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# *Ejendomsselskabet Skt. Petri ApS*

Gammel Køge Landevej , 57,3, DK-2500 Valby

## Annual Report for 2022

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CVR No. 24 20 56 30

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 18/7 2023

Helle Bjerre  
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 Ejendomselskabet Skt. Petri 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.

Valby, 18 July 2023

## Executive Board

Helle Bjerre  
CEO

## Board of Directors

Gauthier Robert A Lambeaux  
Chairman

Rasmus Juul-Nyholm

# Independent Auditor's report

To the shareholder of Ejendomsselskabet Skt. Petri 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 Ejendomsselskabet Skt. Petri 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.

Hellerup, 18 July 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Bo Schou-Jacobsen

State Authorised Public Accountant

mne28703

Qasam Hussain

State Authorised Public Accountant

mne44159

## Company information

<b>The Company</b>	Ejendomsselskabet Skt. Petri ApS Gammel Køge Landevej , 57,3 DK-2500 Valby  CVR No: 24 20 56 30 Financial period: 1 January - 31 December Municipality of reg. office: Valby
<b>Board of Directors</b>	Gauthier Robert A Lambeaux, chairman Rasmus Juul-Nyholm
<b>Executive Board</b>	Helle Bjerre
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup

## Income statement 1 January - 31 December

	Note	2022 DKK	2021 DKK
<b>Gross profit before value adjustments</b>		<b>49,201,690</b>	<b>44,187,943</b>
Value adjustments of assets held for investment	2	-9,764,862	312,318,981
<b>Gross profit/loss after value adjustments</b>		<b>39,436,828</b>	<b>356,506,924</b>
Depreciation and impairment losses of property, plant and equipment	4	-5,209,650	-5,190,404
<b>Profit/loss before financial income and expenses</b>		<b>34,227,178</b>	<b>351,316,520</b>
Financial income	5	371,802	47,832
Financial expenses	6	-8,348,597	-61,836,716
<b>Profit/loss before tax</b>		<b>26,250,383</b>	<b>289,527,636</b>
Tax on profit/loss for the year	7	-5,775,146	-73,091,314
<b>Net profit/loss for the year</b>		<b>20,475,237</b>	<b>216,436,322</b>

### Distribution of profit

	2022 DKK	2021 DKK
<b>Proposed distribution of profit</b>		
Retained earnings	20,475,237	216,436,322
	<b>20,475,237</b>	<b>216,436,322</b>

## Balance sheet 31 December

### Assets

	Note	2022 DKK	2021 DKK
Investment properties	8	1,183,100,000	1,166,000,001
Other fixtures and fittings, tools and equipment	9	26,909,230	32,118,880
<b>Property, plant and equipment</b>		<b><u>1,210,009,230</u></b>	<b><u>1,198,118,881</u></b>
<b>Fixed assets</b>		<b><u>1,210,009,230</u></b>	<b><u>1,198,118,881</u></b>
Trade receivables		1,388,655	1,582,892
Receivables from group enterprises		49,053,198	6,520,639
Other receivables		32,409,696	0
Corporation tax		0	3,384,000
Prepayments		865,696	0
<b>Receivables</b>		<b><u>83,717,245</u></b>	<b><u>11,487,531</u></b>
<b>Cash at bank and in hand</b>		<b><u>9,143,877</u></b>	<b><u>31,521,845</u></b>
<b>Current assets</b>		<b><u>92,861,122</u></b>	<b><u>43,009,376</u></b>
<b>Assets</b>		<b><u>1,302,870,352</u></b>	<b><u>1,241,128,257</u></b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2022 DKK	2021 DKK
Share capital		502,000	502,000
Retained earnings		405,080,422	384,605,185
<b>Equity</b>		<b>405,582,422</b>	<b>385,107,185</b>
Provision for deferred tax	10	198,039,195	193,477,323
<b>Provisions</b>		<b>198,039,195</b>	<b>193,477,323</b>
Credit institutions		576,115,230	0
Payables to group enterprises		116,292,825	651,590,369
<b>Long-term debt</b>	11	<b>692,408,055</b>	<b>651,590,369</b>
Trade payables		4,955,743	576,670
Corporation tax		1,213,274	0
Other payables		671,663	2,163,309
Deferred income		0	8,213,401
<b>Short-term debt</b>		<b>6,840,680</b>	<b>10,953,380</b>
<b>Debt</b>		<b>699,248,735</b>	<b>662,543,749</b>
<b>Liabilities and equity</b>		<b>1,302,870,352</b>	<b>1,241,128,257</b>
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	502,000	384,605,185	385,107,185
Net profit/loss for the year	0	20,475,237	20,475,237
<b>Equity at 31 December</b>	<b>502,000</b>	<b>405,080,422</b>	<b>405,582,422</b>

# Notes to the Financial Statements

## 1. Key activities

The Company objects are to, directly or through possession of shares in other companies, own or operate real estate as well as other businesses, which in the opinion of the Board of Directors is connected hereto.

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>2. Value adjustments of assets held for investment</b>		
Value adjustment of investment property	<u>-9,764,862</u>	<u>312,318,981</u>
	<u>-9,764,862</u>	<u>312,318,981</u>

	<u>2022</u>	<u>2021</u>
<b>3. Staff</b>		
Average number of employees	<u>1</u>	<u>1</u>

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>4. Depreciation and impairment losses of property, plant and equipment</b>		
Depreciation of property, plant and equipment	<u>5,209,650</u>	<u>5,190,404</u>
	<u>5,209,650</u>	<u>5,190,404</u>

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>5. Financial income</b>		
Interest received from group enterprises	365,318	47,163
Other financial income	6,484	669
	<u>371,802</u>	<u>47,832</u>

## Notes to the Financial Statements

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>6. Financial expenses</b>		
Interest paid to group enterprises	8,219,758	7,760,876
Other financial expenses	<u>128,839</u>	<u>54,075,840</u>
	<b><u>8,348,597</u></b>	<b><u>61,836,716</u></b>

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>7. Income tax expense</b>		
Current tax for the year	1,213,274	0
Deferred tax for the year	<u>4,561,872</u>	<u>73,091,314</u>
	<b><u>5,775,146</u></b>	<b><u>73,091,314</u></b>

## 8. Assets measured at fair value

	<u>Investment properties</u>
	DKK
Cost at 1 January	538,138,047
Additions for the year	<u>26,864,861</u>
Cost at 31 December	<u>565,002,908</u>
Value adjustments at 1 January	627,861,954
Revaluations for the year	<u>-9,764,862</u>
Value adjustments at 31 December	<u>618,097,092</u>
<b>Carrying amount at 31 December</b>	<b><u>1,183,100,000</u></b>

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

The fair value of investment properties at 31 December 2022 has been assessed by an independent assessor.

The fair value of Investment properties has been calculated based on the following assumptions:

## Notes to the Financial Statements

	<u>2022</u>
Budget period	10 years
Exit Yield	5,75%
Initial Yield	4,06%
Growth in terminal period	2,0%

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.

### Sensitivity in determination of fair value of investment properties

In the fair value assessment as of December 31, 2022, an individually determined capitalization rate of 5.75% has been applied.

Changes in estimated required rate of return for investment properties will affect the value of investment properties recognised in the balance sheet as well as value adjustments carried in the income statement.

Changes in	<u>-0,25%</u>	<u>Base</u>	<u>0.25%</u>
	DKK	DKK	DKK
Rate of return	-0.25	0	0.25
Fair value	1,237,960,000	1,183,100,000	1,132,819,000
Change in fair value	54,860,000	0	-50,281,000

## 9. Property, plant and equipment

	<u>Other fixtures and fittings, tools and equipment</u>
	DKK
Cost at 1 January	97,362,138
Cost at 31 December	<u>97,362,138</u>
Impairment losses and depreciation at 1 January	65,243,258
Depreciation for the year	<u>5,209,650</u>
Impairment losses and depreciation at 31 December	<u>70,452,908</u>
Carrying amount at 31 December	<u>26,909,230</u>

## Notes to the Financial Statements

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>10. Provision for deferred tax</b>		
Deferred tax liabilities at 1 January	193,477,323	120,386,009
Deferred tax relation to the net profit or loss for the year	<u>4,561,872</u>	<u>73,091,314</u>
<b>Deferred tax liabilities at 31 December</b>	<b><u>198,039,195</u></b>	<b><u>193,477,323</u></b>

## 11. 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:

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>Credit institutions</b>		
After 5 years	543,579,744	0
Between 1 and 5 years	<u>32,535,486</u>	<u>0</u>
Long-term part	<u>576,115,230</u>	<u>0</u>
Within 1 year	<u>0</u>	<u>0</u>
	<b><u>576,115,230</u></b>	<b><u>0</u></b>
<b>Payables to group enterprises</b>		
After 5 years	0	0
Between 1 and 5 years	<u>116,292,825</u>	<u>651,590,369</u>
Long-term part	<u>116,292,825</u>	<u>651,590,369</u>
Within 1 year	<u>0</u>	<u>0</u>
	<b><u>116,292,825</u></b>	<b><u>651,590,369</u></b>

# Notes to the Financial Statements

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

### Charges and security

At 31 December 2022, mortgage deeds of a nominal value of DKK 1,681 million in the Company's investment property with a carrying value of DKK 1,183 million have been pledged as security for the bank debt, which at year-end amounts to DKK 576 million.

The Company has provided a guarantee related to the financing for the affiliated companies for a maximum of DKK 994,000,000, whereoff DKK 677,000,000 is drawn as per balance sheet date.

### Contingencies

#### Joint taxation

With SOF-12 Skt. Petri Bidco ApS, company reg. no 41949775 as administration company, the Company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The Company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the Company's liabilities.

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

### Consolidated Financial Statements

SOF-12 Skt. Petri Bidco ApS. owns 100% of the shares in Ejendomsselskabet Skt. Petri ApS.

The Company is included in the Consolidated Financial Statements for the Parent Company:

Name	Place of registered office
SOF-12 Skt. Petri Bidco ApS	Gammel Køge Landevej 57, 3 DK-2500 Valby

### Transactions

The Company's intercompany transactions has during the year been entered into at arm's length.

## 14. Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

# Notes to the Financial Statements

## 15. Accounting policies

The Annual Report of Ejendomsselskabet Skt. Petri 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

The Financial Statements have been prepared under the historical cost method.

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.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the maturity period. Amortised cost is calculated as original cost less any repayments and with addition/deduction of the cumulative amortisation of any difference between cost and the nominal amount. In this way, capital losses and gains are allocated over the maturity period.

Recognition and measurement take into account predictable losses and risks occurring before the presentation of the Annual Report which confirm or invalidate affairs and conditions existing at the balance sheet date.

### Derivative financial instruments

Derivative financial instruments are initially recognised in the balance sheet at cost and are subsequently remeasured at their fair values. Positive and negative fair values of derivative financial instruments are classified as "Other receivables" and "Other payables", respectively.

Changes in the fair values of derivative financial instruments are recognised in the income statement unless the derivative financial instrument is designated and qualify as hedge accounting.

## Income statement

### Gross profit

Net revenue is recognized excluding VAT and with deductions for discounts and rent reductions for tenants.

Gross profit is calculated with reference to section 32 of the Danish Financial Statements Act as a summary of net sales.

Other external expenses comprise expenses incurred for distribution, sales, advertising, administration, premises, loss on receivables, and operational leasing costs.



# Notes to the Financial Statements

## Value adjustment of investment property

Value adjustment of investment property comprises value adjustments of properties at fair value and profit or loss from the disposal of properties.

## Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise depreciation and impairment of property, plant and equipment.

## Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

## 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 current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Any changes in deferred tax due to changes to tax rates are recognised in the income statement.

## 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.

After the initial 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 of investment properties has been assessed by the independent assessor firm CBRE at 31 December 2022

# Notes to the Financial Statements

The estimates applied are based on historical 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.

## ***Discounted Cash Flow model***

The fair value of investment properties has been determined at 31 December 2022 for each property by using a Discounted Cash Flow model under which expected future cash flows are discounted to present value. The calculations are based on property budgets for the coming years. Allowance has been made for developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The individual, budgeted cash flows are discounted at an individually fixed discount rate added a terminal value. The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

## ***Other property, plant and equipment***

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Other fixtures and fittings, tools and equipment	3-20 years
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Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.

Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

### **Impairment loss relating to non-current assets**

The carrying amounts of tangible fixed assets are reviewed on an annual basis to determine whether there is any indication of impairment.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

### **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.

The recoverable amount of the asset is calculated as the higher of net selling price and value in use. Where a recoverable amount cannot be determined for the individual asset, the assets are assessed in the smallest group of assets for which a reliable recoverable amount can be determined based on a total assessment.

### **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 tax is recognised in respect of all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised in respect of temporary differences concerning goodwill not deductible for tax purposes and other items - apart from business acquisitions - where temporary differences have arisen at the time of acquisition without affecting the profit for the year or the taxable income.

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. In cases where the computation of the tax base may be made according to alternative tax rules, deferred tax is measured on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, 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.

Deferred tax assets and liabilities are offset within the same legal tax entity.

## Current tax receivables and liabilities

Current tax receivables and liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year adjusted for tax on taxable incomes for prior years. Tax receivables and liabilities are offset if there is a legally enforceable right of set-off and an intention to settle on a net basis or simultaneously.

## Financial debts

Loans, such as loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

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

## Deferred income

Deferred income comprises payments received in respect of income in subsequent years.