


**GLOBAL T 4 ApS  
CVR no. 30986199  
Købmagergade 60, 1. tv.  
1150 Copenhagen K  
Denmark**

**Annual report  
for the period ended 31 December 2019**

**Adopted at the Company's Annual General Meeting  
on 27 August 2020**



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**Chairman Rana Salame**

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**GLOBAL T 4 ApS**  
CVR no. 30986199  
Annual report 2019

**Company details**

Company:	GLOBAL T 4 ApS
CVR no:	30986199
Established:	15.09.2007
Registered address:	c/o TMF Denmark A/S, Købmagergade 60, 1. tv. 1150 Copenhagen K Denmark
Directors:	Dannie Wai Magnus Glissmann Bojer-Larsen

**Statement by the Management on the annual report**

Today the Directors have discussed and approved the Annual Report of GLOBAL T 4 ApS for the year 1 January - 31 December 2019.

The Annual Report is presented 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 2019 and of the results of the company's operations for the financial year 1 January - 31 December 2019.

The Management's Review includes in our opinion a fair presentation of the matters dealt with in the review.

We recommend that the Annual Report be approved at the Annual General meetings.

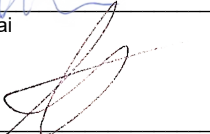
Copenhagen, 27 August 2020

**Directors:**



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Dannie Wai



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Magnus Ørissmann Bojer-Larsen

## **Management's review**

### **Principal Activities of the Company**

The company's principal activities are to invest in real estate and to, directly or indirectly, carry on other activities related thereto in the management's opinion.

### **Development in the Company's activities and financial matters**

The company's income statement for 2019 shows a profit of EUR 23,895 and the company's balance sheet at 31 December 2019 shows equity of EUR 125,752.

Prior to the change of ownership of the company, a restructuring was carried out. The company acquired the remaining shares in GT 4 ApS & Co. KG, which is hereafter a wholly owned subsidiary. The company sold at the same time its equity investments in Global T 4 GmbH. GT 4 ApS & Co. KG was dissolved by confusion with effect for accounting purposes as from 30 November 2015, and assets and liabilities were transferred to the company at fair market value at the date of transfer. Thus, the operating activities are transferred to the company as from 1 December 2015.

### **Significant events after the balance sheet date**

The COVID-19 pandemic, which began in December 2019 has affected multiple countries leading to lock-downs of various kinds in order to slow the spread of the virus. From the middle of March 2020, Germany ordered schools, nurseries and borders to neighboring countries closed while also announcing restrictions to the movement of individuals and encouraging people to work from home wherever possible.

During the first months of 2020, the impact on the company due to the COVID-19 pandemic was immaterial, with rental collections moderating by a marginal amount. The Company follows all recommendations from the relevant authorities so as to maintain the health and safety of all stakeholders concerned.

## **Accounting policies**

The annual report of GLOBAL T 4 ApS has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with additional choice of rules relating to reporting class C.

Going forward, the residual value of intangible assets and property, plant and equipment must be reassessed on an ongoing basis. Pursuant to the transition provisions of the Act, any adjustments to residual values must be made prospectively as an accounting estimate without restatement of comparative figures and without effect on equity.

Apart from the above, the accounting policies used in the preparation of the financial statements are consistent with those of last year.

The annual report has been presented in EUR.

### **Comparability**

Because of the restructuring described in the management's review, the figures for the present year and for last year in the income statement, balance sheet and notes are not comparable.

### **General about recognition and measurement**

Income is recognised in the income statement as and when it is earned, including recognition of value adjustments of financial assets and liabilities. Any costs, including depreciation, amortisation and writedown, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is likely 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 likely that future economic benefits will flow from the company and the value of the liability can be measured reliably.

The initial recognition measures assets and liabilities at cost. Subsequently, assets and liabilities are measured as described in the following for each item.

Certain financial assets and liabilities are measured at amortised cost, recognising a constant effective interest over the term. Amortised cost is stated at initial cost less any deductions and with addition/deduction of the accumulated amortisation of the difference between cost and nominal amount.

The recognition and measurement takes into account predictable losses and risks arising before the year-end reporting and which prove or disprove matters that existed at the balance sheet date.

## **INCOME STATEMENT**

### **Rental income**

Rental income and expenses have been accrued to cover the period up to the end of the financial year. External expenses include property costs and administration. Payments charged to cover heating are not included in rental income.

Revenue is aggregated with costs in accordance with section 32 of the Danish Financial Statements Act.

### **Operating expenses**

Operating costs include all costs related to the operation of the property, including taxes and charges, insurances and maintenance when these costs are not covered by tenant

### **Financial income and expenses in general**

Financial income and expenses include interest income and expenses, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

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

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that can be attributed to the profit for the year, and is recognised directly in the equity by the portion that can be attributed to entries directly to the equity.

The company is jointly taxed with wholly owned Danish and foreign subsidiary enterprises. The current Danish corporation tax is distributed between the jointly taxed Danish companies in proportion to their taxable income, and with full distribution with refund regarding taxable losses. The jointly taxed companies are included in the tax-on-account scheme.

## **Accounting policies**

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

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that can be attributed to the profit for the year, and is recognised directly in the equity by the portion that can be attributed to entries directly to the equity.

The company is jointly taxed with wholly owned Danish and foreign subsidiary enterprises. The current Danish corporation tax is distributed between the jointly taxed Danish companies in proportion to their taxable income, and with full distribution with refund regarding taxable losses. The jointly taxed companies are included in the tax-on-account scheme.

### **BALANCE SHEET**

#### **Tangible fixed assets**

Land and buildings are measured at cost less accumulated depreciation and write-down. Land is not depreciated.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value as follows:

Buildings  
Depreciation period – 40 years  
Residual value – 0%

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

An impairment test is made for property, plant and equipment if there are indications of decreases in value. The impairment test is made for each individual asset or group of assets, respectively. The assets are written down to the higher of the value in use and the net selling price of the asset or group of assets (recoverable amount) if it is lower than the carrying amount.

#### **Fixed asset investments**

Equity investments in subsidiaries are measured at cost. If the cost exceeds the net realisable value, this is written down to the lower value.

#### **Receivables**

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is reduced by write-down to meet expected losses.

#### **Tax payable and deferred tax**

Current tax liabilities and receivable current tax are recognised in the balance sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured at the expected realisable value of the asset, either by set-off against tax on future earnings or by setoff against deferred tax liabilities within the same legal tax unit.

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the balance sheet date would be applicable when the deferred tax is expected to crystallise as current tax. A change in the deferred tax, which is a result of changes to tax rates, is recognised in the income statement with the exception of items that are taken directly to equity.

#### **Liabilities**

Liabilities are measured at amortised cost equal to nominal value.

#### **Accruals, liabilities**

Accruals recognised as liabilities include payments received regarding income in subsequent years.

**Accounting policies**

**Foreign currency translation**

Transactions in foreign currencies are translated at the rate of exchange on the transaction date. Exchange differences arising between the rate on the transaction date and the rate on the payment date are recognised in the income statement as a financial income or expense.

Accounts receivable, payable and other monetary items in foreign currencies that are not settled on the balance sheet date are translated at the exchange rate on the balance sheet date. The difference between the exchange rate on the balance sheet date and the exchange rate at the time of occurrence of the receivable or payable is recognised in the income statement as financial income or expenses.



**Income statement**

	Notes	Period ended	
		31-12-2019	31-12-2018
		EUR	EUR
<b>Gross profit</b>		<u>81.630</u>	<u>91.169</u>
Depreciation, amortisation and impairment losses	1	(26.311)	(26.311)
<b>Operating profit/loss</b>		<u>55.319</u>	<u>64.858</u>
Other financial income	2	5.652	6.862
Other financial expenses	3	(29.066)	(31.204)
<b>Profit/loss before tax</b>		<u>31.905</u>	<u>40.516</u>
Tax on profit/loss for the year	4	(8.010)	(9.160)
<b>Profit/loss for the year</b>		<u><u>23.895</u></u>	<u><u>31.356</u></u>
<b>Proposed profit/loss distribution</b>			
Retained earnings		23.895	31.356
<b>Profit/loss for the year</b>		<u><u>23.895</u></u>	<u><u>31.356</u></u>

Balance sheet

		<u>As at</u>	<u>As at</u>
	Notes	31-12-2019	31-12-2018
		EUR	EUR
<b>Assets</b>			
<b>Non-current assets</b>			
Land and buildings	1	999.819	1.026.130
Prepayments		22.217	23.460
Receivables from group enterprises		-	302.979
<b>Total non-current assets</b>		<b>1.022.036</b>	<b>1.352.569</b>
<b>Current assets</b>			
Trade receivables		6.701	17.060
Other receivables		66.270	32.404
		<b>72.971</b>	<b>49.464</b>
<b>Cash and cash equivalents</b>		48.923	42.501
<b>Total current assets</b>		121.894	91.965
<b>Total Assets</b>		<b>1.143.930</b>	<b>1.444.534</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
Share capital	5	21.000	21.000
Capital reserve		125.550	125.550
Retained earnings		(20.798)	(44.692)
<b>Total equity</b>		<b>125.752</b>	<b>101.858</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Deferred tax liability		22.217	24.611
Payables to group enterprises		926.087	1.233.686
<b>Total non-current liabilities</b>		<b>948.304</b>	<b>1.258.297</b>
<b>Current liabilities</b>			
Other payables		85	11.720
Prepayments		53.100	55.134
Deferred income		5.103	7.385
Provisions		11.510	10.140
<b>Total current liabilities</b>		<b>69.874</b>	<b>84.379</b>
<b>Total liabilities</b>		1.018.178	1.342.676
<b>Total Equity and Liabilities</b>		<b>1.143.930</b>	<b>1.444.534</b>
<b>Additional disclosures;</b>			
- Contingent liabilities 6			
- Ownership 7			

Notes to the financial statements

**1 Land and buildings**

<b>Cost</b>		
At 1 January 2019		1.078.742
At 31 December 2019		1.078.742
<b>Accumulated depreciation</b>		
At 1 January 2019		(81.241)
Charge for the year		(26.312)
At 31 December 2019		(107.553)
Carrying amount		
At 1 January 2019		1.026.130
At 31 December 2019		999.818
		<b>999.818</b>

**2 Other financial income**

	2019 EUR	2018 EUR
Group enterprises	5.652	6.862
	<b>5.652</b>	<b>6.862</b>

**3 Other financial expenses**

	2019 EUR	2018 EUR
Group enterprises	-	(30.539)
Other interest expenses	(29.066)	(665)
	<b>(29.066)</b>	<b>(31.204)</b>

**4 Corporation tax and deferred tax**

	2019 EUR	2018 EUR
Calculated tax on taxable income in foreign jurisdiction - Germany	(8.010)	(9.160)
	<b>(8.010)</b>	<b>(9.160)</b>

**5 Equity**

	2019 EUR	2018 EUR
Share capital	(21.000)	(21.000)
Capital reserve	(125.550)	(125.550)
Retained earnings	44.693	76.049
Transfer from profit/loss for the year	(23.895)	(31.356)
<b>Retained earnings at 31 December 2019</b>	<b>20.798</b>	<b>44.693</b>
<b>Equity at 31 December 2019</b>	<b>(125.752)</b>	<b>(101.858)</b>

**6 Contingent liabilities**

The company was subject to joint taxation in the accounting year. The company is jointly and severally liable together with the other jointly taxed group companies for the total tax liability of the joint taxation arrangement for the accounting year.

In connection with the dissolution of GT 4 ApS & Co. KG, the continuing company is vested with the obligations of the discontinuing company in relation to third parties.

**7 Ownership**

The following shareholders are recorded in the company's register of shareholders as owning more than 5% of the company. The company is included in the consolidated accounts for Grand City Properties S.A., Witterstraße 30, 13509 Berlin, Germany, which is the company's ultimate parent company. The consolidated accounts can be requested at the company's address or found on the company's web page: <https://www.grandcityproperties.com/>.

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