

Vimmelskftet 32-34 K/S

Nybrogade 12
1203 København K

CVR no. 36 53 88 56

Annual report for 2022

(8th Financial year)

Adopted at the annual general meeting
on 10 May 2023

Caspar Schultz
chairman

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Statement by management on the annual report

The Executive board has today discussed and approved the annual report of Vimmelskiftet 32-34 K/S for the financial year 1 January - 31 December 2022.

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 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

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

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

Copenhagen, 10 May 2023

Executive board

Julie Mossong
Management

Grant Broadway
Management

Maud Maninchedda
Management

Independent auditor's report

To the shareholder of Vimmelskftet 32-34 K/S

Opinion

We have audited the financial statements of Vimmelskftet 32-34 K/S for the financial year 1 January - 31 December 2022, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under 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 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022 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 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 requirements and IESBA Code. 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 the 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 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.

Independent auditor's report

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.
- 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 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.

Independent auditor's report

Statement on management's review

Management is responsible for management's review.

Our opinion on the financial statements does not cover 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 management's review and, in doing so, consider whether 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 management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that management's review 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 management's review.

Frederiksberg, 10 May 2023
CVR no. 30 70 02 28

Henrik Reedtz
State Authorised Public Accountant
MNE no. mne24830

Company details

The company

Vimmelskiftet 32-34 K/S
Nybrogade 12
1203 København K

CVR no.: 36 53 88 56

Reporting period: 1 January - 31 December 2022

Incorporated: 11 February 2015

Domicile: Copenhagen

Executive board

Julie Mossong
Grant Broadway
Maud Maninchedda

Auditors

EY
Godkendt Revisionspartnerselskab
Dirch Passers Allé 36
2000 Frederiksberg

Management's review

Business review

The Company's main activity is to own and manage real estate and related services.

Financial review

The company's income statement for the year ended 31 December 2022 shows a loss of DKK 28.942.943, and the balance sheet at 31 December 2022 shows equity of DKK 90.579.032.

As the company's purpose is investment in properties, the Company is affected by changes in the property market, including the general economic conditions. The market situation in the real estate sector is affected by uncertainty, as a result of high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this. The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to prices of properties which is reflected in the lower transaction volume for investment properties in late 2022. This has been reflected in the valuation of the company's properties, which have led to a lower fair value at 31 December 2022.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Accounting policies

The annual report of Vimmelskiftet 32-34 K/S for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2022 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.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the Company does not disclose its revenue.

Gross profit or loss comprises revenue, other operating income, property costs and external expenses.

Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Revenue comprise rental income and tenant's contribution to overhead costs and is recognized in the income statement. Rental income is accrued to cover the period up to the end of the financial year.

Accounting policies

Other external costs

Other external costs include expenses related to administration and property costs. Property costs include costs incurred to operate the Company'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.

Financial income and expenses

Financial income and expenses are recognized in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, financial expenses relating to amortisation of mortgage loans etc.

Balance sheet

Tangible assets

Investment properties

Investment properties comprises investments in land and buildings for purposes of gaining a return on the invested capital in the form of regular operating income and/or capital gains on resale.

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus any directly related acquisition costs.

After initial recognition, the properties are measured at fair value which represents the amount at which the individual property may be sold to an independent buyer. The investment property has been valued, based on an external estate agent's valuation using the Direct Capitalisation approach. Fair value adjustments for the financial year are recognised in the income statement.

On subsequent recognition, investment property is measured at cost less the year's depreciation and impairment losses. Investment properties are measured at fair value. Value adjustments of investment properties on subsequent recognition, investment property is measured at cost less the year's depreciation and impairment losses.

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.

Cash and cash equivalents

Cash and cash equivalents comprise cash and short-term securities whose remaining life is less than three months and which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

Accounting policies

Income tax and deferred tax

The limited partnership company is not separately liable to tax, but is recognised in the tax base of the partner. Therefore, no separate tax has been recognised or provided for in the financial statements.

Liabilities

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

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.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Income statement
1 January 2022 - 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Gross profit		6.637.622	8.278.934
Fair value adjustments of investment properties		<u>-34.656.058</u>	<u>-37.982.758</u>
Profit/loss before net financials		-28.018.436	-29.703.824
Financial costs		<u>-924.507</u>	<u>-1.011.639</u>
Profit/loss for the year		<u>-28.942.943</u>	<u>-30.715.463</u>
 Recommended appropriation of profit/loss			
Retained earnings		<u>-28.942.943</u>	<u>-30.715.463</u>
		<u>-28.942.943</u>	<u>-30.715.463</u>

Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Assets			
Investment properties	1	<u>188.000.000</u>	<u>223.000.000</u>
Tangible assets		<u>188.000.000</u>	<u>223.000.000</u>
Total non-current assets		<u>188.000.000</u>	<u>223.000.000</u>
Trade receivables		3.358.070	3.507.479
Receivables from group enterprises		878.094	707.413
Other receivables		<u>4.958.723</u>	<u>109.027</u>
Receivables		<u>9.194.887</u>	<u>4.323.919</u>
Cash at bank and in hand		<u>27.787.768</u>	<u>21.621.375</u>
Total current assets		<u>36.982.655</u>	<u>25.945.294</u>
Total assets		<u>224.982.655</u>	<u>248.945.294</u>

Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Equity and liabilities			
Contributed capital		141.150.000	141.150.000
Retained earnings		<u>-50.570.968</u>	<u>-21.628.025</u>
Equity		<u>90.579.032</u>	<u>119.521.975</u>
Mortgage loans		125.000.000	125.000.000
Deposits		<u>4.896.845</u>	<u>61.355</u>
Total non-current liabilities	2	<u>129.896.845</u>	<u>125.061.355</u>
Trade payables		3.484.189	3.329.432
Other payables		1.008.212	1.020.267
Deferred income		<u>14.377</u>	<u>12.265</u>
Total current liabilities		<u>4.506.778</u>	<u>4.361.964</u>
Total liabilities		<u>134.403.623</u>	<u>129.423.319</u>
Total equity and liabilities		<u>224.982.655</u>	<u>248.945.294</u>
Staff costs	3		
Contingent liabilities	4		
Mortgages and collateral	5		
Related parties and ownership structure	6		

Statement of changes in equity

	Contributed capital	Retained earnings	Total
Equity at 1 January 2022	141.150.000	-21.628.025	119.521.975
Net profit/loss for the year	0	-28.942.943	-28.942.943
Equity at 31 December 2022	141.150.000	-50.570.968	90.579.032

Notes

1 Assets measured at fair value

	Investment pro- perties
Cost at 1 January 2022	270.285.684
Cost at 31 December 2022	270.285.684
Revaluations at 1 January 2022	-47.285.684
Fair value adjustment for the year	-34.656.058
Straight-line revenue recognition	-343.942
Revaluations at 31 December 2022	-82.285.684
Carrying amount at 31 December 2022	188.000.000

Disclosure of the assumptions underlying fair value calculations of assets and liabilities

The fair value is based on a level 3 assessment. The investment property has been valued based on an external estate agent's valuation using the Direct capitalization approach. The estate agent has set the required rate of return at 4.99%. The budgeted rental income has been determined based on leases entered into. The operating expenses of the property - including maintenance costs that often have an aperiodic structure - have been determined using an on-average basis. The return set for the year has been capitalised by the required rate of return defined. Based on this, the investment property has been recognized at DKK 188.000.000.

The assumptions below are based on the total value of DKK 188.000.000, Gross income per sqm: DKK 3.399, Net income per sqm: DKK 2.759, Gross rental value per sqm: DKK 3.176.

The sensitivity related to the calculation can be reflected as follows:

Value at a rate of return of 4.74% (4.99% less 0.25%) DKK 197.915.612.

Value at a rate of return of 5.24% (4.99% plus 0.25%) DKK 179.030.534.

The valuation of the property is based on estimates and relies on a number of uncertain factors, including expected developments in the property market and the attractiveness of the property. The Company believes that the external estate agent's valuation is the best measure of the value of the property at 31 December 2022.

Notes

2 Long term debt

	Debt at 1 January 2022	Debt at 31 December 2022	Instalment next year	Debt outstanding after 5 years
Mortgage loans	125.000.000	125.000.000	0	112.221.267
Deposits	61.355	4.896.845	0	0
	<u>125.061.355</u>	<u>129.896.845</u>	<u>0</u>	<u>112.221.267</u>

3 Staff costs

The company has no employees.

4 Contingent liabilities

The limited partnership company is not separately liable to tax, but is recognized in the tax base of the partner.

5 Mortgages and collateral

Conservative gearing in form of third party senior bank debt are secured in way of first-ranking the property.

Assets worth a total of DKK 188.000.000 have been pledged as collateral or otherwise charged. The pledged assets comprises of investment property.

6 Related parties and ownership structure

Controlling interest

- The company is 100 % owned by Vimmelskftet S.á.r.l.
- The company's general partner is M&G European Property GP 1 S.á.r.l.
- Vimmelskftet 32-34 K/S is included in the consolidated financial statements for Vimmelskftet S.á.r.l. at the lowest level and M&G European Property Fund SICAV-FIS at the highest level in the structure.

Registered office: 16, Boulevard Royal, L - 2449 Luxembourg