

Vermlandsgade 51 ApS

c/o CEJ Ejendomsadministration A/S
Meldahlsgade 5, 1613 København V

CVR no. 36 72 53 46

Annual report

for the year 1 January - 31 December 2022

Approved at the Company's annual general meeting on 26 May 2023

Chair of the meeting:


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Johan Gustavsson

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Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of Vermlandsgade 51 ApS 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 financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

København, 26 May 2023
Executive Board:

Morten Gustafson

Jesper Bo Hansen

Independent auditor's report

To the shareholder of Vermlandsgade 51 ApS

Opinion

We have audited the financial statements of Vermlandsgade 51 ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company 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.

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 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 as to 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 the 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 Company's internal control.

Independent auditor's 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 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 note 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.

Statement on the Management's review

Management is responsible for the Management's review.

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

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 26 May 2023
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Kennet Hartmann
State Authorised Public Accountant
mne40036

Management's review

Company details

Name	Vermlandsgade 51 ApS
Address, Postal code, City	c/o CEJ Ejendomsadministration A/S Meldahlsgade 5, 1613 København V
CVR no.	36 72 53 46
Financial year	1 January - 31 December
Executive Board	Morten Gustafson Jesper Bo Hansen
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management's review

Business review

The Company's activity is to own, develop and manage the property located at Uplandsgade 46/Vermlandsgade 51 in Copenhagen.

Financial review

The income statement for 2022 shows a profit of DKK 1,865,167 against a profit of DKK 1,674,638 last year, and the balance sheet at 31 December 2022 shows equity of DKK 13,631,260.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements 1 January - 31 December

Income statement

Note	DKK	<u>2022</u>	<u>2021</u>
	Gross profit	8,753,455	8,451,855
	Amortisation/depreciation property, plant and equipment	-4,305,714	-4,305,714
	Profit before net financials	4,447,741	4,146,141
3	Financial income	91,879	0
4	Financial expenses	-2,148,381	-1,999,171
	Profit before tax	2,391,239	2,146,970
5	Tax for the year	-526,072	-472,332
	Profit for the year	<u>1,865,167</u>	<u>1,674,638</u>
	Recommended appropriation of profit		
	Proposed dividend recognised under equity	1,800,000	1,600,000
	Retained earnings	65,167	74,638
		<u>1,865,167</u>	<u>1,674,638</u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	<u>2022</u>	<u>2021</u>
	ASSETS		
	Fixed assets		
6	Property, plant and equipment		
	Land and buildings	89,890,585	94,196,300
		<u>89,890,585</u>	<u>94,196,300</u>
	Total fixed assets	<u>89,890,585</u>	<u>94,196,300</u>
	Non-fixed assets		
	Receivables		
	Trade receivables	7,700	0
	Deferred tax assets	1,106,408	927,390
	Other receivables	257,270	407,629
	Prepayments	88	375
		<u>1,371,466</u>	<u>1,335,394</u>
	Cash	<u>40,712,737</u>	<u>33,932,359</u>
	Total non-fixed assets	<u>42,084,203</u>	<u>35,267,753</u>
	TOTAL ASSETS	<u>131,974,788</u>	<u>129,464,053</u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2022	2021
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	11,550,000	31,550,000
	Retained earnings	281,260	216,093
	Proposed dividend	1,800,000	1,600,000
	Total equity	<u>13,631,260</u>	<u>33,366,093</u>
	Liabilities other than provisions		
7	Non-current liabilities other than provisions		
	Mortgage debt	59,487,835	59,650,467
	Payables to group enterprises	30,050,000	30,050,000
		<u>89,537,835</u>	<u>89,700,467</u>
	Current liabilities other than provisions		
7	Short-term part of long-term liabilities other than provisions	162,632	163,076
	Trade payables	407,562	484,098
	Payables to group enterprises	24,301,774	2,022,218
	Joint taxation contribution payable	705,090	651,351
	Deposits	2,409,294	2,409,294
	Other payables	819,341	667,456
		<u>28,805,693</u>	<u>6,397,493</u>
	Total liabilities other than provisions	<u>118,343,528</u>	<u>96,097,960</u>
	TOTAL EQUITY AND LIABILITIES	<u>131,974,788</u>	<u>129,464,053</u>

- 1 Accounting policies
- 2 Staff costs
- 8 Contractual obligations and contingencies, etc.
- 9 Collateral
- 10 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Proposed dividend</u>	<u>Total</u>
Equity at 1 January 2022	31,550,000	216,093	1,600,000	33,366,093
Capital reduction	-20,000,000	0	0	-20,000,000
Transfer through appropriation of profit	0	65,167	1,800,000	1,865,167
Distributed dividend	0	0	-1,600,000	-1,600,000
Equity at 31 December 2022	<u>11,550,000</u>	<u>281,260</u>	<u>1,800,000</u>	<u>13,631,260</u>

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Vermlandsgade 51 ApS for 2022 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Revenue

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

Revenue consists of rental income from property. Revenue is recognised exclusive of VAT and net of discounts.

Gross profit

The items revenue, other operating income and external expenses have been aggregated into one item in the income statement called gross margin in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, etc.

Depreciation and impairment

The item comprises amortisation/depreciation and impairment of property, plant and equipment.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	25 years
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Land is not depreciated.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Financial income and expenses

Financial expenses are recognised in the income statement at the amounts that concern the financial year. Net financials include interest expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

The basis of depreciation is based on the residual value of the asset at the end of its useful life and is reduced by impairment losses, if any. The depreciation period and the residual value are determined at the time of acquisition and are reassessed every year.

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

Impairment of fixed assets

The carrying amounts of property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, an impairment test is carried out to determine whether the recoverable amount is lower than the carrying amount, and the asset is written down to its lower recoverable amount.

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial 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 has been impaired, an impairment loss is recognised on an individual basis.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments recognised under assets comprise prepaid expenses regarding subsequent financial reporting years.

Cash

Cash comprises cash and short term securities, which are readily convertible into cash and subject only to minor risks of changes in value.

Equity

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid in joint taxation contribution. Current tax payables and receivables are presented as joint taxation contribution.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to office premises which are not deductible for tax purposes and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan.

Other liabilities are measured at net realisable value.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Staff costs

The Company has no employees.

3 Financial income

Other financial income	91,879	0
	<u>91,879</u>	<u>0</u>

DKK

2022

2021

4 Financial expenses

Interest expenses, group entities	1,656,206	1,523,368
Other interest expenses	489,916	472,519
Other financial expenses	2,259	3,284
	<u>2,148,381</u>	<u>1,999,171</u>

5 Tax for the year

Estimated tax charge for the year	705,090	651,351
Deferred tax adjustments in the year	-179,018	-179,019
	<u>526,072</u>	<u>472,332</u>

6 Property, plant and equipment

DKK	Land and buildings
Cost at 1 January 2022	<u>122,706,559</u>
Cost at 31 December 2022	<u>122,706,559</u>
Impairment losses and depreciation at 1 January 2022	28,510,259
Depreciations	4,305,715
Impairment losses and depreciation at 31 December 2022	<u>32,815,974</u>
Carrying amount at 31 December 2022	<u>89,890,585</u>

7 Non-current liabilities other than provisions

DKK	Total debt at 31/12 2022	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	59,650,467	162,632	59,487,835	45,124,990
Payables to group enterprises	30,050,000	0	30,050,000	0
	<u>89,700,467</u>	<u>162,632</u>	<u>89,537,835</u>	<u>45,124,990</u>

Financial statements 1 January - 31 December

Notes to the financial statements

8 Contractual obligations and contingencies, etc.

Other contingent liabilities

The Company participates in a Danish joint taxation arrangement with Ejendomsselskabet Rosenborggade 15-17 ApS as management company and has joint and several liability with other jointly taxed group entities for payment of income taxes and withholding taxes on interest, royalties and dividends.

9 Collateral

Land and buildings with carrying amount of DKK 89,891 thousand have been provided as security for mortgage debt with a booked value of DKK 59,650 thousand.

10 Related parties

Vermlandsgade 51 ApS' related parties comprise the following:

Parties exercising control

<u>Related party</u>	<u>Domicile</u>	<u>Basis for control</u>
CREAG Scandinavia Holding AB	404 29 Göteborg, Sweden	Main Shareholder

Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>
Catella Real Estate AG	Alter Hof 5, 80331 Munich