DK Resi Propco Bjelkes Allé 18-18A ApS

c/o Kereby ApS, Göteborg Plads 1, 9. 2150 Nordhavn

CVR no. 33 35 23 44

Annual report for 2021

Adopted at the annual general meeting on 12 May 2022

Cecilie Rust chairman

Table of contents

	Page
Statements	
Statement by management on the annual report	1
Management's review	
Company details	2
Management's review	3
Financial statements	
Accounting policies	4
Income statement 1 January - 31 December	8
Balance sheet 31 December	9
Statement of changes in equity	11
Notes	12

Statement by management on the annual report

The Board of Executives has today discussed and approved the annual report of DK Resi Propco Bjelkes Allé 18-18A ApS for the financial year 1 January - 31 December 2021.

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 company's financial position at 31 December 2021 and of the results of the company's operations for the financial year 1 January - 31 December 2021.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 12 May 2022

Board of Executives

Fernando Bautista

Dorota Marta Roch

Lars Pærregaard

Company details

The company	DK Resi Propco Bjelkes Allé 18-18A ApS c/o Kereby ApS, Göteborg Plads 1, 9. 2150 Nordhavn		
	Telephone:	+45 39 45 62 00	
	Website:	www.kereby.dk	
	CVR no.:	33 35 23 44	
	Reporting period:	1 January - 31 December 2021	
	Domicile:	Copenhagen	
Board of Executives	Fernando Bautista Dorota Marta Roch Lars Pærregaard	L	
Consolidated financial statements	The company is included in the consolidated financial statements of the parent company DK Resi Topco 2 K/S.		
	The group annual report of the parent company may be obtained at the following address:		
	Göteborg Plads 1, 9. 2150 Nordhavn		

Management's review

Business review

The objects of the company are aquisition, sale and letting out of properties.

Financial review

The company's income statement for the year ended 31 December 2021 shows a loss of DKK 1,378,950, and the balance sheet at 31 December 2021 shows negative equity of DKK 5,179,864.

It is Management's assessment that the Company and the Group has sufficient capital resources, including liquidity, for its continued operations in the coming financial year.

Furthermore, it is Management's assessment that operations for the coming financial years will be able to generate profits/ or contribution of additional capital can be obtained, which will reestablish the share capital.

The annual report of DK Resi Propco Bjelkes Allé 18-18A ApS has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to class B entities and certain provisions applying to class C.

The accounting policies applied are consistent with those of last year.

The annual report for 2021 is presented in DKK.

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

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

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, changes in inventories of finished goods and work in progress and other operating income less costs of raw materials and consumables and other external expenses.

Revenue

Rental income has been accrued to cover the period up to the end of the financial year. Rental income is recognized excluding VAT and net of sales discounts. Payments charged to cover heating are not included in rental income.

Other external expenses

Other external expenses include expenses related to administration, premises, bad debts etc.

Depreciation

Depreciation comprise the year's depriciation expense on property, plant and equipment.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

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. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

The company is subject to the Danish rules on compulsory joint taxation.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Balance sheet

Tangible assets

Buildings are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components and sub-suppliers.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life	Residual value
Buildings	50 years	25 %

Impairment of tangible assets

The carrying amount of tangible assets is tested annually for impairment, other than what is reflected through normal amortisation and depreciation.

Where there is evidence of impairment, an impairment test is performed for each individual asset or group of assets. Write-down is made to the lower of the recoverable amount and the carrying amount.

The recoverable amount is the higher of the net present value and the value in use less expected costs to sell. The net present value is determined as the present value of the anticipated net cash flows from the use of the asset or group of assets and the anticipated net cash flows from the disposal of the asset or group of assets after the end of their useful life.

Receivables

Receivables are measured at amortised cost.

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 is impaired, an impairment loss for that individual asset is recognised.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

Income tax and deferred tax

The company and all its Danish group entities are taxed on a joint basis. The current income tax charge is allocated between the jointly taxed entities relative to their taxable income. Tax losses are allocated based on the full absorption method. The jointly taxed entities are eligible for the Danish Tax Prepayment Scheme.

Liabilities

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, the financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest method. Accordingly, the difference between the net proceeds and the nominal value is recognised in the income statement over the term of the loan.

Other liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

Income statement 1 January - 31 December

	Note	<u>2021</u> DKK	<u>2020</u> DKK
Gross profit		-319,756	-646,055
Depreciation		-280,114	-265,372
Profit/loss before net financials		-599,870	-911,427
Financial income	1	397,955	393,457
Financial costs	2	-1,177,035	-1,173,697
Profit/loss before tax		-1,378,950	-1,691,667
Tax on profit/loss for the year	3	0	-30,771
Profit/loss for the year		-1,378,950	-1,722,438
Retained earnings		-1,378,950	-1,722,438
		-1,378,950	-1,722,438

Balance sheet 31 December

	Note	<u>2021</u> DKК	<u>2020</u> DKK
Assets			
Land and buildings		18,007,483	17,310,273
Property, plant and equipment in progress		11,750	0
Tangible assets	4	18,019,233	17,310,273
Total non-current assets		18,019,233	17,310,273
Trade receivables		4,193	3,064
Receivables from group enterprises		18,694,718	18,296,763
Other receivables		0	519,463
Prepayments		28,587	29,746
Receivables		18,727,498	18,849,036
Total current assets		18,727,498	18,849,036
Total assets		36,746,731	36,159,309

Balance sheet 31 December

	Note	<u>2021</u> 	<u>2020</u>
Equity and liabilities			
Share capital		500,000	500,000
Retained earnings		-5,679,864	-4,300,914
Equity		-5,179,864	-3,800,914
Banks		28,365,817	27,936,089
Total non-current liabilities	5	28,365,817	27,936,089
Prepayments received from customers		729,192	714,023
Trade payables		52,683	155,179
Payables to group enterprises		12,669,824	11,090,770
Other payables		109,079	64,162
Total current liabilities		13,560,778	12,024,134
Total liabilities		41,926,595	39,960,223
Total equity and liabilities		36,746,731	36,159,309
Contingent liabilities	6		
Mortgages and collateral	7		

Statement of changes in equity

		Retained	
	Share capital	earnings	Total
Equity at 1 January 2021	500,000	-4,300,914	-3,800,914
Net profit/loss for the year	0	-1,378,950	-1,378,950
Equity at 31 December 2021	500,000	-5,679,864	-5,179,864

Notes

		2021	2020
1		DKK	DKK
1	Financial income		
	Interest received from group enterprises	397,955	393,457
		397,955	393,457
2	Financial costs		
	Financial expenses, group enterprises	440,243	428,232
	Other financial costs	736,792	745,465
		1,177,035	1,173,697
3	Tax on profit/loss for the year Adjustment of tax concerning previous years	0	30,771
		0	30,771

Notes

4 Tangible assets

		Property,	
		plant and	
	Land and	equipment in	
	buildings	progress	Total
Cost at 1 January 2021	19,693,163	0	19,693,163
Additions for the year	977,324	1,773,724	2,751,048
Disposals for the year	0	-1,761,974	-1,761,974
Cost at 31 December 2021	20,670,487	11,750	20,682,237
Impairment losses and depreciation at 1			
January 2021	2,382,890	0	2,382,890
Depreciation for the year	280,114	0	280,114
Impairment losses and depreciation at 31			
December 2021	2,663,004	0	2,663,004
Carrying amount at 31 December 2021	18,007,483	11,750	18,019,233

5 Long term debt

		Debt		
	Debt	at 31		Debt
	at 1 January	December	Instalment	outstanding
	2021	2021	next year	after 5 years
Banks	27,936,089	28,365,817	0	0
	27,936,089	28,365,817	0	0

Notes

6 Contingent liabilities

The company is jointly taxed with its Danish group entities. The entities are jointly and severally liable for Danish VAT and income taxes as well as withholding taxes on dividends, interests and royalties payable by the group of jointly taxed and VAT registered entities.

Tax payable of the Group's joint taxable income is stated in the annual report of DK Resi Holdco I ApS, which serves as management company for the joint taxation.

VAT payable of the Group is stated in the annual report of Kereby ApS, which serves as management company for the joint VAT-registration.

7 Mortgages and collateral

Land and buildings at a carrying amount as disclosed in the balance sheet at 31 December have been provided as security for the Company's total mortgage debt.