

# Annual report for 2022

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## **Ejendomsselskabet Sydmarken 5 A/S**

c/o Taurus Ejendomsadministration ApS, Skovvejen 11, 1., 8000 Aarhus C

CVR no. 19 67 15 77

Adopted at the annual general meeting on 30  
May 2023

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Quentin André C Verschoren  
chairman

## Table of contents

	<b>Page</b>
<b>Statements</b>	
Statement by management on the annual report	1
Independent auditor's report	2
<b>Management's review</b>	
Company details	5
Management's review	6
<b>Financial statements</b>	
Accounting policies	7
Income statement 1 January 2022 - 31 December 2022	11
Balance sheet at 31 December 2022	12
Statement of changes in equity	14
Notes	15

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

The supervisory board and executive board have today discussed and approved the annual report of Ejendomsselskabet Sydmarken 5 A/S 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 company's financial position at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

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.

Aarhus C, 30 May 2023

### **Executive board**

Nadia Wenner  
Director

### **Supervisory board**

Quentin André C Verschoren  
chairman

Peter Matzen Drachmann

Naghmeh Monica Hashemi  
Ghochani

## **Independent auditor's report**

### ***To the shareholder of Ejendomsselskabet Sydmarken 5 A/S***

#### **Opinion**

In our opinion, the financial statements give a true and fair view of the company's financial position 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 Ejendomsselskabet Sydmarken 5 A/S for the financial year 1 January - 31 December 2022, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes ('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' 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **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.

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.

## **Independent auditor's report**

### **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.

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.

## Independent auditor's report

- 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.

Hellerup, 30 May 2023

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 77 12 31

Henrik Ødegaard  
State Authorised Public Accountant  
MNE no. mne31489

## Company details

### The company

Ejendomsselskabet Sydmarken 5 A/S  
c/o Taurus Ejendomsadministration ApS, Skovvejen 11, 1.  
8000 Aarhus C

CVR no.: 19 67 15 77

Reporting period: 1 January - 31 December 2022

Incorporated: 31 October 1996

Financial year: 27th financial year

Domicile: Aarhus

### Supervisory board

Quentin André C Verschoren, chairman  
Peter Matzen Drachmann  
Naghmeh Monica Hashemi Ghochani

### Executive board

Nadia Wenner, director

### Auditors

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
2900 Hellerup

## **Management's review**

### **Business review**

The company's purpose is to conduct trade, industry and investment business, as well as ownership and rental of commercial properties.

### **Financial review**

The company's income statement for the year ended 31 December 2022 shows a loss of DKK - 7,944,312, including value adjustment of investment properties of DKK - 24,182,945, and the balance sheet at 31 December 2022 shows equity of DKK 101,075,553.

### **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 Ejendomsselskabet Sydmarken 5 A/S for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act for reporting class B entities, 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 2022 is presented in DKK

### **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**

#### **Revenue**

Net revenue consist of rental income from investment properties, which is recognised on a straight-line basis during the rental period.

Revenue is measured excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

#### **Costs regarding investment properties**

Costs regarding investment properties primarily comprises property expenses.

## **Accounting policies**

### **Other external expenses**

Other external expenses include expenses related to administration etc.

### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges etc.

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

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**

### **Tangible assets**

#### ***Investment properties***

Investment properties comprises investments in land and buildings for purposes of gaining a return on the invested capital in the form of regular operating income and/or capital gains on resale.

On acquisition, investment properties is measured at cost, comprising the purchase price, including purchase costs.

The cost of self-erected investment properties comprises the purchase price and any costs directly attributable to the acquisition, including purchase costs and indirect expenses relating to labour, materials, components and sub-suppliers, until such time as the asset is available for use.

On subsequent recognition, investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value is calculated by using generally accepted valuation methods based on management's expectations for future cash flows, return requirements etc.

## **Accounting policies**

The fair value of investment properties is calculated based on RICS Valuation Global Standards and the RICS valuation - professional standards (the "Red Book"), in which the expected future cashflow on the individual investment properties along with a yield requirement, are the basis for the fair value. The calculations are based on the budget of the individual investment property. In the budget, expected development on tenants, vacancies, property costs, maintenance and administration etc, are taken into consideration. The budgetted cashflow is divided by the estimated yield requirement, by which the fair value of the investment property is calculated.

The calculated value is then adjusted for non-operating assets, e.g. cash, deposits etc. if they are not recognised separately in the balance sheet.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

### **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.

### **Prepayments**

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash and deposits at banks.

### **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.

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.

## Accounting policies

### Liabilities

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, the financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest method. Accordingly, the difference between the net proceeds and the nominal value is recognised in the income statement over the term of the loan.

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

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

## Income statement 1 January 2022 - 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Revenue</b>		<b>22,852,600</b>	<b>21,964,049</b>
Costs regarding investment properties		-1,370,811	-2,047,788
Other external expenses		<u>-2,476,737</u>	<u>-3,000,887</u>
<b>Gross profit</b>		<b>19,005,052</b>	<b>16,915,374</b>
Value adjustments of assets held for investment	3	<u>-24,182,945</u>	<u>34,416,113</u>
<b>Profit/loss before net financials</b>		<b>-5,177,893</b>	<b>51,331,487</b>
Financial costs	4	<u>-4,324,143</u>	<u>-6,551,534</u>
<b>Profit/loss before tax</b>		<b>-9,502,036</b>	<b>44,779,953</b>
Tax on profit/loss for the year	5	<u>1,557,724</u>	<u>-9,851,705</u>
<b>Profit/loss for the year</b>		<b><u><u>-7,944,312</u></u></b>	<b><u><u>34,928,248</u></u></b>
<b>Recommended appropriation of profit/loss</b>			
Retained earnings		<u>-7,944,312</u>	<u>34,928,248</u>
		<b><u><u>-7,944,312</u></u></b>	<b><u><u>34,928,248</u></u></b>

## Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Assets</b>			
Investment properties	6	<u>396,000,000</u>	<u>418,750,000</u>
<b>Tangible assets</b>		<b><u>396,000,000</u></b>	<b><u>418,750,000</u></b>
Deposits	7	<u>60,600</u>	<u>0</u>
<b>Fixed asset investments</b>		<b><u>60,600</u></b>	<b><u>0</u></b>
<b>Total non-current assets</b>		<b><u>396,060,600</u></b>	<b><u>418,750,000</u></b>
Other receivables		299,543	749,840
Prepayments		<u>0</u>	<u>2,737</u>
<b>Receivables</b>		<b><u>299,543</u></b>	<b><u>752,577</u></b>
<b>Cash at bank and in hand</b>		<b><u>13,556,402</u></b>	<b><u>22,842,424</u></b>
<b>Total current assets</b>		<b><u>13,855,945</u></b>	<b><u>23,595,001</u></b>
<b>Total assets</b>		<b><u>409,916,545</u></b>	<b><u>442,345,001</u></b>

## Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Equity and liabilities</b>			
Share capital		1,501,000	1,501,000
Share premium account		0	14,999,000
Retained earnings		<u>99,574,553</u>	<u>92,519,865</u>
<b>Equity</b>		<b><u>101,075,553</u></b>	<b><u>109,019,865</u></b>
Provision for deferred tax		<u>60,736,487</u>	<u>63,583,125</u>
<b>Total provisions</b>		<b><u>60,736,487</u></b>	<b><u>63,583,125</u></b>
Mortgage loans		135,425,072	135,389,120
Payables to group entities		96,031,973	113,000,000
Deposits		<u>10,185,171</u>	<u>10,152,650</u>
<b>Total non-current liabilities</b>	8	<b><u>241,642,216</u></b>	<b><u>258,541,770</u></b>
Trade payables		563,392	817,165
Payables to group entities		1,054,431	3,203,550
Corporation tax		1,288,914	0
Other payables		<u>3,555,552</u>	<u>7,179,526</u>
<b>Total current liabilities</b>		<b><u>6,462,289</u></b>	<b><u>11,200,241</u></b>
<b>Total liabilities</b>		<b><u>248,104,505</u></b>	<b><u>269,742,011</u></b>
<b>Total equity and liabilities</b>		<b><u>409,916,545</u></b>	<b><u>442,345,001</u></b>
Uncertainty in the recognition and measurement	1		
Mortgages and collateral	10		
Related parties	11		

## Statement of changes in equity

	<u>Share capital</u>	<u>Share premium account</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2022	1,501,000	14,999,000	92,519,865	109,019,865
Net profit/loss for the year	0	0	-7,944,312	-7,944,312
Transfer from share premium account	0	-14,999,000	14,999,000	0
<b>Equity at 31 December 2022</b>	<b><u>1,501,000</u></b>	<b><u>0</u></b>	<b><u>99,574,553</u></b>	<b><u>101,075,553</u></b>

## Notes

### 1 Uncertainty in the recognition and measurement

The company's activity comprises investment in properties through which the company expects to make profit through rental and value increases on the investment property.

In order to be able to recognise the fair value of the investment property, the company has to apply fair value as basis for measurement of the property value, which means that the management needs to assess the fair value of the investment property on an annually basis.

Management are aware that the fair value measurement are subject to a certain degree of uncertainty and that both positive and negative changes can occur in the fair value.

For further information please refer to note 6.

	<u>2022</u> DKK	<u>2021</u> DKK
<b>2 Staff costs</b>		
Average number of employees	<u>0</u>	<u>0</u>
<b>3 Value adjustments of assets held for investment</b>		
Fair value adjustments of investment properties	<u>-24,182,945</u>	<u>34,416,113</u>
<b>Value adjustments of investment properties</b>	<u><b>-24,182,945</b></u>	<u><b>34,416,113</b></u>
<b>4 Financial costs</b>		
Financial expenses, group entities	3,382,854	3,513,696
Other financial costs	<u>941,289</u>	<u>3,037,838</u>
	<u><b>4,324,143</b></u>	<u><b>6,551,534</b></u>
<b>5 Tax on profit/loss for the year</b>		
Current tax for the year	1,288,914	0
Deferred tax for the year	<u>-2,846,638</u>	<u>9,851,705</u>
	<u><b>-1,557,724</b></u>	<u><b>9,851,705</b></u>

## Notes

### 6 Assets measured at fair value

	<u>Investment properties</u>
Cost at 1 January 2022	297,594,206
Additions for the year	<u>1,432,945</u>
Cost at 31 December 2022	<u>299,027,151</u>
Revaluations at 1 January 2022	121,155,794
Revaluations for the year	<u>-24,182,945</u>
Revaluations at 31 December 2022	<u>96,972,849</u>
<b>Carrying amount at 31 December 2022</b>	<b><u><u>396,000,000</u></u></b>

#### **Disclosure of the assumptions underlying fair value calculations of assets and liabilities**

Investment properties are measured at fair value through the Income Statement according to The Danish Financial Statements Act § 38. The fair value is calculated by using generally accepted valuation methods.

The estimates applied are based on information and assumptions considered reasonable by Management and available at the balance sheet date. Assumptions are inherently uncertain and unpredictable, thus leaving a degree of uncertainty in the fair value.

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

Total square meters are 32,755.

Rent for vacancies has been determined at 0%.

A yield requirement average of 5.43% has been applied.

The property is located in Søborg.

## Notes

### 7 Fixed asset investments

	<u>Deposits</u>
Cost at 1 January 2022	0
Additions for the year	<u>60,600</u>
Cost at 31 December 2022	<u>60,600</u>
<b>Carrying amount at 31 December 2022</b>	<b><u><u>60,600</u></u></b>

### 8 Long term debt

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>Mortgage loans</b>		
After 5 years	<u>135,425,072</u>	<u>135,389,120</u>
Non-current portion	135,425,072	135,389,120
Within 1 year	<u>0</u>	<u>0</u>
	<b><u><u>135,425,072</u></u></b>	<b><u><u>135,389,120</u></u></b>
<b>Payables to group entities</b>		
After 5 years	<u>96,031,973</u>	<u>113,000,000</u>
Non-current portion	96,031,973	113,000,000
Other short-term debt to group entities	<u>1,054,431</u>	<u>3,203,550</u>
Current portion	<u>1,054,431</u>	<u>3,203,550</u>
	<b><u><u>97,086,404</u></u></b>	<b><u><u>116,203,550</u></u></b>
<b>Deposits</b>		
After 5 years	8,900,000	8,900,000
Between 1 and 5 years	<u>1,285,171</u>	<u>1,252,650</u>
Non-current portion	<u>10,185,171</u>	<u>10,152,650</u>
Within 1 year	<u>0</u>	<u>0</u>
Current portion	<u>0</u>	<u>0</u>
	<b><u><u>10,185,171</u></u></b>	<b><u><u>10,152,650</u></u></b>

## Notes

### 9 Contingent liabilities

The company has entered into operating leases at the following amounts.

Term to maturity in 6 months with an average payment of DKK 5.050, totalling DKK 30.300.

### 10 Mortgages and collateral

**The following assets have been put up as security for debt to mortgage credit institutions:**

Investment properties with a fair value of	<u>396,000,000</u>	<u>418,750,000</u>
	<u><b>396,000,000</b></u>	<u><b>418,750,000</b></u>

### 11 Related parties

#### Consolidated financial statements

The company is reflected in the group report as the parent company AEW Eurocore SCS SICAV-RAIF

The group report of AEW Eurocore SCS SICAV-RAIF can be obtained at the following address:

5, Allée Scheffer  
L-2520 Luxembourg  
Grand Duchy of Luxembourg