



**Ejendomsselskabet Af 19.12.2014**  
**P/S**

Gammel Køge Landevej 57, 3.  
2500 Valby  
CVR No. 36470496

**Annual report 2019**

The Annual General Meeting adopted the  
annual report on 27.05.2020

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**Carolin Maria Förster**  
Chairman of the General Meeting

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# Entity details

## Entity

Ejendomsselskabet Af 19.12.2014 P/S

Gammel Køge Landevej 57, 3.

2500 Valby

CVR No.: 36470496

Registered office: København

Financial year: 01.01.2019 - 31.12.2019

## Board of Directors

Louise Hertz

Stefan Johann

Carolin Maria Förster

## Executive Board

Stefan Johann

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

P. O. Box 1600

0900 Copenhagen C

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Ejendomsselskabet Af 19.12.2014 P/S for the financial year 01.01.2019 - 31.12.2019.

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 31.12.2019 and of the results of its operations for the financial year 01.01.2019 - 31.12.2019.

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, 27.05.2020

## Executive Board

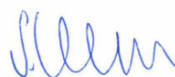


**Stefan Johann**

## Board of Directors



**Louise Hertz**



**Stefan Johann**



**Carolin Maria Förster**

# Independent auditor's report

## To the shareholders of Ejendomsselskabet Af 19.12.2014 P/S

### Opinion

We have audited the financial statements of Ejendomsselskabet Af 19.12.2014 P/S for the financial year 01.01.2019 - 31.12.2019, 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 31.12.2019 and of the results of its operations for the financial year 01.01.2019 - 31.12.2019 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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, 27.05.2020

**Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556



**Thomas Hermann**

State Authorised Public Accountant

Identification No (MNE) mne26740

# Management commentary

## Primary activities

The objects of the company are to buy, develop, hold and sell real estate, to issue corporate bonds, and any business related hereto.

## Development in activities and finances

The Company's income statement for the year ended 31 December 2019 showed a profit of DKK 14,420 thousand and the Company's balance sheet at 31 December 2019 showed equity of DKK 167,096 thousand.

## Events after the balance sheet date

After the end of the financial year, no events have occurred that could materially affect the Company's financial position as at 31 December 2019.

Subsequently, in March 2020, the spread of COVID-19 has increased and affected virtually the whole world. This event might significantly affect economic activity worldwide, and as a result, the company's operations and financial results. The extent to which the COVID-19 will impact our results will depend on future developments that cannot be reliably predicted.

However, the company's activity is not expected to be significantly affected by the situation and management believes that the company is well positioned in relation to an expected difficult period.



# Income statement for 2019

	Notes	2019 DKK	2018 DKK
<b>Gross profit/loss</b>		<b>8,853,885</b>	<b>3,661,113</b>
Fair value adjustments of investment property		7,000,000	81,478,720
<b>Operating profit/loss</b>		<b>15,853,885</b>	<b>85,139,833</b>
Other financial income	2	92,068	0
Other financial expenses	3	(1,526,023)	(1,320,941)
<b>Profit/loss for the year</b>		<b>14,419,930</b>	<b>83,818,892</b>
<b>Proposed distribution of profit and loss</b>			
Ordinary dividend for the financial year		3,700,000	0
Retained earnings		10,719,930	83,818,892
<b>Proposed distribution of profit and loss</b>		<b>14,419,930</b>	<b>83,818,892</b>

# Balance sheet at 31.12.2019

## Assets

	Notes	2019 DKK	2018 DKK
Investment property		287,000,000	280,000,000
<b>Property, plant and equipment</b>	4	<b>287,000,000</b>	<b>280,000,000</b>
<b>Fixed assets</b>		<b>287,000,000</b>	<b>280,000,000</b>
Receivables from group enterprises		2,873,406	8,630
Other receivables		513,811	101,348
<b>Receivables</b>		<b>3,387,217</b>	<b>109,978</b>
<b>Cash</b>		<b>7,621,356</b>	<b>4,631,753</b>
<b>Current assets</b>		<b>11,008,573</b>	<b>4,741,731</b>
<b>Assets</b>		<b>298,008,573</b>	<b>284,741,731</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2019 DKK</b>	<b>2018 DKK</b>
Contributed capital		501,000	501,000
Retained earnings		162,894,736	152,174,806
Proposed dividend		3,700,000	0
<b>Equity</b>		<b>167,095,736</b>	<b>152,675,806</b>
Mortgage debt		124,738,826	124,732,353
<b>Non-current liabilities other than provisions</b>	<b>5</b>	<b>124,738,826</b>	<b>124,732,353</b>
Deposits		3,158,578	3,129,238
Prepayments received from customers		1,058,353	1,227,020
Trade payables		141,132	306,437
Payables to group enterprises		0	927,500
Other payables		1,815,948	1,743,377
<b>Current liabilities other than provisions</b>		<b>6,174,011</b>	<b>7,333,572</b>
<b>Liabilities other than provisions</b>		<b>130,912,837</b>	<b>132,065,925</b>
<b>Equity and liabilities</b>		<b>298,008,573</b>	<b>284,741,731</b>
Events after the balance sheet date	1		
Assets charged and collateral	6		
Related parties with controlling interest	7		

# Statement of changes in equity for 2019

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Proposed dividend DKK</b>	<b>Total DKK</b>
Equity beginning of year	501,000	152,174,806	0	152,675,806
Profit/loss for the year	0	10,719,930	3,700,000	14,419,930
<b>Equity end of year</b>	<b>501,000</b>	<b>162,894,736</b>	<b>3,700,000</b>	<b>167,095,736</b>

# Notes

## 1 Events after the balance sheet date

After the end of the financial year, no events have occurred that could materially affect the Company's financial position as at 31 December 2019.

Subsequently, in March 2020, the spread of COVID-19 has increased and affected virtually the whole world. This event might significantly affect economic activity worldwide, and as a result, the company's operations and financial results. The extent to which the COVID-19 will impact our results will depend on future developments that cannot be reliably predicted.

However, the company's activity is not expected to be significantly affected by the situation and management believes that the company is well positioned in relation to an expected difficult period.

## 2 Other financial income

	2019 DKK	2018 DKK
Financial income from group enterprises	92,068	0
	<b>92,068</b>	<b>0</b>

## 3 Other financial expenses

	2019 DKK	2018 DKK
Other interest expenses	1,512,381	1,313,320
Other financial expenses	13,642	7,621
	<b>1,526,023</b>	<b>1,320,941</b>

## 4 Property, plant and equipment

	Investment property DKK
Cost beginning of year	170,667,112
<b>Cost end of year</b>	<b>170,667,112</b>
Fair value adjustments beginning of year	109,332,888
Fair value adjustments for the year	7,000,000
<b>Fair value adjustments end of year</b>	<b>116,332,888</b>
<b>Carrying amount end of year</b>	<b>287,000,000</b>

The company's investment property is a residential building with 68 residential units, a single commercial unit and a parking lot with 27 parking places located in Copenhagen S. 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 2019 is 3.7% (2018: 3.7%). An increase in the required rate of return by 0.5% points will reduce the fair value by approx. 34,2 mio.DKK.

A decrease in the required rate of return by 0.5% will increase the fair value by approx. 44,8 mio.DKK.

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

### 5 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2019 DKK</b>	<b>Outstanding after 5 years 2019 DKK</b>
Mortgage debt	124,738,826	124,706,462
	<b>124,738,826</b>	<b>124,706,462</b>

### 6 Assets charged and collateral

As collateral for its mortgage debt, DKK 124,739 thousand, the Company has provided collateral in land and buildings with a carrying amount of DKK 287,000 thousand at 31 December 2019.

### 7 Related parties with controlling interest

The financial statements of Ejendomsselskabet af 19.12.2014 P/S is including 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.

No tax is recognized as the company is not an independent entity liable to taxation. The shareholder are liable to pay tax dependent on the shareholders individual financial position

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, changes in inventories of finished goods and work in progress, own work capitalised, other operating income, cost of raw materials and consumables and external expenses.

### 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 operating income

Other operating income comprises rental income and external expenses.

### 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.

### Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises amortisation of financial liabilities etc.

## 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, as well as 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.

**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.

**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.