



## Mekanikken ApS

C/O CBRE A/S Rued Langgaards Vej 8  
2300 Copenhagen  
CVR No. 33885601

## Annual report 2022

The Annual General Meeting adopted the  
annual report on 31.05.2023

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**Anne-Marie Thygesen**

Chairman of the General Meeting

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# Entity details

## Entity

Mekanikken ApS

C/O CBRE A/S Rued Langgaards Vej 8

2300 Copenhagen

Business Registration No.: 33885601

Registered office: Copenhagen

Financial year: 01.01.2022 - 31.12.2022

## Executive Board

Anne-Marie Thygesen, CEO

Morten Sennecker Schultz, CEO

Anne-Julie Marie-France Stéphanie Bellaize, CEO

James Charles Brodie, CEO

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

City Tower, Værkmestergade 2

8000 Aarhus C

# Statement by Management

The Executive Board has today considered and approved the annual report of Mekanikken ApS for the financial year 01.01.2022 - 31.12.2022.

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 Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 31.05.2023

## Executive Board

**Anne-Marie Thygesen**  
CEO

**Morten Sennecker Schultz**  
CEO

**Anne-Julie Marie-France Stéphanie Bellaize**  
CEO

**James Charles Brodie**  
CEO

# Independent auditor's report

## To the shareholders of Mekanikken ApS

### Opinion

We have audited the financial statements of Mekanikken ApS for the financial year 01.01.2022 - 31.12.2022, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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.

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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary 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 commentary.

Aarhus, 31.05.2023

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

**Jacob Tækker Nørgaard**

State Authorised Public Accountant  
Identification No (MNE) mne40049

# Management commentary

## Primary activities

The Company's purpose is investments in real estate and related activities.

## Description of material changes in activities and finances

The income statement for 2022 shows a profit of DKK 67,117 thousand against a loss of DKK 34 thousand last year, and the balance sheet at 31 December 2022 shows equity of DKK 81,868 thousand.

## Uncertainty relating to recognition and measurement

The company's investment properties are measured at fair value. The fair value is calculated for the individual properties based on a number of assumptions, including the budgeted net earnings of the individual properties and set return requirements, as referred to in the description of accounting policies. The return requirements are set so that they are assessed to reflect the market's current return requirements of the corresponding properties. There is uncertainty in determining the return requirements.

For further information see note 3.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.



# Income statement for 2022

	Notes	2022 DKK	2021 DKK
<b>Gross profit/loss</b>		<b>4,434,711</b>	<b>(38,864)</b>
Fair value adjustments of investment property		84,245,136	0
<b>Operating profit/loss</b>		<b>88,679,847</b>	<b>(38,864)</b>
Other financial income		11,722	0
Other financial expenses	1	(953,764)	(4,704)
<b>Profit/loss before tax</b>		<b>87,737,805</b>	<b>(43,568)</b>
Tax on profit/loss for the year	2	(20,620,373)	9,583
<b>Profit/loss for the year</b>		<b>67,117,432</b>	<b>(33,985)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		67,117,432	(33,985)
<b>Proposed distribution of profit and loss</b>		<b>67,117,432</b>	<b>(33,985)</b>

# Balance sheet at 31.12.2022

## Assets

	Notes	2022 DKK	2021 DKK
Investment property		535,000,000	0
Property, plant and equipment in progress		0	300,843,479
<b>Property, plant and equipment</b>	3	<b>535,000,000</b>	<b>300,843,479</b>
<b>Fixed assets</b>		<b>535,000,000</b>	<b>300,843,479</b>
Income tax receivable		1,383,973	4,231,884
<b>Receivables</b>		<b>1,383,973</b>	<b>4,231,884</b>
<b>Cash</b>		<b>8,758,265</b>	<b>96,180</b>
<b>Current assets</b>		<b>10,142,238</b>	<b>4,328,064</b>
<b>Assets</b>		<b>545,142,238</b>	<b>305,171,543</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2022 DKK</b>	<b>2021 DKK</b>
Contributed capital		80,000	80,000
Retained earnings		81,787,921	14,670,489
<b>Equity</b>		<b>81,867,921</b>	<b>14,750,489</b>
Deferred tax		30,556,496	8,481,635
<b>Provisions</b>		<b>30,556,496</b>	<b>8,481,635</b>
Bank loans		259,020,866	0
Payables to group enterprises		164,850,561	0
<b>Non-current liabilities other than provisions</b>	<b>4</b>	<b>423,871,427</b>	<b>0</b>
Bank loans		0	134,374,281
Trade payables		513,437	46,423
Payables to group enterprises		196,166	147,518,715
Other payables		8,136,791	0
<b>Current liabilities other than provisions</b>		<b>8,846,394</b>	<b>281,939,419</b>
<b>Liabilities other than provisions</b>		<b>432,717,821</b>	<b>281,939,419</b>
<b>Equity and liabilities</b>		<b>545,142,238</b>	<b>305,171,543</b>
Contingent liabilities	5		

# Statement of changes in equity for 2022

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	80,000	14,670,489	14,750,489
Profit/loss for the year	0	67,117,432	67,117,432
<b>Equity end of year</b>	<b>80,000</b>	<b>81,787,921</b>	<b>81,867,921</b>

# Notes

## 1 Other financial expenses

	2022	2021
	DKK	DKK
Financial expenses from group enterprises	383,007	0
Other interest expenses	570,757	4,704
	<b>953,764</b>	<b>4,704</b>

## 2 Tax on profit/loss for the year

	2022	2021
	DKK	DKK
Change in deferred tax	22,074,861	1,581,386
Refund in joint taxation arrangement	(1,454,488)	(1,590,969)
	<b>20,620,373</b>	<b>(9,583)</b>

## 3 Property, plant and equipment

	Investment property DKK	Property, plant and equipment in progress DKK
Cost beginning of year	0	277,694,416
Transfers	450,754,864	(427,605,803)
Additions	0	149,911,387
<b>Cost end of year</b>	<b>450,754,864</b>	<b>0</b>
Revaluations beginning of year	0	23,149,061
Transfers	0	(23,149,061)
<b>Revaluations end of year</b>	<b>0</b>	<b>0</b>
Fair value adjustments for the year	84,245,136	0
<b>Fair value adjustments end of year</b>	<b>84,245,136</b>	<b>0</b>
<b>Carrying amount end of year</b>	<b>535,000,000</b>	<b>0</b>

Write-ups and write-downs of the investment property take place on the basis of accounting assessments on background of fair value calculations based on the net rent.

Investment properties are pr. the description in the accounting policy, measured at fair value with the use of the normalised earnings method. The return requirement for the company's property amounts to 4.4% as of 31.12.2022. An increase in the return requirement of 0.5% points will reduce the total fair value by DKK 54,584 thousand. Reducing the return requirement by 0.5% points will increase the value by DKK 68,600 thousand. In the normalised earnings model, a budgeted annual positive cashflow have been set at DKK 23,540 thousand, with a expected rental loss of DKK 879 thousand per year.

The size of the property is 17,171 m<sup>2</sup>, which consists of private residential rental. The property is located in Brøndby.

The leases are used for residential rental whereby the tenants usually can terminate the leases with 3 months notice. Leases are usually irrevocable by the landlord. The valuation is based on an average duration of 10 years.

#### 4 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2022 DKK</b>	<b>Outstanding after 5 years 2022 DKK</b>
Bank loans	259,020,866	259,020,866
Payables to group enterprises	164,850,561	164,850,561
	<b>423,871,427</b>	<b>423,871,427</b>

#### 5 Contingent liabilities

The Entity participated until the 15th of December 2022 in a Danish joint taxation arrangement where ASG Domus Holding ApS served as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc. for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities until 15th of December 2022. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, changes in inventories of finished goods and work in progress, own work capitalised, other operating income, cost of raw materials and consumables and external expenses.

### Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

### Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

### Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for

premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

**Property costs**

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

**Other financial income**

Other financial income comprises dividends etc. received on other investments, interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

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

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Balance sheet****Property, plant and equipment**

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation. For self-constructed assets, cost comprises direct and indirect costs of materials, components, sub-suppliers and labour costs.

Interest expenses on loans for the financing of the manufacture of property, plant and equipment are included in cost if they relate to the manufacturing period. All other finance costs are recognised in the income statement.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

Estimated useful lives and residual values are reassessed annually.

Items of property are written down to the lower of recoverable amount and carrying amount.



**Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

The accounting period's adjustments of the properties' fair value are recognised in the income statement.

Fair value is determined by applying the yield-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required yield rate that reflects current market yield rates for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

**Tax payable or receivable**

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.

**Cash**

Cash comprises cash in hand and bank deposits.

**Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset. However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

**Other financial liabilities**

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