

## Byggefelt H, Teglholmen ApS

Gammel Køge Landevej 57, 3.  
2500 Copenhagen  
CVR No. 35866531

## Annual report 2020

The Annual General Meeting adopted the  
annual report on 12.05.2021

A handwritten signature in blue ink, appearing to be 'Kasper Hjort Midtgaard', written over a horizontal line.

**Kasper Hjort Midtgaard**  
Chairman of the General Meeting

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# Entity details

## Entity

Byggefelt H, Teglholmen ApS  
Gammel Køge Landevej 57, 3.  
2500 Copenhagen

CVR No.: 35866531

Registered office: Copenhagen

Financial year: 01.01.2020 - 31.12.2020

## Board of Directors

Peter Matzen Drachmann, Chairman of the Board  
Marco Geisler  
Louise Hertz

## Executive Board

Louise Hertz, Chief Executive Officer

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
2300 Copenhagen S

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Byggefelt H, Tegllholmen ApS for the financial year 01.01.2020 - 31.12.2020.

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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020.

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.

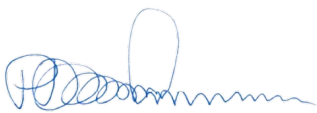
Copenhagen, 12.05.2021

## Executive Board



**Louise Hertz**  
Chief Executive Officer

## Board of Directors



**Peter Matzen Drachmann**  
Chairman of the Board



**Marco Geisler**



**Louise Hertz**

# Independent auditor's report

## To the shareholders of Byggefelt H, Tegllholmen ApS

### Opinion

We have audited the financial statements of Byggefelt H, Tegllholmen ApS for the financial year 01.01.2020 - 31.12.2020, 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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020 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 of 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 requirements. 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.

Copenhagen, 12.05.2021

**Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556



**Thomas Hermann**

State Authorised Public Accountant

Identification No (MNE) mne26740

# Management commentary

## Primary activities

The objective of the Company is to acquire real estate properties for investment purposes.

## Development in activities and finances

The Company's income statement for the year ended 31 December 2020 showed a profit of DKK 11,079 thousand and the Company's balance sheet at 31 December 2020 showed equity of DKK 333,395 thousand.

On March 11, 2020, the World Health Organization upgraded the public health emergency caused by the SARS-CoV-2 virus (commonly known as coronavirus or COVID-19) to an international pandemic. COVID-19 spread rapidly to many countries and is still active today. The international developments have resulted in an unprecedented health, social and economic crisis.

## Events after the balance sheet date

Considering all the aspects described above and after assessing the situation, the Board of Managers considers that there are no impairments at the time of preparation of these annual accounts on current and non-current assets reflected in the balance sheet that have not been recorded at year-end December 31, 2020, although, depending on the future assessment, events could occur that would be adjusted prospectively in the next fiscal year.



# Income statement for 2020

	Notes	2020 DKK	2019 DKK
<b>Gross profit/loss</b>		<b>15,095,173</b>	<b>15,907,462</b>
Fair value adjustments of investment property		1,325,000	6,000,000
<b>Operating profit/loss</b>		<b>16,420,173</b>	<b>21,907,462</b>
Other financial income		1,450,888	1,415,133
Other financial expenses	1	(3,662,785)	(3,567,867)
<b>Profit/loss before tax</b>		<b>14,208,276</b>	<b>19,754,728</b>
Tax on profit/loss for the year	2	(3,129,533)	(4,752,852)
<b>Profit/loss for the year</b>		<b>11,078,743</b>	<b>15,001,876</b>
<b>Proposed distribution of profit and loss</b>			
Ordinary dividend for the financial year		17,000,000	3,000,000
Retained earnings		(5,921,257)	12,001,876
<b>Proposed distribution of profit and loss</b>		<b>11,078,743</b>	<b>15,001,876</b>

# Balance sheet at 31.12.2020

## Assets

	Notes	2020 DKK	2019 DKK
Investment property		572,325,000	571,000,000
<b>Property, plant and equipment</b>	3	<b>572,325,000</b>	<b>571,000,000</b>
Investments in group enterprises		0	0
<b>Financial assets</b>	4	<b>0</b>	<b>0</b>
<b>Fixed assets</b>		<b>572,325,000</b>	<b>571,000,000</b>
Receivables from group enterprises		45,276,800	43,983,853
Other receivables		14,753	319,437
<b>Receivables</b>		<b>45,291,553</b>	<b>44,303,290</b>
<b>Cash</b>		<b>29,426,583</b>	<b>17,080,364</b>
<b>Current assets</b>		<b>74,718,136</b>	<b>61,383,654</b>
<b>Assets</b>		<b>647,043,136</b>	<b>632,383,654</b>

**Equity and liabilities**

	Notes	2020 DKK	2019 DKK
Contributed capital		12,301,000	12,301,000
Retained earnings		304,093,502	310,014,759
Proposed dividend		17,000,000	3,000,000
<b>Equity</b>		<b>333,394,502</b>	<b>325,315,759</b>
Deferred tax		42,035,967	40,074,853
<b>Provisions</b>		<b>42,035,967</b>	<b>40,074,853</b>
Mortgage debt		254,958,638	254,941,770
<b>Non-current liabilities other than provisions</b>	5	<b>254,958,638</b>	<b>254,941,770</b>
Deposits		6,449,358	6,433,307
Prepayments received from customers		2,255,633	2,417,966
Trade payables		3,356,887	2,402,622
Payables to group enterprises		2,900,916	1,703
Joint taxation contribution payable		1,642,439	474,020
Other payables		48,796	48,940
Deferred income		0	272,714
<b>Current liabilities other than provisions</b>		<b>16,654,029</b>	<b>12,051,272</b>
<b>Liabilities other than provisions</b>		<b>271,612,667</b>	<b>266,993,042</b>
<b>Equity and liabilities</b>		<b>647,043,136</b>	<b>632,383,654</b>
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# Statement of changes in equity for 2020

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Proposed dividend DKK</b>	<b>Total DKK</b>
Equity beginning of year	12,301,000	310,014,759	3,000,000	325,315,759
Ordinary dividend paid	0	0	(3,000,000)	(3,000,000)
Profit/loss for the year	0	(5,921,257)	17,000,000	11,078,743
<b>Equity end of year</b>	<b>12,301,000</b>	<b>304,093,502</b>	<b>17,000,000</b>	<b>333,394,502</b>

# Notes

## 1 Other financial expenses

	2020 DKK	2019 DKK
Other interest expenses	3,648,528	3,546,376
Other financial expenses	14,257	21,491
	<b>3,662,785</b>	<b>3,567,867</b>

## 2 Tax on profit/loss for the year

	2020 DKK	2019 DKK
Current tax	1,642,439	474,020
Change in deferred tax	1,961,114	4,278,832
Adjustment concerning previous years	(474,020)	0
	<b>3,129,533</b>	<b>4,752,852</b>

## 3 Property, plant and equipment

	Investment property DKK
Cost beginning of year	391,948,570
<b>Cost end of year</b>	<b>391,948,570</b>
Fair value adjustments beginning of year	179,051,430
Fair value adjustments for the year	1,325,000
<b>Fair value adjustments end of year</b>	<b>180,376,430</b>
<b>Carrying amount end of year</b>	<b>572,325,000</b>

The company's investment property is a residential building with 140 residential units and a single commercial unit located in Copenhagen SV. The investment property, cf. the description of accounting policies, is measured at fair value based on a discounted cash flow valuation model.

Yield, which are the basis for the terminal value and discount rate is fixed for the individual property in consideration of location, condition, tenant mix, non-terminability profile, tenants' standing and on an estimate of how the general property market is developing.

Yield used for the valuation at 31 December 2020 is 3.7% (2019: 3.7%). An increase in the required rate of return by 0.5% points will reduce the fair value by approx. 68 mio.DKK.

A decrease in the required rate of return by 0.5% will increase the fair value by approx. 89 mio.DKK.

An external appraiser has been used to determine the fair value.

#### 4 Financial assets

	Investments in group enterprises DKK
Cost beginning of year	100,000
<b>Cost end of year</b>	<b>100,000</b>
Impairment losses beginning of year	(100,000)
<b>Impairment losses end of year</b>	<b>(100,000)</b>
<b>Carrying amount end of year</b>	<b>0</b>

Investments in subsidiaries	Registered in	Corporate form	Equity interest %	Equity DKK	Profit/loss DKK
Byggefelt H, Tegllholmen Parkering ApS	Copenhagen	ApS	100	(26,137,901)	(240,332)

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

	Due after more than 12 months 2020 DKK	Outstanding after 5 years 2020 DKK
Mortgage debt	254,958,638	254,857,436
	<b>254,958,638</b>	<b>254,857,436</b>

#### 6 Working conditions

The Entity has no employees except for the CEO.

#### 7 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Ejendomsselskabet PADK-2 ApS serves 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. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

#### 8 Assets charged and collateral

As collateral for its mortgage debt, DKK 255,400 thousand, the Company has provided collateral in land and buildings with a carrying amount of DKK 572,325 thousand at 31 December 2020.

#### 9 Related parties with controlling interest

The financial statements of Byggefelt H, Tegllholmen ApS is included in the consolidated financial statements of BIF II SCS SICAV-SIF, 2-4 Rue Beck L-1222 Luxembourg, where they can be obtained.

# 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 certain provisions for reporting class C.

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

## Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

## 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 rental income and external expenses.

### Revenue

Revenue, comprising rental income, is recognised in the period which it relates.

### 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 external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including administration costs etc.

**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 interest income on receivables from group enterprises etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises 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 Ejendomsselskabet PADK-2 ApS and all 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****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.

Fair value is determined by using the DCF model as the calculated value in use of expected cash flows from each property. To determine expected cash flows, the budgeted cash flows for each property is used, including increases in price and rent levels, and a calculated terminal value which reflects the amount of normalised cash flows expected to be generated by the property after the budget period. The cash flows so calculated are discounted to net present value by using a discount rate that is estimated to reflect current market required yield rates for similar properties inclusive of expected inflation.

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

**Investments in group enterprises**

Investments in group enterprises are measured at cost. Investments are written down to the lower of recoverable amount and carrying amount.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**Cash**

Cash comprises cash in hand and bank deposits.



**Dividend**

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

**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 or the planned settlement of each liability.

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.

**Mortgage debt**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

**Other financial liabilities**

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

**Prepayments received from customers**

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.

**Joint taxation contributions payable or receivable**

Current joint taxation contributions receivable or joint taxation contributions payable are recognised in the balance sheet, calculated as tax computed on the taxable income of the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

**Deferred income**

Deferred income comprises income received for recognition in subsequent financial years. Deferred income is measured at cost.