

**Roarslund Properties K/S**  
**Vesterbrogade 33, 1620 København**

---

**Annual report**  
**2019**

---

**Company reg. no. 29 68 65 99**

The annual report was submitted and approved by the general meeting on the 16 June 2020.

---

**Michael Jordan**  
Chairman of the meeting

## Contents

---

### Page

#### **Reports**

- 1 Management's report
- 2 Independent auditor's report

#### **Management commentary**

- 5 Company information
- 6 Management commentary

#### **Financial statements 1 January - 31 December 2019**

- 7 Accounting policies
- 10 Income statement
- 11 Statement of financial position
- 13 Notes

Notes to users of the English version of this document:

- To ensure the greatest possible applicability of this document, IAS/IFRS British English terminology has been used.
- Please note that decimal points remain unchanged from Danish version of the document. This means that DKK 146.940 corresponds to the English amount of DKK 146,940, and that 23,5 % corresponds to 23.5 %.

## **Management's report**

---

The management has today presented the annual report of Roarslund Properties K/S for the financial year 1 January to 31 December 2019.

The annual report has been presented in accordance with the Danish Financial Statements Act.

I consider the accounting policies used appropriate, and in my opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 December 2019 and of the company's results of its activities in the financial year 1 January to 31 December 2019.

I am of the opinion that the management's review includes a fair description of the issues dealt with.

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

København, 14 June 2020

### **General partner**

Roarslund Properties Komplementarselskab ApS

Michael Jordan

## Independent auditor's report

---

### To the limited partners of Roarslund Properties K/S

#### Opinion

We have audited the annual accounts of Roarslund Properties K/S for the financial year 1 January to 31 December 2019, which comprise accounting policies, profit and loss account, balance sheet and notes. The annual accounts are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the annual accounts give a true and fair view of the company's assets, liabilities and financial position at 31 December 2019 and of the results of the company's operations for the financial year 1 January to 31 December 2019 in accordance with the Danish Financial Statements Act.

#### Basis for opinion

We conducted our audit in accordance with international standards on auditing and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the below section "Auditor's responsibilities for the audit of the annual accounts". We are independent of the company in accordance with international ethics standards for accountants (IESBA's Code of Ethics) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these standards and requirements. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

#### The management's responsibilities for the annual accounts

The management is responsible for the preparation of annual accounts that give a true and fair view in accordance with the Danish Financial Statements Act. The management is also responsible for such internal control as the management determines is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, the management is responsible for evaluating the company's ability to continue as a going concern, and, when relevant, disclosing matters related to going concern and using the going concern basis of accounting when preparing the annual accounts, unless the management either intends to liquidate the company or to cease operations, or if it has no realistic alternative but to do so.

#### Auditor's responsibilities for the audit of the annual accounts

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements may arise due to fraud or error and may be considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions made by users on the basis of the annual accounts.

## Independent auditor's report

---

As part of an audit conducted in accordance with international standards on auditing and the additional requirements applicable in Denmark, we exercise professional evaluations and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the annual accounts, whether due to fraud or error, design and perform audit procedures in response 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 the risk of not detecting a misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the 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 by the management and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's preparation of the annual accounts being based on the going concern principle and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may raise significant doubt about 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 annual accounts 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 annual accounts, including the disclosures in the notes, and whether the annual accounts reflect 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 the internal control that we identify during our audit.

### Statement on the management's review

The management is responsible for the management's review.

Our opinion on the annual accounts does not cover the management's review, and we do not express any kind of assurance opinion on the management's review.

## **Independent auditor's report**

---

In connection with our audit of the annual accounts, our responsibility is to read the management's review and in that connection consider whether the management's review is materially inconsistent with the annual accounts or our knowledge obtained during the audit, or whether it otherwise appears to contain material misstatement.

Furthermore, 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 believe that the management's review is in accordance with the annual accounts and that it has been prepared in accordance with the requirements of the Danish Financial Statement Acts. We did not find any material misstatement in the management's review.

Copenhagen, 14 June 2020

### **Martinsen**

State Authorised Public Accountants  
Company reg. no. 32 28 52 01

### **Leif Tomasson**

State Authorised Public Accountant  
mne25346

## Company information

---

<b>The company</b>	Roarslund Properties K/S Vesterbrogade 33 1620 København
	Company reg. no. 29 68 65 99
	Established: 6 July 2006
	Domicile: Copenhagen
	Financial year: 1 January - 31 December 14th financial year
<b>Managing Director</b>	Roarslund Properties Komplementarselskab ApS
<b>General partner</b>	Roarslund Properties Komplementarselskab ApS
<b>Auditors</b>	Martinsen Statsautoriseret Revisionspartnerselskab Øster Allé 42 2100 København Ø

## **Management commentary**

---

### **The principal activities of the company**

The company's main activity is to acquire, hold and sell retail properties.

### **Development in activities and financial matters**

The results from ordinary activities are DKK 1.553.552 against DKK 1.371.447 last year.



## Accounting policies

---

The annual report for Roarslund Properties K/S has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

### Recognition and measurement in general

Income is recognised in the profit and loss account concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs, these including depreciation, amortisation, writedown, provisions, and reversals which are due to changes in estimated amounts previously recognised in the profit and loss account are recognised in the profit and loss account.

Assets are recognised in the balance sheet when the company is liable to achieve future, financial benefits and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At the first recognition, assets and liabilities are measured at cost. Later, assets and liabilities are measured as described below for each individual accounting item.

At recognition and measurement, such predictable losses and risks are taken into consideration, which may appear before the annual report is presented, and which concerns matters existing on the balance sheet date.

### Translation of foreign currency

Transactions in foreign currency are translated by using the exchange rate prevailing at the date of the transaction. Differences in the rate of exchange arising between the rate at the date of transaction and the rate at the date of payment are recognised in the profit and loss account as an item under net financials.

Debtors, creditors, and other monetary items in foreign currency are translated by using the closing rate. The difference between the closing rate and the rate at the time of the occurrence or the recognition in the latest annual accounts of the amount owed or the liability is recognised in the profit and loss account under financial income and expenses.

Fixed assets and other non-monetary assets acquired in foreign currency and which are not considered to be investment assets purchased in foreign currencies are measured at the exchange rate on the transaction date.

## Accounting policies

---

### Income statement

#### Rental income from investment property

Rental income comprises income from the lease of property and from charged joint costs, and it is recognised in the profit and loss account for the period relating to the lease payment. Income from the heating account is recognised in the balance sheet as a balance among the lessees.

#### Other external costs

Other external costs comprise costs for distribution, sales, advertisement, administration, premises, loss on debtors, and operational leasing costs.

#### Net financials

Net financials comprise interest, realised and unrealised capital gains and losses concerning financial assets and liabilities, amortisation of financial assets and liabilities, additions and reimbursements under the Danish tax prepayment scheme, etc. Financial income and expenses are recognised in the profit and loss account with the amounts that concerns the financial year.

#### Tax of the results for the year

The company is not a taxable person, so no tax is included.

### The balance sheet

#### Investment property

At the first recognition, investment property is measured at cost, comprising the cost of the property and directly attached costs, if any.

Hereafter, investment properties are measured individually at an estimated fair value. The measurement takes place by using a return-based model. The return rates (the interest demands) are determined property for property.

Costs which add new or improved qualities to an investment property compared to its condition at the time of acquisition and which thereby improves the future return on the property are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognised in the profit and loss account in the item "Costs concerning investment property".

Like other material fixed assets, except from land, investment property has a limited life financial life. The impairment taking place concurrently with the aging of the investment property is reflected in the current measuring of the investment property at fair value.

Value adjustments are recognised in the profit and loss account in the item "Value adjustments of property".

## Accounting policies

---

### Receivables

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

### Accrued income and deferred expenses

Accrued income and deferred expenses recognised under assets comprise incurred costs concerning the next financial year.

### Available funds

Available funds comprise cash at bank.

### Liabilities

Mortgage debt and bank debt are for instance measured at amortised cost. As to cash loans, this corresponds to the outstanding debt of the loan. For bond loans, the amortised cost corresponds to an outstanding debt calculated as the underlying cash value at the date of borrowing adjusted by amortisation of the market value adjustment on the date of the borrowing carried out over the repayment period.

Other liabilities are measured at amortised cost which usually corresponds to the nominal value.

### Accrued expenses and deferred income

Received payments concerning income during the following years are recognised under accrued expenses and deferred income.

**Income statement 1 January - 31 December**

All amounts in DKK.

<u>Note</u>	<u>2019</u>	<u>2018</u>
Net turnover	2.395.823	2.393.312
Other external costs	<u>-545.139</u>	<u>-623.497</u>
<b>Gross profit</b>	<b>1.850.684</b>	<b>1.769.815</b>
 <b>Operating profit</b>	 <b>1.850.684</b>	 <b>1.769.815</b>
Other financial costs	<u>-297.132</u>	<u>-398.368</u>
<b>Net profit or loss for the year</b>	<b><u>1.553.552</u></b>	<b><u>1.371.447</u></b>
 <b>Proposed appropriation of net profit:</b>		
Transferred to retained earnings	<u>1.553.552</u>	<u>1.371.447</u>
<b>Total allocations and transfers</b>	<b><u>1.553.552</u></b>	<b><u>1.371.447</u></b>

**Statement of financial position at 31 December**

All amounts in DKK.

<b>Assets</b>			
<u>Note</u>		<u>2019</u>	<u>2018</u>
<b>Non-current assets</b>			
1	Investment property	<u>30.116.564</u>	<u>30.116.564</u>
	Total property, plant, and equipment	<u>30.116.564</u>	<u>30.116.564</u>
	<b>Total non-current assets</b>	<b><u>30.116.564</u></b>	<b><u>30.116.564</u></b>
<b>Current assets</b>			
	Claims for payment of contributed capital	<u>500.000</u>	<u>500.000</u>
	Total receivables	<u>500.000</u>	<u>500.000</u>
	Available funds	<u>1.153.284</u>	<u>365.792</u>
	<b>Total current assets</b>	<b><u>1.653.284</u></b>	<b><u>865.792</u></b>
	<b>Total assets</b>	<b><u>31.769.848</u></b>	<b><u>30.982.356</u></b>

**Statement of financial position at 31 December**

All amounts in DKK.

<b>Equity and liabilities</b>			
<u>Note</u>		<u>2019</u>	<u>2018</u>
<b>Equity</b>			
2	Contributed capital	500.000	500.000
3	Results brought forward	14.715.636	14.868.713
	<b>Total equity</b>	<b>15.215.636</b>	<b>15.368.713</b>
<b>Liabilities other than provisions</b>			
	Mortgage debt	16.134.552	15.027.294
	Debt to group enterprises	205.583	197.967
	<b>Total long term liabilities other than provisions</b>	<b>16.340.135</b>	<b>15.225.261</b>
	Short-term part of long-term liabilities	0	200.000
	Other debts	199.885	188.382
	Accrued expenses and deferred income	14.192	0
	<b>Total short term liabilities other than provisions</b>	<b>214.077</b>	<b>388.382</b>
	<b>Total liabilities other than provisions</b>	<b>16.554.212</b>	<b>15.613.643</b>
	<b>Total equity and liabilities</b>	<b>31.769.848</b>	<b>30.982.356</b>

**4 Charges and security**

## Notes

All amounts in DKK.

	2019	2018
<b>1. Investment property</b>		
Cost opening balance	34.739.050	34.739.050
<b>Cost end of period</b>	<b>34.739.050</b>	<b>34.739.050</b>
Fair value adjustment opening balance	-4.622.486	-4.622.486
<b>Fair value adjustment end of period</b>	<b>-4.622.486</b>	<b>-4.622.486</b>
<b>Carrying amount, end of period</b>	<b>30.116.564</b>	<b>30.116.564</b>

A determination of the return from the individual properties is based on the expected rental income from fully leased properties less expected operating costs, administration costs, and maintenance costs. The subsequent value is adjusted for recognised vacant-period lease for a reasonable period of time and expected costs of improvements and large maintenance projects, etc., plus added deposits and prepaid lease payments.

The property is located in Tarp, Germany, and is a small shopping center.

Compared to the previous financial year, the methods of measurement remain unchanged.

The determination of the market value (carrying value) is based on rates of return of 6,1%.

Sensitivity analysis:

Changes in the rates of return have a material effect on the measurement of investment properties. An increase in the rate of return could mean a decrease in market value. The market development may result in changed requirements to the return on real property.

An increase of the required rate of return by 1 percentage point would mean a reduction of the value of the investment properties of t.DKK 4.215. As a result, the equity would be reduced from the present t.DKK 15.216 to t.DKK 11.001.

## 2. Contributed capital

Contributed capital opening balance	500.000	500.000
	<b>500.000</b>	<b>500.000</b>

## Notes

---

All amounts in DKK.

	<u>31/12 2019</u>	<u>31/12 2018</u>
<b>3. Results brought forward</b>		
Results brought forward opening balance	14.868.713	14.556.866
Net retained earnings or deficit	1.553.552	1.371.447
Paid/withdrawn in the year	<u>-1.706.629</u>	<u>-1.059.600</u>
	<b><u>14.715.636</u></b>	<b><u>14.868.713</u></b>

## 4. Charges and security

As security for mortgage debts, t.DKK 16.135, mortgage has been granted on land and buildings representing a book value of t.DKK 30.117 at 31 December 2019