

Kiwi DR ApS

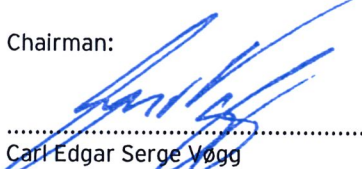
Fridtjof Nansens Plads 5, 2100 København Ø

CVR no. 35 84 99 63

Annual report 2019

Approved at the Company's annual general meeting on 19 May 2020

Chairman:



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Carl Edgar Serge Yøgg





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Statement by the Board of Directors and the Executive Board

Today, the Executive Board has discussed and approved the annual report of Kiwi DR ApS for the financial year 1 January - 31 December 2019.

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 financial position of the Company 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, 19 May 2020
Executive Board:



Carl Edgar Serge Vøgg



Katia Ciesielska



Harry Duncan MacDonald

Independent auditor's report

To the shareholders of Kiwi DR ApS

Opinion

We have audited the financial statements of Kiwi DR ApS for the financial year 1 January - 31 December 2019, which comprise 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 financial position of the Company 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 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 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 the 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 Company's internal control.

Independent auditor's report

- ▶ 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 note 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 Statement Act. We did not identify any material misstatement of the Management's review.

Odense, 19 May 2020

ERNST & YOUNG

Godkendt Revisionspartnerselskab

CVR no. 30 70 02 28



Morten Schougaard Sørensen
State Authorised Public Accountant
mne32129



Management's review

Company details

Name	Kiwi DR ApS
Address, Postal code, City	Fridtjof Nansens Plads 5, 2100 København Ø
CVR no.	35 84 99 63
Established	13 May 2014
Financial year	1 January - 31 December
Executive Board	Carl Edgar Serge Vøgg Katia Ciesielska Harry Duncan MacDonald
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Englandsgade 25, P.O. Box 200, 5100 Odense C, Denmark



Management's review

Business review

The purpose of the company is to own and hold shares in companies, buying, selling and renting real estate and any other related business.

Financial review

The income statement for 2019 shows a profit of DKK 1,436,647 against a loss of DKK 249,195 last year, and the balance sheet at 31 December 2019 shows equity of DKK 16,806,729.

Management considers the company's financial performance in the year as expected.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end 2019.

Financial statements 1 January - 31 December

Income statement

Note	DKK	2019	2018
	Gross profit	5,453,705	4,417,673
	Amortisation/depreciation and impairment of property, plant and equipment	-2,147,188	-2,182,705
	Profit before net financials	3,306,517	2,234,968
	Financial income from group enterprises	650,550	520,131
	Financial income	8,889	15,616
	Financial expenses, group enterprises	-1,770,538	-938,325
	Other financial expenses	-790,488	-2,167,660
	Profit/loss before tax	1,404,930	-335,270
3	Tax for the year	31,717	86,075
	Profit/loss for the year	1,436,647	-249,195
	Recommended appropriation of profit/loss		
	Retained earnings/accumulated loss	1,436,647	-249,195
		1,436,647	-249,195

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2019	2018
	ASSETS		
	Fixed assets		
	Property, plant and equipment		
	Land and buildings	86,446,128	90,961,810
		<u>86,446,128</u>	<u>90,961,810</u>
	Investments		
	Other receivables	689,943	811,497
		<u>689,943</u>	<u>811,497</u>
	Total fixed assets	<u>87,136,071</u>	<u>91,773,307</u>
	Non-fixed assets		
	Receivables		
	Receivables from group enterprises	9,203,314	10,429,881
	Joint taxation contribution receivable	31,717	123,521
	Other receivables	213,988	231,597
	Prepayments	45,771	62,744
		<u>9,494,790</u>	<u>10,847,743</u>
	Cash	<u>38,581,611</u>	<u>9,538,838</u>
	Total non-fixed assets	<u>48,076,401</u>	<u>20,386,581</u>
	TOTAL ASSETS	<u><u>135,212,472</u></u>	<u><u>112,159,888</u></u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2019	2018
	EQUITY AND LIABILITIES		
	Equity		
4	Share capital	50,001	50,001
	Retained earnings	16,756,728	15,320,081
	Dividend proposed	0	0
	Total equity	<u>16,806,729</u>	<u>15,370,082</u>
	Provisions		
	Other provisions	1,158,463	1,372,232
6	Total provisions	<u>1,158,463</u>	<u>1,372,232</u>
	Liabilities other than provisions		
5	Non-current liabilities other than provisions		
	Mortgage debt	68,011,428	69,236,311
	Deposits	3,175,774	3,275,802
		<u>71,187,202</u>	<u>72,512,113</u>
	Current liabilities other than provisions		
5	Short-term part of long-term liabilities other than provisions	618,300	711,372
	Trade payables	1,303,470	175,286
	Payables to group enterprises	43,838,828	21,621,519
	Other payables	299,480	397,284
		<u>46,060,078</u>	<u>22,905,461</u>
	Total liabilities other than provisions	<u>117,247,280</u>	<u>95,417,574</u>
	TOTAL EQUITY AND LIABILITIES	<u><u>135,212,472</u></u>	<u><u>112,159,888</u></u>

- 1 Accounting policies
- 2 Staff costs
- 7 Contractual obligations and contingencies, etc.
- 8 Contingent assets
- 9 Collateral
- 10 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Dividend proposed</u>	<u>Total</u>
Equity at 1 January 2018	50,001	9,860,146	5,987,602	15,897,749
Additions on merger/corporate acquisition	0	-19,290,870	0	-19,290,870
Transfer through appropriation of loss	0	-249,195	0	-249,195
Dividend distributed	0	0	-5,987,602	-5,987,602
Contribution from group	0	25,000,000	0	25,000,000
Equity at 1 January 2019	50,001	15,320,081	0	15,370,082
Transfer through appropriation of profit	0	1,436,647	0	1,436,647
Equity at 31 December 2019	50,001	16,756,728	0	16,806,729

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Kiwi DR ApS for 2019 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

In accordance with section 112(1) of the Danish Financial Statements Act, the Company has not prepared consolidated financial statements.

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

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Income statement

Revenue

Rent comprises rental income from the leases of properties. Rent is recognised on an accruals basis.

Rent is measured net of all types of discounts/rebates granted. Also, rent is measured net of VAT and other indirect taxes charged on behalf of third parties.

Gross profit

The items revenue, other operating income and external expenses have been aggregated into one item in the income statement called gross profit in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to administration, bad debts etc.

Depreciation

The item comprises depreciation of property, plant and equipment.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	50 years
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Land is not depreciated.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The entity is jointly taxed with other group entities. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Impairment of fixed assets

Property, plant and equipment are subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation. Impairment tests are conducted in respect of individual assets or groups of assets generating separate cash flows when there is indications of impairment. The assets are written down to the higher of the value in use and net realisable value (recoverable amount) of the asset or group of assets if this is lower than the carrying amount.

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 has been impaired, an impairment loss is recognised on an individual basis.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Equity

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Provisions

Other provisions comprise expected maintenance liabilities in accordance with section 22 of the Danish Rent Act and section 18b of the Consolidated act on Temporary Regulation of Housing Condition. Provisions are recognised when, as a result of past events, the Company has legal or a constructive obligation and it is probable that there may be an outflow of resources embodying economic benefits to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

2 Staff costs

The Company has no employees.

DKK	<u>2019</u>	<u>2018</u>
3 Tax for the year		
Estimated tax charge for the year	-31,717	-123,521
Tax adjustments, prior years	<u>0</u>	<u>37,446</u>
	<u><u>-31,717</u></u>	<u><u>-86,075</u></u>

4 Share capital

The Company's share capital has remained DKK 50,001 over the past 5 years.

5 Non-current liabilities other than provisions

Of the long-term liabilities, DKK 66,391 thousand falls due for payment after more than 5 years after the balance sheet date.

Financial statements 1 January - 31 December

Notes to the financial statements

6 Provisions

Maintenance liabilities BRL § 18B, DKK 689,943

Maintenance liabilities BRL § 22, DKK 468,520

Maintenance liabilities related to BRL § 18b are expected to fall due within 2-5 years.

Maintenance liabilities related to BRL § 22 are expected to fall due after 5 years.

7 Contractual obligations and contingencies, etc.

Other contingent liabilities

Guarantee has been provided in respect of mortgage loans in the sister companies in the Kiwi FRB ApS Group. The loans total DKK 159,141 thousand.

As management company, the Company is jointly taxed with other Danish group entities and is jointly and severally with other jointly taxed group entities for payment of income taxes as well as withholding taxes on interest and dividends.

8 Contingent assets

The company has a deferred tax asset of DKK 4,423 thousand that has not been capitalized.

9 Collateral

As security for the Company's mortgage debt, the company has placed assets with carrying amount of DKK 86,446 thousand.

Letter of indemnity totalling DKK 12,725 thousand are held by the company.

10 Related parties

Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
Neptune Ejendomme ApS	Copenhagen	www.cvr.dk