

Eksempel Ejendomme ApS

CVR 99999999 · Anpartsselskab ● Active

Data from CVR, the Danish Business Authority · Generated 01-09-2026 18:35 UTC

Address	Eksempelvej 42, 5000 Odense C	Founded	01 May 1991
Industry	682040 Udlejning af erhvervsejendomme		

CREDIT RECOMMENDATION

RECOMMENDED CREDIT MAXIMUM

DKK 775,000

Recommended payment terms: net 30 days

Basis: Equity: DKK 13,247,552 · Working capital: DKK 5,353,259

CDS — COMPANYDATA SCORE



Financial position		21.8 / 30.0
Earnings		16.7 / 20.0
Conduct & filings		6.0 / 6.0
Stability		10.0 / 10.0
Insider track record		25.0 / 25.0

Confidence: High data coverage — current financial, audit and ownership data.

WARNINGS

- An ownership stake of 33.3% (Eksempel Invest ApS) cannot be traced to natural persons — company without registered owners in CVR
- An ownership stake of 33.3% (Eksempel Administration ApS) cannot be traced to natural persons — company without registered owners in CVR

FINANCIALS

Key figure	2025	2024	2023
Gross profit	DKK 860,072	DKK 764,572	DKK 261,139
Net profit/loss	DKK 1,475,783	DKK 1,632,189	DKK 1,534,360
Equity	DKK 13,247,552	DKK 13,016,528	DKK 12,214,474
Total assets	DKK 30,413,429	DKK 24,095,287	DKK 23,733,776
Employees	2	2	2

MANAGEMENT & OWNERS

DIREKTØR Erik Eksempelsen

Registered owner Eksempel Holding II ApS · 10.0%

Registered owner Eksempel Invest ApS · 33.3%

Registered owner Eksempel Administration ApS · 33.3%

ULTIMATE OWNERS (COMPUTED)

- **Eksempel Invest ApS** — 33.3% · cannot be traced further (company without registered owners in CVR)
- **Eksempel Administration ApS** — 33.3% · cannot be traced further (company without registered owners in CVR)
- **Eksempel Holding II ApS** — 10.0% · cannot be traced further (company without registered owners in CVR)

Computed from legal ownership stakes registered in CVR — the product of stakes along the ownership chain, summed across ownership paths. May differ from the company's registered beneficial owners.

Registry facts

This part gathers registry facts about the company with a traffic light per dimension. The information in this part does not enter the calculation of the CDS score or the credit recommendation — the credit assessment is based solely on CVR, published annual reports and Statstidende.

OVERVIEW

Factual registry findings per dimension. Negative facts are shown within the last 5 years.

Company status	● No registrations
Financial reporting	● No registrations
Statstidende (official gazette)	● No registrations
Court hearing lists	● No registrations
Ownership & network	● No registrations
Management's registered history	● No registrations
PEP screening	● No registrations
Sanctions screening	● No registrations
Food inspection (smiley)	● Not applicable
Properties & flood exposure	● Informational
News coverage	● Not applicable

COMPANY STATUS

The company's registered status in CVR is: Active.

FINANCIAL REPORTING

The last 5 annual reports were filed within the statutory deadline.

The latest annual report carries no auditor's report. Opting out of audit is lawful for smaller companies.

Factual information based on the company's published annual reports and the statutory filing deadlines (generally 6 months after fiscal year end).

STATSTIDENDE (OFFICIAL GAZETTE)

No notices in Statstidende linked to the CVR number within the last 5 years.

COURT HEARING LISTS

The company does not appear as a party in currently published hearing lists from the Danish courts.

Hearing lists are published on a rolling basis and cover roughly the coming month. This is a snapshot, not a history. A hearing is not in itself evidence of a claim or a judgment.

OWNERSHIP & NETWORK

No bankruptcies or forced dissolutions registered in the ownership circle's other engagements within the last 5 years, and no currently distressed companies in the circle.

Computed from ownership stakes registered in CVR: upward to the ultimate ownership circle and downward through its companies. Factual registry data; not an assessment of creditworthiness.

MANAGEMENT'S REGISTERED HISTORY

None of the 1 screened persons (owners, board, management) held management or ownership roles in other companies that ended in bankruptcy or forced dissolution within the last 5 years.

Factual registry data from CVR within the platform's 5-year window for negative information. Counted roles: registered management positions and ownership stakes of at least 10%, where the role temporally overlaps the period leading up to the company's demise. A role in a failed company is not in itself an indication of responsibility for the failure.

● PEP SCREENING

No matches among the screened persons (1: owners, board, management) against the Danish FSA's PEP lists (Denmark, Faroe Islands, Greenland).

CVR carries no birth dates, so matching is name-based. Every match is a POSSIBLE match that must be verified manually, never a confirmed PEP status.

● SANCTIONS SCREENING

No matches among the screened entities (2: the company plus owners, board and management) against international sanctions and watchlists (OpenSanctions).

Screening via OpenSanctions (opensanctions.org) against international sanctions lists, PEP lists and watchlists. Matching is name-based and may surface similar names; a match is not a confirmation of identity and must always be verified manually.

● FOOD INSPECTION (SMILEY)

The company has no registered food establishments under the Danish Veterinary and Food Administration's smiley inspection scheme.

● PROPERTIES & FLOOD EXPOSURE

The company owns 8 properties with a total building area of 2,223 m². 8 properties have been screened for flood exposure (cloudburst/sea water); 0 are flagged with elevated exposure.

Flood screening is based on the Danish Climate Data Agency's open elevation models (bluespot/sea water on land) and is indicative.

● NEWS COVERAGE

No press coverage or press releases are linked to the company in our news monitoring.

Land register — real property

Title and charge information from the Danish land register (Den Digitale Tingbog) for the company's currently owned properties. The information does not enter the calculation of the CDS score or the credit recommendation. Looked up 01 Sep 2026. The information may only be used for the purposes following from section 50 c of the Danish Land Registration Act, cf. the report terms.

Eksempelvej 1, 5000 Odense C

BFE 900000901 · Public valuation DKK 14,000,000 · 1 registered easement

Title: Deed · registered 14 Mar 2019 · Purchase price DKK 14,200,000 · Eksempel Ejendomme ApS

Prio.	Type	Amount	Interest	Creditor	Registered
1	Mortgage deed (realkredit)	DKK 9,500,000	1.53%	Eksempel Realkredit A/S	02 Apr 2019
2	Owner's mortgage deed	DKK 1,000,000	—	—	18 Jun 2020
	Total registered charges	DKK 10,500,000			

Eksempelvej 2, 5000 Odense C

BFE 900000902 · Public valuation DKK 8,200,000

Title: Deed · registered 01 Sep 2021 · Purchase price DKK 8,100,000 · Eksempel Ejendomme ApS

Prio.	Type	Amount	Interest	Creditor	Registered
1	Mortgage deed (realkredit)	DKK 6,400,000	1.02%	Eksempel Realkredit A/S	04 Oct 2021
	Total registered charges	DKK 6,400,000			

Eksempelvej 3, 5000 Odense C

BFE 900000903 · Public valuation DKK 5,600,000 · 1 registered easement

Title: Deed · registered 20 Jan 2016 · Purchase price DKK 5,250,000 · Eksempel Ejendomme ApS

No registered charges.

Sources: CVR (the Danish Central Business Register), published annual reports (XBRL), Statstidende and companydata.dk's own calculations. The CDS method is calibrated against actual bankruptcy outcomes — read more at companydata.dk/cds.

This report is for information purposes only and does not constitute financial advice. The credit recommendation is indicative and based on publicly available data; it cannot replace thorough due diligence. companydata.dk accepts no liability for decisions made on the basis of this report.

EKSEMPEL