Bjorn Denmark Propco 3 ApS

C/O DEAS A/S
Dirch Passers Allé 76
2000 Frederiksberg

CVR No. 36459824

Annual Report 2021

8. financial year

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 20 May 2022

Andrea Giagnoni
Chairman

Contents

Management's Statement

Today, Management has considered and adopted the Annual Report of Bjorn Denmark Propco 3 ApS for the financial year 1 January 2021 - 31 December 2021.

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 2021 and of the results of the Company's operations for the financial year 1 January 2021 - 31 December 2021.

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, 20 May 2022

Executive Board

Donatella Fanti	Jean-Francois Pascal E. Bossy	Andrea Giagnoni
CEO	CEO	CEO

Independent auditors' Report

To the shareholders of Bjorn Denmark Propco 3 ApS

Opinion
We have audited the financial statements of Bjorn Denmark Propco 3 ApS for the financial year 1 January 2021 - 31 December 2021, 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 December 2021 and of the results of its operations for the financial year 1 January 2021 - 31 December 2021 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 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 responsibility 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 responsibility 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.

Independent auditors' 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 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 Management's Review
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.

Report on other legal and regulatory requirements
Violation of Danish company law or similar legislation:
The company has transferred cash to related parties, which may be perceived as illegal financial assistance according to the Danish Companies Act, whereby the Management may incur liability. All transactions have been cleared at year end.

Aarhus, 20 May 2022

Deloitte
Statsautoriseret Revisionspartnerselskab
CVR-no. 33963556

Lars Andersen	Chris Middelhede
State Authorised Public Accountant	State Authorised Public Accountant
mne34506	mne45823

Company details

Company	Bjorn Denmark Propco 3 ApS C/O DEAS A/S Dirch Passers Allé 76 2000 Frederiksberg CVR No.: 36459824 Date of formation: 11 December 2014 Registered office: Frederiksberg
Executive Board	Donatella Fanti , CEO Jean-Francois Pascal E. Bossy, CEO Andrea Giagnoni , CEO
Auditors	Deloitte Statsautoriseret Revisionspartnerselskab Weidekampsgade 6 2300 København S CVR-no.: 33963556

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 2021 - 31 December 2021 shows a result of DKK 70.080.533 and the Balance Sheet at 31 December 2021 a balance sheet total of DKK 953.261.318 and an equity of DKK 266.653.226.

Post financial year events
No events have occured 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 3 ApS for 2021 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 teh 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 finansial income and expenses in the Income Statement. Where foreing 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 Finansial 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.

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

Accounting Policies

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.

Amortisation, depreciation and impairment of tangible assets
Amortisation, depreciation and impairment of tangible assets has been performed based on a continuing assessment of the useful life of the assets in the Company. Non-current assets are amortised on a straight line basis, based on cost.

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.

Accounting Policies

Balance Sheet

Tangible assets
Tangible assets are measured at cost on initial recognition and subsequently at cost less accumulated depreciation and impairment losses.

The depreciable amount is calculated taking into consideration the residual value of the asset at the end of its useful life, reduced by impairment losses, if any. The depreciation period and the residual value are determined at the data of acquisition. If the residual value exceeds the carrying amount of the asset, depreciation is discontinued.

In case of changes in depreciation period or residual value, the effect of a change in depreciation period is recognised prospectively in accounting estimates.

Cost includes the purchase priceand expenses directly related to the acquisition until the time when the asset is ready for use. The cost of self-constructed assets includes costs for materials, components, subcontractors, direct payroll costs and indirect production costs.

The cost of composite asset is disaggregated into components, which are seperately depreciated if the usefull lives of the individual components differ.

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.

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.

Accounting Policies

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 reportig purposes on the basis of the intended use of the asset and settlement of the liaility, 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 deffered tax due to changes to tax rates are recognised in the income statement or in the equity if the deffered 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 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

	Note	2021 kr.	2020 kr.
Gross profit		**24.164.064**	**22.890.535**
Employee costs expense	1	0	0
Depreciation of equipment		0	-9.047
Value adjustments of investment assets		72.661.009	144.014.289
Profit from ordinary operating activities		**96.825.073**	**166.895.777**
Other finance income		1.195.094	320.319
Finance expences	2	-9.264.612	-29.718.803
Profit from ordinary activities before tax		**88.755.555**	**137.497.293**
Tax expense on ordinary activities	3	-18.675.022	-30.043.208
Profit		**70.080.533**	**107.454.085**

Proposed distribution of results			
Proposed dividend recognised in equity		24.000.000	54.535.032
Retained earnings		46.080.533	52.919.053
Distribution of profit		**70.080.533**	**107.454.085**

Balance Sheet as of 31 December

	Note	2021 kr.	2020 kr.
Assets			
Fixtures, fittings, tools and equipment	4	270.793	270.793
Investment property	5	936.500.000	857.000.000
Property, plant and equipment		**936.770.793**	**857.270.793**
Fixed assets		**936.770.793**	**857.270.793**
Short-term trade receivables		3.035.431	1.607.675
Short-term receivables from group enterprises		4.763.711	8.531.708
Short-term tax receivables from group enterprises		0	1.188.670
Other short-term receivables		2.948.285	1.279.291
Prepayments		241.650	263.563
Receivables		**10.989.077**	**12.870.907**
Cash and cash equivalents		**5.501.448**	**5.745.580**
Current assets		**16.490.525**	**18.616.487**
Assets		**953.261.318**	**875.887.280**

Balance Sheet as of 31 December

	Note	2021 kr.	2020 kr.
Liabilities and equity			
Contributed capital		80.000	80.000
Retained earnings		242.573.226	196.492.693
Proposed dividend recognised in equity		24.000.000	54.535.032
Equity		**266.653.226**	**251.107.725**
Provisions for deferred tax		102.463.020	83.266.977
Provisions		**102.463.020**	**83.266.977**
Payables to group enterprises		539.858.824	516.777.682
Deposits		14.915.988	15.144.207
Long-term liabilities other than provisions	6	**554.774.812**	**531.921.889**
Trade payables		2.564.879	3.468.527
Payables to group enterprises		25.117.638	1.459.137
Other payables		1.687.743	4.663.025
Short-term liabilities other than provisions		**29.370.260**	**9.590.689**
Liabilities other than provisions within the business		**584.145.072**	**541.512.578**
Liabilities and equity		**953.261.318**	**875.887.280**
Contingent liabilities	7		
Related parties	8		

Statement of changes in Equity

	Contributed capital	Retained earnings	Proposed dividend recognised in equity	Total
Equity 1 January 2021	80.000	196.492.693	54.535.032	251.107.725
Dividend paid	0	0	-54.535.032	-54.535.032
Profit (loss)	0	46.080.533	24.000.000	70.080.533
Equity 31 December 2021	**80.000**	**242.573.226**	**24.000.000**	**266.653.226**

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

Notes

	2021	2020
	kr.	kr.

1. Employee costs expense

Average number of employees	0	0

2. Finance expenses

Finance expenses arising from group enterprises	8.467.621	6.118.384
Other financial expenses	234.054	11.389.612
Exchange loss	562.937	612.492
Fair value adjustment og hedging instruments	0	11.598.315
	9.264.612	**29.718.803**

3. Tax expense

Current tax	0	-3.740.299
Adjustment deferred tax	19.526.232	33.783.507
Adjustment tax previous years	-521.021	0
Adjustment deferred tax previous years	-330.189	0
	18.675.022	**30.043.208**

4. Fixtures, fittings, tools and equipment

Cost at the beginning of the year	346.400	227.409
Addition during the year, incl. improvements	0	118.991
Cost at the end of the year	**346.400**	**346.400**
Depreciation and amortisation at the beginning of the year	-75.607	-66.560
Amortisation for the year	0	-9.047
Impairment losses and amortisation at the end of the year	**-75.607**	**-75.607**
Carrying amount at the end of the year	**270.793**	**270.793**

Notes

	2021	2020
	kr.	kr.

5. Investment property

	2021 kr.	2020 kr.
Cost at the beginning of the year	546.176.647	543.190.936
Addition during the year, incl. improvements	6.838.991	2.985.711
Cost at the end of the year	**553.015.638**	**546.176.647**
Fair value adjustments at the beginning of the year	310.823.353	166.809.064
Adjustments for the year	72.661.009	144.014.289
Fair value adjustments at the end of the year	**383.484.362**	**310.823.353**
Carrying amount at the end of the year	**936.500.000**	**857.000.000**

The company's investment properties consist of one investment property of 123.338 m2 located in Høje-Taastrup.

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 2021. The valuation report prepared by external valuer assumes an initial yield of 4,61% and re-let of vacant retail unit within a 12 months period.

A return requirement of 4,61 % (5,22%) has been used in the valuation. A change of +/- 0,25 percentage points in the required rate of return means approx. -44.196 / +49.173 (-36.756/40.559) t.kr. in changed market value with a Net rent of kr. 40.915.782. (42.139.728)

6. Long-term liabilities

	Due after 1 year kr.	Due within 1 year kr.	Due after 5 years kr.
Payables to group enterprises	539.858.824	25.117.638	539.858.824
Deposits	14.915.988	399.351	3.171.248
	554.774.812	**25.516.989**	**543.030.072**

7. 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.

Notes

8. Related parties

Related parties with controlling interest:
Bjorn Denmark Bidco 4 ApS