

# Komplementarselskabet Core Bolig III ApS

c/o Cobblestone A/S, Gammel Køge Landevej 57, 3.  
2500 Valby  
Denmark

CVR no. 33 26 78 27

## **Annual report 2019**

The annual report was presented and approved at the  
Company's annual general meeting on

20 May 2020

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chairman

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**Komplementarselskabet Core Bolig III ApS**  
Annual report 2019  
CVR no. 33 26 78 27

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

The Board of Directors and the Executive Board have today discussed and approved the annual report of Komplementarselskabet Core Bolig III ApS for the financial year 1 January – 31 December 2019.

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

In our opinion, the financial statements 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 – 31 December 2019.

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 20 May 2020  
Executive Board:

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Louise Hertz

Board of Directors:

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Nathalie Marion-Denise  
Winkelmann

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Timm Anton Grün

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Keld Jessen

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Louise Hertz



## Independent auditor's report

### To the shareholders of Komplementarselskabet Core Bolig III ApS

#### Opinion

We have audited the financial statements of Komplementarselskabet Core Bolig III ApS for the financial year 1 January – 31 December 2019 comprising 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 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 – 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 (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' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Management's responsibility 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 company 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



## Independent auditor's report

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 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 Statements Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 20 May 2020

**KPMG**

Statsautoriseret Revisionspartnerselskab  
CVR no. 25 57 81 98

Michael Tuborg  
State Authorised  
Public Accountant  
mne24621

**Komplementarselskabet Core Bolig III ApS**  
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## **Management's review**

### **Company details**

Komplementarselskabet Core Bolig III ApS  
c/o Cobblestone A/S, Gammel Køge Landevej 57, 3.  
2500 Valby  
Denmark

CVR no.:	33 26 78 27
Established:	16 November 2010
Registered office:	Copenhagen
Financial year:	1 January – 31 December

### **Board of Directors**

Nathalie Marion-Denise Winkelmann  
Timm Anton Grün  
Keld Jessen  
Louise Hertz

### **Executive Board**

Louise Hertz

### **Auditor**

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 Copenhagen  
Denmark

### **Annual general meeting**

The annual general meeting will be held on 20 May 2020.

## **Management's review**

### **Operating review**

#### **Principal activities**

The purpose of the entity is to hold investments in companies who own real investment, management and real estate management, real estate development and other related activities and be general partner for Limited Partnerships.

#### **Development in activities and financial position**

The Company's income statement for the years shows a loss of DKK -43 thousand (2018: loss of DKK -68 thousand) and the balance sheet at 31 December 2019 shows an equity of DKK -22 thousand (2018: DKK 21 thousand).

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

No events have occurred after the balance sheet date which could significantly affect the Limited partnership's financial position.

#### **Going Concern**

The company has lost more than half of its share capital.

In order to ensure the Company's continued operations, the Company has received a letter of support from Ejendomsselskabet PADK-3 ApS ensuring sufficient liquidity to the Company to settle its obligations as they fall due at least until the date of the general meeting, where the annual report for 2020 is approved. Furthermore, a reference is made to note 2.

## Financial statements 1 January – 31 December

### Income statement

DKK'000	Note	2019	2018
<b>Gross loss</b>		<u>-55</u>	<u>-47</u>
<b>Loss before tax</b>		<u>-55</u>	<u>-47</u>
Tax on profit/loss for the year		<u>12</u>	<u>10</u>
<b>Loss for the year</b>		<u><u>-43</u></u>	<u><u>-37</u></u>
<b>Proposed distribution of loss</b>			
Retained earnings		<u>-43</u>	<u>-37</u>
		<u><u>-43</u></u>	<u><u>-37</u></u>



## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	<u>31/12 2019</u>	<u>31/12 2018</u>
<b>ASSETS</b>			
<b>Current assets</b>			
<b>Receivables</b>			
Receivables from group entities		100	62
Deferred tax asset		<u>30</u>	<u>18</u>
		<u>130</u>	<u>80</u>
<b>Total current assets</b>		<u>130</u>	<u>80</u>
<b>TOTAL ASSETS</b>		<u><u>130</u></u>	<u><u>80</u></u>

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	<u>31/12 2019</u>	<u>31/12 2018</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		100	100
Retained earnings		<u>-122</u>	<u>-79</u>
<b>Total equity</b>		<u>-22</u>	<u>21</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Payables to group entities		127	0
Other payables		<u>25</u>	<u>59</u>
		<u>152</u>	<u>59</u>
<b>Total liabilities</b>		<u>152</u>	<u>59</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>130</u>	<u>80</u>
<b>Disclosure of material uncertainties regarding going concern</b>	2		
<b>Average number of employees</b>	3		
<b>Contractual obligations, contingencies, etc.</b>	4		
<b>Related party disclosures</b>	5		

## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Total
Equity at 1 January 2019	100	-79	21
Transferred over the distribution of loss	0	-43	-43
<b>Equity at 31 December 2019</b>	<b>100</b>	<b>-122</b>	<b>-22</b>

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of Komplementarselskabet Core Bolig III ApS for 2019 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

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

### Income statement

#### Gross profit/loss

Pursuant to section 32 of the Danish Financial Statements Act, the Company does not disclose its revenue.

The gross profit/loss reflects other external costs.

#### Other external costs

Other external costs comprise administration costs.

#### Tax on profit/loss for the year

The Company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. The subsidiaries are included in the joint taxation from the date when they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

The Company is the administrative company for the joint taxation and accordingly settles all payments of corporation tax to the tax authorities.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

### Balance sheet

#### Receivables

Receivables are measured at amortised cost.

#### Liabilities

Other liabilities are measured at net realisable value.

## Financial statements 1 January – 31 December

### Notes

#### 2 Disclosure of material uncertainties regarding going concern

The company has lost more than half of its share capital.

In order to ensure the Company's continued operations, the Company has received a letter of support from Ejendomsselskabet PADK-3 ApS ensuring sufficient liquidity to the Company to settle its obligations as they fall due at least until the date of the general meeting, where the annual report for 2020 is approved.

#### 3 Average number of employees

	<u>31/12 2019</u>	<u>31/12 2018</u>
Average number of full-time employees	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>

#### 4 Contractual obligations, contingencies, etc.

The Company is jointly taxed with the group companies subject to the Danish scheme of joint taxation. Ejendomsselskabet PADK-3 ApS is the administrative company for reporting of the joint taxation to the Danish Tax Authorities.

The Company is general partner for Core Bolig III Kommanditaktieselskab. As general partner, the Company is liable for Core Bolig III Kommanditaktieselskab's liabilities.

#### 5 Related party disclosures

The financial statements of Komplementarselskabet Core Bolig III ApS is included in the consolidated financial statements of Ejendomsselskabet PADK-3 ApS, c/o Cobblestone, Gammel Køge Landevej 57, 3., 2500 Valby, where they can be obtained.