

# **DK Resi Propco Worsaaesvej 4 ApS**

**c/o Kereby ApS  
La Cours Vej 7, 2. and 3. floor  
2000 Frederiksberg**

**CVR no. 36 20 02 43**

**Annual report for 2023**

Adopted at the annual general  
meeting on 30 April 2024

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Theis Jacobsen  
chairman

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## **Statement by management on the annual report**

The Executive management has today discussed and approved the annual report of DK Resi Propco Worsaaesvej 4 ApS for the financial year 1 January - 31 December 2023.

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 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

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

Management recommends to the company in general meeting that the financial statements for 2024 are not to be audited. Management considers the criteria for not auditing the financial statements to be met.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

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

Frederiksberg, 30 April 2024

### **Executive management**

Fernando Bautista

Dorota Marta Roch

Lars Pærregaard

The company in general meeting has resolved that the financial statements for the coming financial year are not be audited.

## **Company details**

### **The company**

DK Resi Propco Worsaaesvej 4 ApS  
c/o Kereby ApS  
La Cours Vej 7, 2. and 3. floor  
2000 Frederiksberg

Telephone: +45 39 45 62 00

Website: [www.kereby.dk](http://www.kereby.dk)

CVR no.: 36 20 02 43

Reporting period: 1 January - 31 December 2023

Domicile: Frederiksberg

### **Executive management**

Fernando Bautista  
Dorota Marta Roch  
Lars Pærregaard

## **Management's review**

### **Business review**

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

### **Financial review**

The company's income statement for the year ended 31 December 2023 shows a loss of DKK 5,377,046, and the balance sheet at 31 December 2023 shows negative equity of DKK 11,379,990.

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.

## **Accounting policies**

The annual report of DK Resi Propco Worsaaesvej 4 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 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.

## **Accounting policies**

### **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 depreciation 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.

## **Accounting policies**

### **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:

	<b>Useful life</b>	<b>Residual value</b>
Buildings, installations and various extensions	5-50 years	0-25 %

#### **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.



## **Accounting policies**

### **Cash and cash equivalents**

Cash comprise bank deposits.

### **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.

### **Deferred income**

Deferred income recognised under 'Current liabilities' comprises payments received concerning income in subsequent financial years.

### **Derivative financial instruments**

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Positive and negative fair values of derivative financial instruments are included in 'Other receivables' or 'Other payables', respectively.

Fair value adjustments of derivative financial instruments designated as and qualifying for hedging of future cash flows are recognised in other receivables or other payables and in the fair value reserve under 'Equity'. If the future transaction results in recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or the liability, respectively. If the future transaction results in income or expenses, amounts previously recognised in equity are transferred to the income statement in the period in which the hedged item affects the income statement.

## Income statement 1 January - 31 December

	<u>Note</u>	<u>2023</u> DKK	<u>2022</u> DKK
<b>Gross profit</b>		<b>-3,531,070</b>	<b>-3,705,682</b>
Depreciation		<u>-223,333</u>	<u>-222,698</u>
<b>Profit/loss before net financials</b>		<b>-3,754,403</b>	<b>-3,928,380</b>
Financial income	1	257,118	250,357
Financial costs	2	<u>-2,080,842</u>	<u>-1,099,633</u>
<b>Profit/loss before tax</b>		<b>-5,578,127</b>	<b>-4,777,656</b>
Tax on profit/loss for the year	3	<u>201,081</u>	<u>380,864</u>
<b>Profit/loss for the year</b>		<b><u><u>-5,377,046</u></u></b>	<b><u><u>-4,396,792</u></u></b>
Retained earnings		<u>-5,377,046</u>	<u>-4,396,792</u>
		<b><u><u>-5,377,046</u></u></b>	<b><u><u>-4,396,792</u></u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2023</u> DKK	<u>2022</u> DKK
<b>Assets</b>			
Land and buildings	4	15,817,784	15,981,387
Property, plant and equipment in progress	4	0	0
Prepayments for tangible fixed assets	4	0	0
<b>Tangible assets</b>		<b><u>15,817,784</u></b>	<b><u>15,981,387</u></b>
<b>Total non-current assets</b>		<b><u>15,817,784</u></b>	<b><u>15,981,387</u></b>
Receivables from group enterprises		12,016,835	11,761,032
Joint taxation contributions receivable		201,081	380,864
Prepayments		24,478	32,807
<b>Receivables</b>		<b><u>12,242,394</u></b>	<b><u>12,174,703</u></b>
<b>Cash at bank and in hand</b>		<b><u>4,172</u></b>	<b><u>2,893,460</u></b>
<b>Total current assets</b>		<b><u>12,246,566</u></b>	<b><u>15,068,163</u></b>
<b>Total assets</b>		<b><u>28,064,350</u></b>	<b><u>31,049,550</u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2023</u> DKK	<u>2022</u> DKK
<b>Equity and liabilities</b>			
Share capital		80,000	80,000
Reserve for current value of hedging		-440,277	0
Retained earnings		-11,019,713	-7,437,874
<b>Equity</b>		<b>-11,379,990</b>	<b>-7,357,874</b>
Other provisions		8,575	0
<b>Total provisions</b>		<b>8,575</b>	<b>0</b>
Mortgage loans		13,028,407	0
Payables to subsidiaries		7,216,012	0
Derivative financial instruments, liabilities		440,277	0
<b>Total non-current liabilities</b>	5	<b>20,684,696</b>	<b>0</b>
Short-term part of long-term debet	5	0	21,635,101
Prepayments received from customers		588,753	536,979
Trade payables		49,647	1,030,005
Payables to group enterprises		17,369,544	14,717,292
Other payables		568,280	485,400
Deferred income		174,845	2,647
<b>Total current liabilities</b>		<b>18,751,069</b>	<b>38,407,424</b>
<b>Total liabilities</b>		<b>39,435,765</b>	<b>38,407,424</b>
<b>Total equity and liabilities</b>		<b>28,064,350</b>	<b>31,049,550</b>
Contingent liabilities	6		
Mortgages and collateral	7		

## Statement of changes in equity

	<u>Share capital</u>	<u>Reserve for current value of hedging</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2023	80,000	0	-7,437,874	-7,357,874
Fair value adjustment of hedging instruments	0	-440,277	0	-440,277
Net profit/loss for the year	0	0	-5,377,046	-5,377,046
Contribution from group	0	0	1,795,207	1,795,207
<b>Equity at 31 December 2023</b>	<b><u>80,000</u></b>	<b><u>-440,277</u></b>	<b><u>-11,019,713</u></b>	<b><u>-11,379,990</u></b>

## Notes

	<u>2023</u> DKK	<u>2022</u> DKK
<b>1 Financial income</b>		
Interest received from group enterprises	256,933	250,357
Other financial income	<u>185</u>	<u>0</u>
	<b><u>257,118</u></b>	<b><u>250,357</u></b>
<b>2 Financial costs</b>		
Financial expenses, group enterprises	826,010	406,661
Other financial costs	<u>1,254,832</u>	<u>692,972</u>
	<b><u>2,080,842</u></b>	<b><u>1,099,633</u></b>
<b>3 Tax on profit/loss for the year</b>		
Joint taxation contribution	<u>-201,081</u>	<u>-380,864</u>
	<b><u>-201,081</u></b>	<b><u>-380,864</u></b>

## Notes

### 4 Tangible assets

	Land and buildings	Property, plant and equipment in progress	Total
Cost at 1 January 2023	17,724,826	0	17,724,826
Additions for the year	59,730	165,108	224,838
Disposals for the year	0	-165,108	-165,108
Cost at 31 December 2023	<u>17,784,556</u>	<u>0</u>	<u>17,784,556</u>
Impairment losses and depreciation at 1 January 2023	1,743,439	0	1,743,439
Depreciation for the year	<u>223,333</u>	<u>0</u>	<u>223,333</u>
Impairment losses and depreciation at 31 December 2023	<u>1,966,772</u>	<u>0</u>	<u>1,966,772</u>
<b>Carrying amount at 31 December 2023</b>	<b><u>15,817,784</u></b>	<b><u>0</u></b>	<b><u>15,817,784</u></b>

## Notes

### 5 Long term debt

	Debt at 1 January 2023	Debt at 31 December 2023	Instalment next year	Debt outstanding after 5 years
Mortgage loans	0	13,028,407	0	0
Payables to subsidiaries	0	7,216,012	0	0
Derivative financial instruments, liabilities	0	440,277	0	0
	<b>0</b>	<b>20,684,696</b>	<b>0</b>	<b>0</b>

Derivative financial instruments consist of hedging agreements related to mortgage loans and long term payables to subsidiaries.

The hedging agreements are in place to hedge against interest rate risk by changing the interest from variable to fixed interest rates.

The fair value of the derivative relating to the mortgage loan hedges 100 % of the mortgage loan and expire at 31 December 2028.

The fair value of the derivative relating to the payables to group enterprises hedges 75 % of the payables to group enterprises and expire at 9 February 2027.

The fair value is calculated by Chatham Financial.

### 6 Contingent liabilities

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

### 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.