

# **63 Avenue des Champs Elysees Paris VIII (II) ApS**

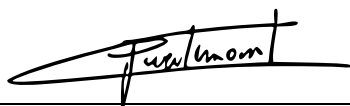
**Sundskrogsgade 21, c/o Harbour House, 2100 København Ø**

**Company reg. no. 31 48 45 88**

## **Annual report**

**1 March 2022 - 28 February 2023**

The annual report was submitted and approved by the general meeting on the 13 September 2023.



---

**Benoit Marie M. Quertemont**  
Chairman of the meeting

## Contents

---

	<b><u>Page</u></b>
<b>Reports</b>	
Management's statement	1
Independent auditor's report	2
<b>Management's review</b>	
Company information	5
Management's review	6
<b>Financial statements 1 March 2022 - 28 February 2023</b>	
Accounting policies	7
Income statement	11
Balance sheet	12
Statement of changes in equity	14
Notes	15

Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance EUR 146.940 means the amount of EUR 146,940, and that 23,5 % means 23.5 %.

## **Management's statement**

---

Today, the Executive Board has approved the annual report of 63 Avenue des Champs Elysees Paris VIII (II) ApS for the financial year 1 March 2022 - 28 February 2023.

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

We consider the chosen accounting policy to be appropriate, and in our opinion, the financial statements give a true and fair view of the financial position of the Company at 28 February 2023 and of the results of the Company's operations for the financial year 1 March 2022 – 28 February 2023.

Further, in our opinion, the Management's review gives a true and 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, 13 September 2023

### **Executive board**

Sebastien Boudreau



Benoit Marie M. Quertemont



## **Independent auditor's report**

---

### **To the Shareholder of 63 Avenue des Champs Elysees Paris VIII (II) ApS**

#### **Opinion**

We have audited the financial statements of 63 Avenue des Champs Elysees Paris VIII (II) ApS for the financial year 1 March 2022 - 28 February 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes, for the Company. The financial statements are prepared under 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 28 February 2023, and of the results of the Company's operations for the financial year 1 March 2022 - 28 February 2023 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 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.

## **Independent auditor's report**

---

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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.
- 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.

### **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.

## **Independent auditor's report**

---

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 Statement Act. We did not identify any material misstatement of Management's Review.

Copenhagen, 13 September 2023

### **Grant Thornton**

State Authorised Public Accountants  
Company reg. no. 34 20 99 36



**Morten Grønbek**

State Authorised Public Accountant  
mne34491

## Company information

---

### The company

63 Avenue des Champs Elysees Paris VIII (II) ApS  
Sundskrogsgade 21  
c/o Harbour House  
2100 København Ø

Company reg. no. 31 48 45 88  
Established: 10 June 2008  
Domicile: Copenhagen  
Financial year: 1 March - 28 February

### Executive board

Sebastien Boudreau  
Benoit Marie M. Quertemont

### Auditors

Grant Thornton, Statsautoriseret Revisionspartnerselskab  
Stockholmsgade 45  
2100 København Ø

### Parent company

Foncière du Triangle d'Or ApS

## Management's review

---

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

The company's main activity consists in any kind of financial investment, including, but not limited to buy, own, rent, manage and sell real estate, and any other similar business in accordance with the decision of the executive board.

### **Uncertainties about recognition or measurement**

The company's property is primarily development property and it is therefore difficult to provide a reliable basis for the valuation as the present operational result does not reflect the market value of the property. The measurement of the company's property is therefore subject to uncertainty.

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

The net loss totals EUR -438.000 against EUR 2.936.000 last year. Management considers the net loss as expected.

We draw attention to the description of going concern in note 1 to the Financial Statements.

### *Financial resources*

The company's cash reserve is limited, however, it is management's expectation that a positive cash flow will be created through renting out and/or sale of the company's property, whereby the company will be able to meet its liabilities.

With a view to making adequate operating cash funds available, the ultimate Parent Company Paris Premier Properties SARL has issued a letter of support to the Company, which is in force until the 29 February 2024. Based on this, it is Management's assessment that the Company's Annual Report may be presented under the going concern assumption.

### *Investments*

The company's investment property is measured at fair value. The measurement of fair value is based on estimates of existing leases, and current market rent for similar properties, in the same location and condition. The return rate used is significant for the valuation of the company's investment property.

### *Tax*

The company's investment property is established as a branch located in France under the current tax laws. In this regard, the company has acquired an external evaluation of the tax conditions in France. The management concluded, based on the evaluation, that the company does not have any tax obligations which are not included in the balance.

Based on the above, it is the management's overall expectation that the company can run its day to day business with a satisfactory income in the coming year.

## Accounting policies

---

The annual report for 63 Avenue des Champs Elysees Paris VIII (II) ApS 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 the previous year, and the annual report is presented in euro (EUR).

### Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

### Income statement

#### Gross profit

Gross profit comprises the rental income and other external costs.

#### Rental income from investment property

Rental income comprises income from the lease of property and from joint costs and is recognised in the income statement for the period relating to the lease payment.

Other external costs comprise costs incurred for administration and operation of the company's investment property.

#### 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.

## Accounting policies

---

### Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members.

### 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 and transactions in foreign currency.

### Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to taxation in France due to the activity's placement in Paris.

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

## Statement of financial position

### Investment property

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

Hereafter, investment properties are measured individually at an estimated fair value. The properties are measured using a returnbased model, by which the expected future cash flows for the following year, along with a rate of return determined by an external assessor, form the basis for the fair value of the properties. Compared to the previous financial year, the method of measurement remains unchanged.

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving 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 income statement under the item "Costs concerning investment property".

Like other property, plant, and equipment except for land, investment property has a limited economic life. The impairment taking place concurrently with the ageing of the investment property is reflected in the continuing measurement of the investment property at fair value.

Value adjustments are recognised in the income statement under 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.

### Cash on hand and demand deposits

Cash on hand and demand deposits comprise cash at bank.

### Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed in France with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

According to the rules of joint taxation, 63 Avenue des Champs Elysees Paris VIII (II) ApS is unlimitedly, jointly, and severally liable to pay the French tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Adjustments take place in relation to deferred tax concerning elimination of unrealised intercompany gains and losses.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

## **Accounting policies**

---

### **Liabilities other than provisions**

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

### **Accruals and deferred income**

Payments received concerning future income are recognised under accruals and deferred income.

**Income statement 1 March - 28 February**

Amounts concerning 2022/23: EUR.

Amounts concerning 2021/22: EUR thousand.

<u>Note</u>	<u>2022/23</u>	<u>2021/22</u>
<b>Gross profit</b>	<b>254.262</b>	<b>1.741</b>
Value adjustment of investment property	100.000	2.000
2 Staff costs	<u>0</u>	<u>0</u>
<b>Operating profit</b>	<b>354.262</b>	<b>3.741</b>
Other financial income	124.209	0
3 Other financial costs	<u>-1.533.256</u>	<u>-739</u>
<b>Pre-tax net profit or loss</b>	<b>-1.054.785</b>	<b>3.002</b>
4 Tax on net profit or loss for the year	<u>616.593</u>	<u>-66</u>
<b>Net profit or loss for the year</b>	<b>-438.192</b>	<b>2.936</b>
<b>Proposed distribution of net profit:</b>		
Transferred to retained earnings	0	2.936
Allocated from retained earnings	<u>-438.192</u>	<u>0</u>
<b>Total allocations and transfers</b>	<b>-438.192</b>	<b>2.936</b>

**Balance sheet at 28 February**

Amounts concerning 2023: EUR.

Amounts concerning 2022: EUR thousand.

<b>Assets</b>			
<u>Note</u>		<u>2023</u>	<u>2022</u>
<b>Non-current assets</b>			
5	Investment property	74.000.000	73.900
	Total property, plant, and equipment	74.000.000	73.900
	<b>Total non-current assets</b>	<b>74.000.000</b>	<b>73.900</b>
<b>Current assets</b>			
	Other receivables	1.209.033	1.411
	Total receivables	1.209.033	1.411
	Cash on hand and demand deposits	502.374	378
	<b>Total current assets</b>	<b>1.711.407</b>	<b>1.789</b>
	<b>Total assets</b>	<b>75.711.407</b>	<b>75.689</b>

**Balance sheet at 28 February**

Amounts concerning 2023: EUR.

Amounts concerning 2022: EUR thousand.

<b>Equity and liabilities</b>			
<u>Note</u>		<u>2023</u>	<u>2022</u>
<b>Equity</b>			
	Contributed capital	17.000	17
	Retained earnings	36.800.097	37.238
	<b>Total equity</b>	<b>36.817.097</b>	<b>37.255</b>
<b>Provisions</b>			
	Provisions for deferred tax	7.921.252	8.538
	<b>Total provisions</b>	<b>7.921.252</b>	<b>8.538</b>
<b>Liabilities other than provisions</b>			
	Payables to group enterprises	10.904.919	10.753
	Other payables	324.839	90
6	Total long term liabilities other than provisions	11.229.758	10.843
6	Current portion of long term payables	18.863.069	18.863
	Trade payables	1.043	22
	Other payables	860.438	168
	Accruals and deferred income	18.750	0
	Total short term liabilities other than provisions	19.743.300	19.053
	<b>Total liabilities other than provisions</b>	<b>30.973.058</b>	<b>29.896</b>
	<b>Total equity and liabilities</b>	<b>75.711.407</b>	<b>75.689</b>
<b>1</b>	<b>Uncertainties concerning the enterprise's ability to continue as a going concern</b>		
<b>7</b>	<b>Charges and security</b>		
<b>8</b>	<b>Contingencies</b>		

**Statement of changes in equity**

---

All amounts in EUR.

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Total</b>
Equity 1 March 2022	17.000	37.238.289	37.255.289
Retained earnings for the year	0	-438.192	-438.192
	<b>17.000</b>	<b>36.800.097</b>	<b>36.817.097</b>

## Notes

---

Amounts concerning 2022/23: EUR.

Amounts concerning 2021/22: EUR thousand.

### 1. Uncertainties concerning the enterprise's ability to continue as a going concern

The company's cash reserve is limited, however, it is management's expectation that a positive cash flow will be created through renting out and/or sale of the company's property, whereby the company will be able to meet its liabilities.

With a view to making adequate operating cash funds available, the ultimate Parent Company Paris Premier Properties SARL has issued a letter of support to the Company, which is in force until the 29 February 2024. Based on this, it is Management's assessment that the Company's Annual Report may be presented under the going concern assumption.

	<u>2022/23</u>	<u>2021/22</u>
<b>2. Staff costs</b>		
Average number of employees	<u>2</u>	<u>2</u>
None of the employees have been remunerated (2021-22: 0 t.euro).		
<b>3. Other financial costs</b>		
Other financial costs	<u>1.533.256</u>	<u>739</u>
	<b><u>1.533.256</u></b>	<b><u>739</u></b>
<b>4. Tax on net profit or loss for the year</b>		
Tax of the results for the year	0	0
Adjustment of deferred tax for the year	<u>-616.593</u>	<u>66</u>
	<b><u>-616.593</u></b>	<b><u>66</u></b>

## Notes

Amounts concerning 2023: EUR.

Amounts concerning 2022: EUR thousand.

	28/2 2023	28/2 2022
<b>5. Investment property</b>		
Cost 1 March	37.961.172	37.961
<b>Cost 28 February</b>	<b>37.961.172</b>	<b>37.961</b>
Fair value adjustment 1 March	35.938.828	33.939
Adjustments to fair value for the year	100.000	2.000
<b>Fair value adjustment 28 February</b>	<b>36.038.828</b>	<b>35.939</b>
<b>Carrying amount, 28 February</b>	<b>74.000.000</b>	<b>73.900</b>

The company's investment property are a office property on 2.971 square meters, placed in the center of Paris. The investment property are as described in the used accounting policies measured at fair value by using a return-based model.

The property occupancy rate is 98% as per 28 February 2023 (2021/22: 69%). In valuating the property a rental income per square meters have been applied according to the market rent in the area.

The required rate of return has been determined on the basis of market statistics, completed transactions, and management's knowledge of the property market in general. When determining the required rate of return, parameters such as type (residence, office, shop, etc.), location, age, state of maintenance, duration of rental agreements, and tenant credit quality, etc., are considered.

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

The determination of the market value (carrying value) is based on a 3,25% rate of return (2021/22: 2,8%).

## Notes

---

Amounts concerning 2022/23: EUR.

Amounts concerning 2021/22: EUR thousand.

### 6. Liabilities other than provision

	<b>Total payables 28 Feb 2023</b>	<b>Current portion of long term payables</b>	<b>Long term payables 28 Feb 2023</b>	<b>Outstanding payables after 5 years</b>
Mortgage loans	18.863.069	18.863.069	0	0
Payables to group enterprises	10.904.919	0	10.904.919	0
Other payables	324.839	0	324.839	0
	<b>30.092.827</b>	<b>18.863.069</b>	<b>11.229.758</b>	<b>0</b>

### 7. Charges and security

The company's property with a booked value of t.EUR 74.000 has been pledged as collateral for the company's mortgage debt of t.EUR 18.863.

### 8. Contingencies

#### Contingent liabilities

#### Joint taxation

With Foncière du Triangle d'Or ApS, company reg. no 30542703 as administration company, the company is subject to the French 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.