

# Tonsbakken 12-14 ApS

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

CVR no. 28 96 36 10

## Annual report 2022

Approved at the Company's annual general meeting on 31 March 2023

Chair of the meeting:

.....  
Juha Matti Salokoski

## Contents

<b>Statement by the Board of Directors and the Executive Board</b>	<b>2</b>
<b>Independent auditor's report</b>	<b>3</b>
<b>Management's review</b>	<b>5</b>
<b>Financial statements 1 January - 31 December</b>	<b>7</b>
Income statement	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10

## Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Tonsbakken 12-14 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 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.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 31 March 2023  
Executive Board:

.....  
Hasse Lyngsie Wulff  
CEO

Board of Directors:

.....  
Peter Gill  
Chair

.....  
Juha Matti Salokoski

.....  
Hasse Lyngsie Wulff

.....  
Sampsa Aulis Aleks  
Apajalahti

## Independent auditor's report

### To the shareholders of Tonsbakken 12-14 ApS

#### Opinion

We have audited the financial statements of Tonsbakken 12-14 ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are 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 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.

#### 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Independence

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.

#### 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 as to 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 the 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 note 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.

### Statement on the Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 31 March 2023  
EY Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28

Kaare K. Lendorf  
State Authorised Public Accountant  
mne33819

## Management's review

### Company details

Name	Tonsbakken 12-14 ApS
Address, Postal code, City	c/o Taurus Ejendomsadministration Skovvejen 11, st., 8000 Aarhus C
CVR no.	28 96 36 10
Established	5 August 2005
Registered office	Aarhus
Financial year	1 January - 31 December
Board of Directors	Peter Gill, Chair Juha Matti Salokoski Hasse Lyngsie Wulff Sampsa Aulis Aleksii Apajalahti
Executive Board	Hasse Lyngsie Wulff, CEO
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

## **Management's review**

### **Business review**

The Company's purpose is to invest in real estate, and other related services.

### **Financial review**

The income statement for 2022 shows a loss of DKK 6,408,049 against a profit of DKK 1,111,945 last year, and the balance sheet at 31 December 2022 shows equity of DKK 59,522,617.

As the company's purpose is investment in properties, the Company is affected by changes in the property market, including the general economic conditions.

The market situation in the real estate sector is affected by uncertainty, as a result high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to sales prices of properties which is reflected in the lower transaction volume for investment properties in late 2022.

This has been reflected in the valuation of the company's properties.

### **Events after the balance sheet date**

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

## Financial statements 1 January - 31 December

### Income statement

Note	DKK	2022	2021
	<b>Gross profit/ loss</b>	-1,036,820	22,371,968
	Fair value adjustment of investment property	-4,086,476	-17,815,789
	<b>Profit/ loss before net financials</b>	-5,123,296	4,556,179
3	Financial expenses	-3,092,151	-3,130,608
	<b>Profit/ loss before tax</b>	-8,215,447	1,425,571
4	Tax for the year	1,807,398	-313,626
	<b>Profit/ loss for the year</b>	-6,408,049	1,111,945
	 <b>Recommended appropriation of profit/ loss</b>		
	Retained earnings/ accumulated loss	-6,408,049	1,111,945
		-6,408,049	1,111,945



## Financial statements 1 January - 31 December

### Balance sheet

Note	DKK	2022	2021
	<b>ASSETS</b>		
	<b>Fixed assets</b>		
5	<b>Property, plant and equipment</b>		
6	Investment property	112,000,000	116,000,000
		112,000,000	116,000,000
	<b>Total fixed assets</b>	112,000,000	116,000,000
	<b>Non-fixed assets</b>		
	<b>Receivables</b>		
	Receivables from group enterprises	2,336,103	319,987
	Joint taxation contribution receivable	967,919	0
	Other receivables	893,303	1,533,390
	Prepayments	86,916	41,066
		4,284,241	1,894,443
	<b>Cash</b>	13,534,844	22,029,787
	<b>Total non-fixed assets</b>	17,819,085	23,924,230
	<b>TOTAL ASSETS</b>	129,819,085	139,924,230
	<b>EQUITY AND LIABILITIES</b>		
	<b>Equity</b>		
	Share capital	10,187,499	10,187,499
	Retained earnings	49,335,118	55,743,167
	<b>Total equity</b>	59,522,617	65,930,666
	<b>Provisions</b>		
	Deferred tax	10,395,381	11,234,860
	<b>Total provisions</b>	10,395,381	11,234,860
	<b>Liabilities other than provisions</b>		
7	<b>Non-current liabilities other than provisions</b>		
	Payables to group entities	53,335,047	53,335,047
		53,335,047	53,335,047
	<b>Current liabilities other than provisions</b>		
7	Short-term part of long-term liabilities other than provisions	6,147,647	4,473,477
	Trade payables	418,393	1,933,898
	Joint taxation contribution payable	0	2,471,947
	Other payables	0	544,335
		6,566,040	9,423,657
	<b>Total liabilities other than provisions</b>	59,901,087	62,758,704
	<b>TOTAL EQUITY AND LIABILITIES</b>	129,819,085	139,924,230

- 1 Accounting policies
- 2 Staff costs
- 8 Contractual obligations and contingencies, etc.
- 9 Collateral
- 10 Related parties

## Financial statements 1 January - 31 December

### Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2021	10,187,499	54,631,222	64,818,721
Transfer through appropriation of profit	0	1,111,945	1,111,945
<b>Equity at 1 January 2022</b>	<b>10,187,499</b>	<b>55,743,167</b>	<b>65,930,666</b>
Transfer through appropriation of loss	0	-6,408,049	-6,408,049
<b>Equity at 31 December 2022</b>	<b>10,187,499</b>	<b>49,335,118</b>	<b>59,522,617</b>

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Tonsbakken 12-14 ApS for 2022 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

#### Basis of 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.

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.

#### Reporting currency

The financial statements are presented in Danish kroner (DKK).

#### Income statement

##### Revenue

Rental income is recognised on a straight line-basis over the term of the lease.

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

##### Gross profit/ loss

The items revenue, expenses, property and external expenses have been aggregated into one item in the income statement called gross profit/loss in accordance with section 32 of the Danish Financial Statements Act.

##### Expenses, property

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

##### Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

##### Financial expenses

Financial expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The entity is jointly taxed with other group entities. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

##### Balance sheet

##### Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property.

##### Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

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 has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

##### Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

##### Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

##### Fair value

The fair value measurement is based on the principal market. If no principal market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset or liability less transaction and/or transport costs.

All assets and liabilities which are measured at fair value, or whose fair value is disclosed, are classified based on the fair value hierarchy, see below:

Level 1: Value in an active market for similar assets/liabilities

Level 2: Value based on recognised valuation methods on the basis of observable market information

Level 3: Value based on recognised valuation methods and reasonable estimates (non-observable market information).

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 2 Staff costs

The Company has no employees.

DKK	2022	2021
<b>3 Financial expenses</b>		
Interest expenses, group entities	2,974,170	2,974,170
Other financial expenses	117,981	156,438
	<u>3,092,151</u>	<u>3,130,608</u>
<b>4 Tax for the year</b>		
Estimated tax charge for the year	-967,919	2,471,947
Deferred tax adjustments in the year	-839,479	-2,158,321
	<u>-1,807,398</u>	<u>313,626</u>

#### 5 Property, plant and equipment

DKK	Investment property
Cost at 1 January 2022	115,936,552
Additions	86,476
Cost at 31 December 2022	<u>116,023,028</u>
Revaluations at 1 January 2022	63,448
Value adjustments for the year	-4,086,476
Revaluations at 31 December 2022	<u>-4,023,028</u>
<b>Carrying amount at 31 December 2022</b>	<u>112,000,000</u>

#### 6 Investment property

##### *Fair value estimation*

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

The company's investments property is measured at fair value after the fair value hierarchy level 3.

The fair value is an estimate made by management based on information available and actual expectations as to the future.

Independent appraiser are consulted for purposes of estimating the fair values.

A weighted rate of return of 8,25% and a exit yield of 6,25% has been applied in the market value assessment at 31 December 2022.

The company's investment property is 100% commercial.

The investment property is located in the area of Copenhagen.

The property is valued at fair value based on DCF model, which is based on forecasts for future cash flows that the individual property is expected to generate, expected CAPEX investments and development in vacancy.

## Financial statements 1 January - 31 December

### Notes to the financial statements

- ▶ The fair value of investment properties amounts to 112,000,000 DKK
- ▶ Budget period: 10 years
- ▶ Commercial rent per sqm: 708 DKK
- ▶ Net yield for commercial units: 6,25%
- ▶ Operating expenses per sqm: 37 DKK

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

An increase in the discount rate by 0.5 percentage points will imply a decrease in the fair value of DKK 6,400,000. A decrease in the discount rate by 0.5 percentage points will imply an increase in the fair value of DKK 7,225,000.

An increase in the weighted exit yield by 0.5 percentage points will imply a decrease in the fair value of DKK 8,296,300. A decrease in the weighted exit yield by 0.5 percentage points will imply an increase in the fair value of DKK 9,739,000.

#### 7 Non-current liabilities other than provisions

DKK	Total debt at 31/12 2022	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Payables to group entities	59,482,694	6,147,647	53,335,047	53,335,047
	59,482,694	6,147,647	53,335,047	53,335,047

#### 8 Contractual obligations and contingencies, etc.

##### Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

#### 9 Collateral

Land and buildings at a carrying amount of DKK 112,000,000 at 31 December 2022 have been put up as security for debt to mortgage credit institutions. The company is jointly and severally liable for Tonsbakken Holding ApS' debt to credit institutions.

#### 10 Related parties

##### Information about consolidated financial statements

Parent	Domicile	Requisitioning of the parent company's consolidated financial statements
Erikoissijoitusrahasto CapMan Nordic Property Income Fund	Finland	PL 210, FI - 40101 Jyväskylä, Finland

# PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

## Hasse Lyngsie Wulff

### Executive Board

On behalf of: Tonsbakken 12-14 ApS

Serial number: fcc423e5-34bf-4fff-91ef-efa62f85f241

IP: 152.115.xxx.xxx

2023-04-03 10:31:57 UTC



## Hasse Lyngsie Wulff

### Board of Directors

On behalf of: Tonsbakken 12-14 ApS

Serial number: fcc423e5-34bf-4fff-91ef-efa62f85f241

IP: 152.115.xxx.xxx

2023-04-03 10:33:39 UTC



## Salokoski Juha Matti

### Chairman

On behalf of: Tonsbakken 12-14 ApS

Serial number:

fi\_tupas:mobileid:962df575d9f4ce3ea4c951184a8d21cfa4d15801

IP: 62.183.xxx.xxx

2023-04-03 12:09:15 UTC



## Salokoski Juha Matti

### Board of Directors

On behalf of: Tonsbakken 12-14 ApS

Serial number:

fi\_tupas:mobileid:962df575d9f4ce3ea4c951184a8d21cfa4d15801

IP: 62.183.xxx.xxx

2023-04-03 12:09:15 UTC



## Peter Gill

### Chair

On behalf of: Tonsbakken 12-14 ApS

Serial number: 084a5126-1da6-475c-ae3f-3ba80b438922

IP: 87.63.xxx.xxx

2023-04-03 14:06:15 UTC



## SAMPSA APAJALAHTI

### Board of Directors

On behalf of: Tonsbakken 12-14 ApS

Serial number: fi\_tupas:opbank:KKm-vxTTUHVk1MOn2arFKpKOk-oWSxb4vZD-oErJjPo=

IP: 62.183.xxx.xxx

2023-04-06 09:05:36 UTC



Penneo document key: ALXEF-4PPN4-BQOE6-GLEZU-0G5D8-26WBD

This document is digitally signed using Penneo.com. The digital signature data within the document is secured and validated by the computed hash value of the original document. The document is locked and timestamped with a certificate from a trusted third party. All cryptographic evidence is embedded within this PDF, for future validation if necessary.

#### How to verify the originality of this document

This document is protected by an Adobe CDS certificate. When you open the

document in Adobe Reader, you should see, that the document is certified by **Penneo e-signature service** <penneo@penneo.com>. This guarantees that the contents of the document have not been changed.

You can verify the cryptographic evidence within this document using the Penneo validator, which can be found at <https://penneo.com/validator>



# PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

*"By my signature I confirm all dates and content in this document."*

## **Kaare Kristensen**

### **State Authorised Public Accountant**

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: CVR:30700228-RID:73827337

IP: 145.62.xxx.xxx

2023-04-11 11:34:07 UTC

NEM ID 

This document is digitally signed using Penneo.com. The digital signature data within the document is secured and validated by the computed hash value of the original document. The document is locked and timestamped with a certificate from a trusted third party. All cryptographic evidence is embedded within this PDF, for future validation if necessary.

#### **How to verify the originality of this document**

This document is protected by an Adobe CDS certificate. When you open the

document in Adobe Reader, you should see, that the document is certified by **Penneo e-signature service** <[penneo@penneo.com](mailto:penneo@penneo.com)>. This guarantees that the contents of the document have not been changed.

You can verify the cryptographic evidence within this document using the Penneo validator, which can be found at <https://penneo.com/validator>