management Commentary for Q3 2023:

Activities of the quarter:

Letting effort for the office space in Pakhuset are progressing. We have negotiations with two tenants for the entire space (floor 1, 2 and 3). We are happy to announce, that we have signed a 5-year lease for 2nd and 3rd floor in Q4. The new tenant will start paying rent in January 2024.

Status on assets:

Asset:	Status	Comment
Nobelholmen parking	Almost fully let.	Rental income close to fully let.
Havn I Nord	Fully let. Waiting list.	Ramp up rent. Missing rent is covered via rent support agreement.
Pakhuset	Office tenants for 1 st 2 nd and 3 rd floor close to signing contract	Rent is covered via rent support agreement, so no rental loss
Kærholm commercial	Fully let.	No rental support.
Tangholm commercial unit 1	No letting yet.	Rent is covered via rent support agreement, so no rental loss
Tangholm commercial unit 2	No letting yet.	Rent is covered via rent support agreement, so no rental loss

Operational comments:

Operating of Nobelholmen parking is good. Boat spaces have been rented out. Other units are covered by rental support agreement.

Outlook for next quarter:

The outlook for Q4 2023 is unchanged from Q2.