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# ***Køhlers Have ApS***

Papirmester Allé 20, DK-5250 Odense SV

## **Annual Report for 2022**

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CVR No. 14 72 55 98

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 30/6 2023

Nicolai Bruhn Sørensen  
Chairman of the  
general meeting



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# Management's statement

The Executive Board and Board of Directors have today considered and adopted the Financial Statements of Køhlers Have ApS for the financial year 1 January - 31 December 2022.

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 financial position at 31 December 2022 of the Company and of the results of the Company operations for 2022.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Odense SV, 30 June 2023

## Executive Board

Robin Feddern  
CEO

## Board of Directors

Rune Højby Kock

Robin Feddern

Jakob Flymer

Bjarke Windeløv Graae

# Independent Auditor's report

To the shareholder of Køhlers Have ApS

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Køhlers Have ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

## 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' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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 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.

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.

# Independent Auditor's report

- 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.

Odense M, 30 June 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Mikael Johansen

State Authorised Public Accountant

mne23318

Kristian Rath

State Authorised Public Accountant

mne42817

## Company information

<b>The Company</b>	Køhlers Have ApS Papirmester Allé 20 DK-5250 Odense SV  CVR No: 14 72 55 98 Financial period: 1 January - 31 December Incorporated: 1 November 1990 Municipality of reg. office: Odense
<b>Board of Directors</b>	Rune Højby Kock Robin Feddern Jakob Flymer Bjarke Windeløv Graae
<b>Executive Board</b>	Robin Feddern
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Munkebjergvænget 1, 3. og 4. sal 5230 Odense M

## Income statement 1 January - 31 December

	Note	2022 DKK	2021 DKK
<b>Gross profit/loss before value adjustments</b>		<b>1,651,975</b>	<b>-542,467</b>
Value adjustments of assets held for investment		496,202,973	0
<b>Gross profit/loss after value adjustments</b>		<b>497,854,948</b>	<b>-542,467</b>
Other operating expenses		-348,397	0
<b>Profit/loss before financial income and expenses</b>		<b>497,506,551</b>	<b>-542,467</b>
Financial income	3	43,030	23,701
Financial expenses	4	-6,213,116	-5,298,574
<b>Profit/loss before tax</b>		<b>491,336,465</b>	<b>-5,817,340</b>
Tax on profit/loss for the year	5	-108,497,425	1,279,816
<b>Net profit/loss for the year</b>		<b>382,839,040</b>	<b>-4,537,524</b>

## Distribution of profit

	2022 DKK	2021 DKK
<b>Proposed distribution of profit</b>		
Retained earnings	382,839,040	-4,537,524
	<b>382,839,040</b>	<b>-4,537,524</b>

# Balance sheet 31 December

## Assets

	Note	2022 DKK	2021 DKK
Investment properties		1,272,158,720	364,044,538
Property, plant and equipment	6	1,272,158,720	364,044,538
<b>Fixed assets</b>		<b>1,272,158,720</b>	<b>364,044,538</b>
Trade receivables		11,252,938	0
Receivables from group enterprises		1,874,570	770,012
Other receivables		998,987	36,656
<b>Receivables</b>		<b>14,126,495</b>	<b>806,668</b>
Cash at bank and in hand		5,732,964	1,657,530
<b>Current assets</b>		<b>19,859,459</b>	<b>2,464,198</b>
<b>Assets</b>		<b>1,292,018,179</b>	<b>366,508,736</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2022 DKK	2021 DKK
Share capital		100,000	100,000
Retained earnings		479,714,820	96,875,780
<b>Equity</b>		<b>479,814,820</b>	<b>96,975,780</b>
Provision for deferred tax		109,798,784	1,301,359
<b>Provisions</b>		<b>109,798,784</b>	<b>1,301,359</b>
Subordinate loan capital		78,378,168	47,195,151
<b>Long-term debt</b>	7	<b>78,378,168</b>	<b>47,195,151</b>
Credit institutions		581,326,888	175,690,919
Prepayments received from customers		3,175,708	0
Trade payables		23,877,570	35,345,527
Deposits		3,575,839	0
Other payables		12,070,402	10,000,000
<b>Short-term debt</b>		<b>624,026,407</b>	<b>221,036,446</b>
<b>Debt</b>		<b>702,404,575</b>	<b>268,231,597</b>
<b>Liabilities and equity</b>		<b>1,292,018,179</b>	<b>366,508,736</b>
Key activities	1		
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	100,000	96,875,780	96,975,780
Net profit/loss for the year	0	382,839,040	382,839,040
<b>Equity at 31 December</b>	<b>100,000</b>	<b>479,714,820</b>	<b>479,814,820</b>

# Notes to the Financial Statements

## 1. Key activities

The Company's key activity is to own, develop and rent out the property along with any other activities which, in the opinion of the management, is related to this.

## 2. Staff

Average number of employees

2022	2021
0	0

## 3. Financial income

Interest received from group enterprises

Other financial income

2022 DKK	2021 DKK
37,058	19,411
5,972	4,290
<b>43,030</b>	<b>23,701</b>

## 4. Financial expenses

Interest paid to group enterprises

Other financial expenses

Exchange loss

2022 DKK	2021 DKK
6,183,017	5,262,871
30,099	35,475
0	228
<b>6,213,116</b>	<b>5,298,574</b>

## 5. Income tax expense

Deferred tax for the year

2022 DKK	2021 DKK
108,497,425	-1,279,816
<b>108,497,425</b>	<b>-1,279,816</b>

# Notes to the Financial Statements

## 6. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	364,044,538
Additions for the year	421,261,956
Disposals for the year	-9,350,747
Cost at 31 December	775,955,747
Value adjustments at 1 January	0
Revaluations for the year	496,202,973
Value adjustments at 31 December	496,202,973
<b>Carrying amount at 31 December</b>	<b>1,272,158,720</b>
Interest expenses recognised as part of cost	13,955,447

### Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods.

	2022
The fair value of investment properties amounts to	1,272,158,720
Value adjustment, income statement	496,202,973
Average WACC	5,69%
Exit yield	3,69%

# Notes to the Financial Statements

## 7. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	2022	2021
	DKK	DKK
<b>Subordinate loan capital</b>		
After 5 years	0	0
Between 1 and 5 years	78,378,168	47,195,151
Long-term part	78,378,168	47,195,151
Within 1 year	0	0
	<u>78,378,168</u>	<u>47,195,151</u>

## 8. Contingent assets, liabilities and other financial obligations

### Charges and security

The following assets have been placed as security with bankers:

Mortgage deeds registered to the mortgagor totalling DKK 650.000k, providing security on investment properties at a total carrying amount of:	1,272,158,720	364,044,538
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### Other contingent liabilities

Furthermore, the Company has provided entry rights and transport in contract, insurance and security account to guarantee the Company's loan commitment.

The Danish Group Companies are jointly and severally liable for the tax on the Group's jointly taxed income as well as for Danish withholding taxes through dividend tax and tax on interest.

As security for fulfillment of the company's obligations in accordance with the development agreement entered into with the Copenhagen municipality regarding the establishment of infrastructure facilities, the company has, through a guarantee institute, provided a guarantee of DKK 8,835k.

Furthermore, the company has provided a guarantee of DKK 20,991k to the other landowners in the local plan area. The company is jointly and severally liable with the other landowners in the local plan area for fulfilling the development agreement entered into between the landowners and the Copenhagen municipality.

# Notes to the Financial Statements

## 9. Related parties and disclosure of consolidated financial statements

### Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the largest and smallest group:

Name	Place of registered office
NREP Nordic Strategies Fund IV LP	Luxemborg

# Notes to the Financial Statements

## 10. Accounting policies

The Annual Report of Køhlers Have ApS for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2022 are presented in DKK.

### Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

### Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

### Income statement

#### Net sales

Revenue from the sale of goods is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

#### Other external expenses

Other external expenses comprise expenses for premises, sales as well as office expenses, etc.

# Notes to the Financial Statements

## Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue, expenses for raw materials and consumables and other external expenses.

## Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company.

## Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

## Tax on profit/loss for the year

Tax for the year consists of current tax for the year and deferred tax for the year. The tax attributable to the profit for year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with Group Enterprises. The tax effect of the joint taxation with the subsidiaries is allocated to enterprises showing profits or losses in proportion to their taxable incomes (full allocation with credit for tax losses).

## Balance sheet

### Investment properties and other property, plant and equipment

#### *Investment properties*

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed assets comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use.

Interest expenses on loans contracted directly for financing the construction of properties are recognised in cost over the construction period.

When the fair value can be measured reliably, the property is measured at fair value less cost to complete.

#### **Impairment of fixed assets**

The carrying amounts of property, plant and equipment and investments are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by depreciation.

If so, the asset is written down to its lower recoverable amount.

## Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.



# Notes to the Financial Statements

## Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off 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 will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

## Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

## Financial debts

Debts are measured at amortised cost, substantially corresponding to nominal value.