

# **Bjorn Denmark Propco 2 ApS**

c/o DEAS A/S  
Dirch Passers Allé 76  
2000 Frederiksberg

CVR No. 34625638

## **Annual Report 2023**

12. financial year

The Annual Report was presented and  
adopted at the Annual General Meeting of  
the Company on 28 June 2024

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Jean-Francois Pascal E. Bossy  
Chairman

## **Bjorn Denmark Propco 2 ApS**

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## **Bjorn Denmark Propco 2 ApS**

### **Company details**

<b>Company</b>	Bjorn Denmark Propco 2 ApS c/o DEAS A/S Dirch Passers Allé 76 2000 Frederiksberg CVR-no.: 34625638
<b>Executive Board</b>	Donatella Fanti, CEO Jean-Francois Pascal E. Bossy, CEO Andrea Corsi, CEO
<b>Auditors</b>	Deloitte Statsautoriseret Revisionspartnerselskab Værkmestergade 2 8000 Aarhus C CVR-no.: 33963556

## **Management's Statement**

Today, Management has considered and adopted the Annual Report of Bjorn Denmark Propco 2 ApS for the financial year 1 January 2023 - 31 December 2023.

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 assets, liabilities and financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January 2023 - 31 December 2023.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Frederiksberg, 28 June 2024

### **Executive Board**

Donatella Fanti  
CEO

Jean-Francois Pascal E. Bossy  
CEO

Andrea Corsi  
CEO

## **Independent auditor's extended review report**

### **To the shareholders of Bjorn Denmark Propco 2 ApS**

#### **Conclusion**

We have performed an extended review of the financial statements of Bjorn Denmark Propco 2 ApS for the financial year 1 January 2023 - 31 December 2023, 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.

Based on our extended review, in our opinion, the financial statements give a true and fair view of the Entity's financial position at 31 December 2023 and of the results of its operations for the financial year 1 January 2023 - 31 December 2023 in accordance with the Danish Financial Statements Act.

#### **Basis of opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibility under those standards and requirements are further described in the "Auditors' responsibility 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' 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, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting 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 extended review of the financial statements**

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of Management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

#### **Statement on the management commentary**

Management is responsible for the management commentary.

Our conclusion 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 extended review 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

**Independent auditor's extended review report**

financial statements or our knowledge obtained in the extended review or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

Aarhus, 28 June 2024

**Deloitte Statsautoriseret Revisionspartnerselskab**

CVR-no. 33963556

Chris Middelhede

State Authorised Public Accountant

mne45823

## **Management's Review**

### **The Company's principal activities**

The Company's principal activities consist in owning, develop, rent and manage real estate, directly and indirectly, and related business.

### **Development in activities and the financial situation**

The Company's Income Statement of the financial year 1 January 2023 - 31 December 2023 shows a result of DKK 32.850.941 and the Balance Sheet at 31 December 2023 a balance sheet total of DKK 261.700.332 and an equity of DKK 94.689.126.

### **Post financial year events**

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

## **Accounting Policies**

### **Reporting Class**

The Annual Report of Bjorn Denmark Propco 2 ApS for 2023 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

### **Reporting currency**

The Annual Report is presented in Danish kroner.

### **Translation policies**

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the date of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the Income Statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the Balance Sheet date are translated at the exchange rates at the Balance Sheet date. Any differences between the exchange rates at the Balance Sheet date and the rates at the time when the receivable or the debt arose are recognised in Financial Income and expenses in the Income Statement.

### **Hedge accounting**

Changes in the fair values of financial instruments that are designated and qualify as fair value hedges of a recognised asset or a recognised liability are recognised in the income statement as are any changes in the fair value of the hedged asset or the hedged liability related to the hedged risk.

Changes in the fair values of derivative financial instruments that are designated and qualify as hedges of expected future transactions are recognised in retained earnings under equity as regards the effective portion of the hedge. The ineffective portion is recognised in the income statement. If the hedged transaction results in an asset or a liability, the amount deferred in equity is transferred from equity and recognised in the cost of the asset or the liability, respectively. If the hedged transaction results in an income or an expense, the amount deferred in equity is transferred from equity to the income statement in the period in which the hedged transaction is recognised. The amount is recognised in the same item as the hedged transaction.

## **General Information**

### **Basis of recognition and measurement**

Income is recognised in the Income Statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortised cost. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the Income Statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the Income Statement.

Assets are recognised in the Balance Sheet when it is probable that future economic benefits attributable to the asset will accrue 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 attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.



## **Accounting Policies**

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the Annual Report, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

## **Income Statement**

### **Gross profit/loss**

The Company has decided to aggregate certain items of the Income Statement in accordance with the provisions of Section 32 of the Danish Financial Statements Act.

Gross profit is a combination of the items of revenue and other external expenses.

### **Revenue**

Revenue from rent is recognised in the income statement when delivery and transfer of risk to the byer has been made before year end.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

### **Other external expenses**

Other external costs include costs for premises, sales and office expenses, etc.

### **Fair value adjustment of investment assets**

Adjustments of investment assets measured at fair value are recognised as a separate item in the Income Statement.

### **Financial income and expenses**

Financial income and expenses are recognised in the Income Statement based on the amounts that concern the financial year.

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

Tax for the year consists of current tax for the year and changes in deferred tax for the tax of the year. The tax attributable to the profit for the year is recognised in the Income Statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with Danish group enterprises. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

## **Balance Sheet**

### **Investment property**

Investment property comprises investment in land and buildings for the purpose of achieving a return on the invested capital in the form of regular operating income and a capital gain on resale.

On initial recognition, investment properties are measured at cost, which comprises the cost of the property and any directly related expenses.

## **Accounting Policies**

Investment properties are subsequently measured at their fair value. The fair value of the properties is reassessed annually based on the return-based valuation model.

The fair value is determined based on the net return on commercial properties located in the same geographical area as the properties. Net return is calculated taking into consideration the existing leases, the state of repair of the properties and the budget for the next year.

Net return is calculated as total rental income less direct costs for property taxes, insurance, maintenance and housing management incurred on the investment properties divided by the carrying amounts of the investment properties less deposits.

Change in fair value are recognised in the income statement under 'Value adjustment of investment properties'.

As the investment properties are measured at fair value, they are not depreciated.

### **Receivables**

Receivables are measured at amortised cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

### **Prepayments**

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

### **Equity**

#### **Dividends**

Proposed dividends for the year are recognised as a separate item under equity. Proposed dividends are recognised as a liability when approved by the Annual General Meeting.

#### **Deferred tax**

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in the equity if the deferred tax relates to items recognised in equity.

#### **Current tax liabilities and receivables**

Current tax liabilities and current tax receivables are recognised in the Balance Sheet as calculated tax on the expected taxable income for the year, adjusted for tax on taxable income for previous years as well as for tax prepaid.

### **Liabilities**

Mortgage debt is accordingly measured at amortised cost, corresponding to the outstanding balance in case of cash loans. In case of bond loans, amortised cost corresponds to the outstanding balance determined as the underlying cash value of the loans at the time of borrowing adjusted for amortisation of capital losses on the loans

**Accounting Policies**

over the repayment period.

Other liabilities, comprising deposits, trade payables and other accounts payable, are measured at amortised cost, which usually corresponds to the nominal value.

**Other payables**

Other payables are measured at amortised cost, which usually corresponds to the nominal value

**Contingent assets and liabilities**

Contingent assets and liabilities are not recognised in the Balance Sheet but appear only in the notes.

**Income Statement**

	<b>Note</b>	<b>2023</b> kr.	<b>2022</b> kr.
<b>Gross profit</b>		<b>9.052.499</b>	<b>8.104.946</b>
Employee costs expense	1	0	0
Value adjustments of investment assets		36.000.000	-11.250.000
<b>Profit from ordinary operating activities</b>		<b>45.052.499</b>	<b>-3.145.054</b>
Financial expenses	2	-2.153.921	-1.517.308
<b>Profit from ordinary activities before tax</b>		<b>42.898.578</b>	<b>-4.662.362</b>
Tax expense on ordinary activities	3	-10.047.637	901.329
<b>Profit</b>		<b>32.850.941</b>	<b>-3.761.033</b>
 <b>Proposed distribution of results</b>			
Proposed dividend recognised in equity		0	5.000.000
Retained earnings		32.850.941	-8.761.033
<b>Distribution of profit</b>		<b>32.850.941</b>	<b>-3.761.033</b>

Bjorn Denmark Propco 2 ApS

Balance Sheet as of 31 December

	Note	2023 kr.	2022 kr.
<b>Assets</b>			
Investment property	4	257.250.000	221.250.000
<b>Property, plant and equipment</b>		<b>257.250.000</b>	<b>221.250.000</b>
<b>Fixed assets</b>		<b>257.250.000</b>	<b>221.250.000</b>
Short-term trade receivables		43.776	113.899
Short-term receivables from group enterprises		356.733	804.678
Other short-term receivables		0	578.365
Prepayments		0	84.122
<b>Receivables</b>		<b>400.509</b>	<b>1.581.064</b>
<b>Cash and cash equivalents</b>		<b>4.049.823</b>	<b>3.858.945</b>
<b>Current assets</b>		<b>4.450.332</b>	<b>5.440.009</b>
<b>Assets</b>		<b>261.700.332</b>	<b>226.690.009</b>

## Balance Sheet as of 31 December

	Note	2023 kr.	2022 kr.
<b>Liabilities and equity</b>			
Contributed capital		3.700.000	3.700.000
Retained earnings		90.989.126	58.138.185
Proposed dividend recognised in equity		0	5.000.000
<b>Equity</b>		<b>94.689.126</b>	<b>66.838.185</b>
Provisions for deferred tax		65.459.277	56.820.679
<b>Provisions</b>		<b>65.459.277</b>	<b>56.820.679</b>
Payables to group enterprises		88.038.709	90.772.409
Deposits		4.998.896	4.583.393
<b>Long-term liabilities other than provisions</b>	5	<b>93.037.605</b>	<b>95.355.802</b>
Trade payables		229.154	191.847
Payables to group enterprises		7.193.371	6.060.745
Tax payables		511.624	897.916
Other payables		580.175	524.835
<b>Short-term liabilities other than provisions</b>		<b>8.514.324</b>	<b>7.675.343</b>
<b>Liabilities other than provisions within the business</b>		<b>101.551.929</b>	<b>103.031.145</b>
<b>Liabilities and equity</b>		<b>261.700.332</b>	<b>226.690.009</b>
Contingent liabilities	6		
Related parties	7		

## Bjorn Denmark Propco 2 ApS

### Statement of changes in Equity

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Proposed dividend recognised in equity</b>	<b>Total</b>
Equity 1 January 2023	3.700.000	58.138.185	5.000.000	66.838.185
Dividend paid	0	0	-5.000.000	-5.000.000
Profit (loss)	0	32.850.941	0	32.850.941
<b>Equity 31 December 2023</b>	<b>3.700.000</b>	<b>90.989.126</b>	<b>0</b>	<b>94.689.126</b>

The share capital has remained unchanged for the last 5 years.

## Notes

	2023	2022
<b>1. Employee costs expense</b>		
Average number of employees	0	0
<b>2. Finance expenses</b>		
Finance expenses arising from group enterprises	1.774.284	1.345.991
Other finance expenses	379.637	171.317
	<b>2.153.921</b>	<b>1.517.308</b>
<b>3. Tax expense</b>		
Tax of calculated income	1.399.632	981.588
Adjustment deferred tax	8.638.598	-1.736.363
Adjustment current tax, previous periods	9.407	-164.680
Adjustment deferred tax, previous periods	0	18.126
	<b>10.047.637</b>	<b>-901.329</b>
<b>4. Investment property</b>		
Cost at the beginning of the year	131.889.145	131.889.145
<b>Cost at the end of the year</b>	<b>131.889.145</b>	<b>131.889.145</b>
Fair value adjustments at the beginning of the year	89.360.855	100.610.855
Adjustments for the year	36.000.000	-11.250.000
<b>Fair value adjustments at the end of the year</b>	<b>125.360.855</b>	<b>89.360.855</b>
<b>Carrying amount at the end of the year</b>	<b>257.250.000</b>	<b>221.250.000</b>

The company's investment properties consist of one investment property of 24.100 m<sup>2</sup> located in Køge.

The investment property is in accordance with the description of the accounting policies, measured at fair value using the return-based model.

The return-based model calculates the value on the basis of the property's expected net operating profit in a typical stabilized operating year.

The value of the investment property is determined at fair value on the basis of the return-based model, received from external valuer.

Management has appointed an external valuer to determine the fair value of the investment property at 31 December 2022. The valuation report prepared by external valuer assumes an equivalent yield of 5.50% (5.50 % in 2022) and re-let of vacant retail unit within a 12 months period. A change of +/- 0,25 percentage points in the required rate of return means approx. -12.500/ +11.250 t.kr. in changed market value with a Net rent of kr. 9.405.533.



## Notes

**5. Long-term liabilities**

	<b>Due after 1 year</b>	<b>Due within 1 year</b>	<b>Due after 5 years</b>
Payables to group enterprises	88.243.001	7.193.371	88.243.001
Deposits	4.998.896	0	0
	<b><u>93.241.897</u></b>	<b><u>7.193.371</u></b>	<b><u>88.243.001</u></b>

**6. Contingent liabilities**

Other contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as for Danish withholding taxes through dividend tax and tax on unearned Bjorn Denmark Bidco ApS is administration company in relation to the joint taxation.

**7. Related parties**

Related parties with controlling interest:

Bjorn Denmark Bidco 3 ApS