

BaseCamp Student Operations ApS

Kristen Bernikows Gade 4, 1. sal, 1105 København K

Annual report

2019

Company reg. no. 36 93 40 85

The annual report was submitted and approved by the general meeting on the 26 August 2020.

Kenneth Strandlyst
Chairman of the meeting

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Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS British English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's report

Today, the board of directors and the managing director have presented the annual report of BaseCamp Student Operations ApS for the financial year 2019.

The annual report has been presented in accordance with the Danish Financial Statements Act.

We consider the accounting policies appropriate and, in our opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 31 December 2019 and of the company's results of activities in the financial year 1 January - 31 December 2019.

We are of the opinion that the management commentary presents a fair account of the issues dealt with.

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

København, 26 August 2020

Managing Director

Jesper Dam

Board of directors

Armon Bar-Tur

Justin Hamer

Jesper Dam

Independent auditor's report

To the shareholders of BaseCamp Student Operations ApS

Opinion

We have audited the financial statements of BaseCamp Student Operations ApS for the financial year 1 January - 31 December 2019, which comprise accounting policies, income statement, statement of financial position, statement of changes in equity and notes. The financial statements have been prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements present a fair view of the company's assets, equity and liabilities, and financial position at 31 December 2019 and of the results of the company's activities for the financial year 1 January - 31 December 2019 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with international standards on auditing and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the section "Auditor's responsibilities for the audit of the financial statements". We are independent of the company in accordance with international ethical requirements for auditors (IESBA's Code of Ethics), 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.

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation of financial statements that provide a fair view in accordance with the Danish Financial Statements Act. Management is also responsible for such internal control as the 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 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 including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing, 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 international standards on auditing, and the additional requirements applicable in Denmark, we exercise professional judgment 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 the 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 preparation of the financial statements using the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists arising from 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 disclosures in notes, and whether the financial statements reflect the underlying transactions and events in a manner that presents a 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 the internal control that we identify during our audit.

Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on and the financial statements does not cover the management commentary, and we express no assurance opinion thereon.

Independent auditor's report

In connection with our audit of the financial statements, it is our responsibility to read the management commentary and to consider whether the management commentary is materially inconsistent with the financial statements or the evidence obtained during the audit, or whether it otherwise appears to contain material misstatement.

Furthermore, 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 believe that management commentary is consistent with the financial statements and that it has been prepared in accordance with the provisions of the Danish Financial Statement Act. We did not discover any material misstatement in the management commentary.

Copenhagen, 26 August 2020

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Leif Tomasson

State Authorised Public Accountant
mne25346

Company information

The company

BaseCamp Student Operations ApS
Kristen Bernikows Gade 4, 1. sal
1105 København K

Company reg. no. 36 93 40 85
Financial year: 1 January - 31 December
5th financial year

Board of directors

Armon Bar-Tur
Justin Hamer
Jesper Dam

Managing Director

Jesper Dam

Auditors

Martinsen
Statsautoriseret Revisionspartnerselskab
Øster Allé 42
2100 København Ø

Management commentary

The principal activities of the company

Like previous years, the principal activities is consultancy with real estate transactions.

Development in activities and financial matters

The gross profit for the year totals DKK 3.503.576 against DKK 6.433.012 last year. Income or loss from ordinary activities after tax totals DKK 530.175 against DKK 4.151.979 last year. Management considers the net profit or loss for the year satisfactory.

Accounting policies

The annual report for BaseCamp Student Operations ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

Changes in the accounting policies

The item “Staff costs” has been reclassified so that certain types of expenses previously recognised under “Staff costs” will, in the future, be recognised under the item “Other external charges”.

The change in classification has no effect on the net profit or loss for the year, nor on the statement of financial position, neither for the current financial year, nor the previous financial year. The comparative figures have been adjusted in accordance with the reclassification.

Except for the above, the accounting policies for the financial statements remain unchanged from last year.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Income statement

Gross profit

Gross profit comprises the revenue, changes in inventories of finished goods, and work in progress, work performed for own account and capitalised, other operating income, and external costs.

Revenue comprises the value of services provided during the year, including outlay for customers less VAT and price concessions directly associated with the sale.

Accounting policies

Revenue is recognised in the income statement on the completion of sales. This is generally considered to be the case when:

- The service has been provided before the end of the financial year
- A binding sales agreement exists
- The sales price has been determined
- Payment has been received, or is anticipated with a reasonable degree of certainty.

This ensures that recognition does not take place until the total income and costs and stage of completion at the reporting date can be reliably validated and it seems probable that the economic benefits, including payments, will flow to the enterprise.

Cost of sales comprises costs concerning purchase of raw materials and consumables less discounts and changes in inventories.

Other operating income comprises items of a secondary nature as regards the principal activities of the enterprise, including profit from the disposal of intangible and tangible assets.

Other external costs comprise costs incurred for distribution, sales, advertising, administration, premises, loss on receivables, and operational leasing costs.

Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members. Staff costs are less government reimbursements.

Depreciation, amortisation, and writedown for impairment

Depreciation, amortisation, and writedown for impairment comprise depreciation on, amortisation of, and writedown for impairment of intangible and tangible assets, respectively.

Financial income and expenses

Financial income and expenses comprise interest, realised and unrealised capital gains and losses concerning financial assets and liabilities, amortisation of financial assets and liabilities, additions and reimbursements under the Danish tax prepayment scheme, etc. Financial income and expenses are recognised in the income statement with the amounts concerning the financial year.

Interest and other costs concerning loans to finance the production of intangible assets and property, plant, and equipment, and relating to production periods are not recognised in the cost of non-current assets.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

Accounting policies

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Property, plant, and equipment

Property, plant, and equipment are measured at cost less accrued depreciation and writedown for impairment.

The depreciable amount is cost less any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the carrying amount, the depreciation is discontinued.

If the amortisation period or the residual value is changed, the effect on amortisation will, in future, be recognised as a change in the accounting estimates.

The cost comprises acquisition cost and costs directly associated with the acquisition until the time when the asset is ready for use.

The cost of a total asset is divided into separate components. These components are depreciated separately when the useful lives of each individual components differ.

Depreciation is done on a straight-line basis according to an assessment of the expected useful life:

	Useful life
Other fixtures and fittings, tools and equipment	3-7 years

Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.

Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Leasehold improvements

Leasehold improvements are measured at cost less accrued depreciations. Depreciation is done on a straightline basis over the estimated useful life of the asset, which is set at 5 years.

Accounting policies

Investments

Deposits

Deposits are measured at amortised cost and represent lease deposits, etc.

Receivables

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

Cash on hand and demand deposits

Cash on hand and demand deposits comprise cash at bank and on hand.

Income tax and deferred tax

Current tax receivables and tax liabilities are recognised in the statement of financial position with the amount calculated on the basis of the expected taxable income for the year adjusted for tax on previous years' taxable income and prepaid taxes. Tax receivables and tax liabilities are offset to the extent that a legal right of set-off exists and the items are expected to be settled net or simultaneously.

According to the rules of joint taxation, BaseCamp Student Operations ApS is proportionally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is tax on all temporary differences in the carrying amount and tax base of assets and liabilities measured on the basis of the planned application of the asset and disposal of the liability, respectively.

Deferred tax assets, including the tax value of tax losses eligible for carryforward, are recognised at their expected realisable value, either by settlement against tax of future earnings or by setoff in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisation value.

Deferred tax is measured on the basis of the tax rules and tax rates of applicable legislation at the reporting date and prevailing when the deferred tax is expected to be released as current tax.

Liabilities other than provisions

Other liabilities other than provisions are measured at amortised cost which usually corresponds to the nominal value.

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2019</u>	<u>2018</u>
Gross profit	3.503.576	6.433.012
1 Staff costs	-2.358.217	-1.908.880
Depreciation and impairment of property, land, and equipment	<u>-50.253</u>	<u>-100.504</u>
Operating profit	1.095.106	4.423.628
Other financial income	14.337.650	23.254.917
Other financial costs	<u>-13.846.781</u>	<u>-23.269.080</u>
Pre-tax net profit or loss	1.585.975	4.409.465
2 Tax on net profit or loss for the year	<u>-1.055.800</u>	<u>-257.486</u>
Net profit or loss for the year	<u>530.175</u>	<u>4.151.979</u>
Proposed appropriation of net profit:		
Extraordinary dividend adopted during the financial year	2.581.425	0
Transferred to retained earnings	0	4.151.979
Allocated from retained earnings	<u>-2.051.250</u>	<u>0</u>
Total allocations and transfers	<u>530.175</u>	<u>4.151.979</u>

Statement of financial position at 31 December

All amounts in DKK.

Assets			
<u>Note</u>		<u>2019</u>	<u>2018</u>
Non-current assets			
3	Other fixtures and fittings, tools and equipment	0	6.824
4	Leasehold improvements	0	274.931
	Total property, plant, and equipment	0	281.755
	Other receivables	16.589.610	15.945.590
	Deposits	0	33.000
	Total investments	16.589.610	15.978.590
	Total non-current assets	16.589.610	16.260.345
Current assets			
	Trade receivables	632.185	929.066
	Receivables from group enterprises	73.965	77.085
	Other receivables	73.618.513	98.045.923
	Total receivables	74.324.663	99.052.074
5	Cash on hand and demand deposits	2.627.488	2.196.898
	Total current assets	76.952.151	101.248.972
	Total assets	93.541.761	117.509.317

Statement of financial position at 31 December

All amounts in DKK.

Equity and liabilities			
<u>Note</u>		<u>2019</u>	<u>2018</u>
Equity			
Contributed capital		50.000	50.000
Retained earnings		12.905.894	14.957.144
Total equity		12.955.894	15.007.144
Provisions			
Provisions for deferred tax		3.650.000	2.790.000
Total provisions		3.650.000	2.790.000
Liabilities other than provisions			
Other payables		82.609	0
Total long term liabilities other than provisions		82.609	0
Trade payables		704.138	274.450
Payables to group enterprises		2.438.625	0
Tax payables to group enterprises		163.800	167.486
Other payables		73.546.695	99.270.237
Total short term liabilities other than provisions		76.853.258	99.712.173
Total liabilities other than provisions		76.935.867	99.712.173
Total equity and liabilities		93.541.761	117.509.317

6 Contingencies

Statement of changes in equity

All amounts in DKK.

	Contributed capital	Retained earnings	Total
Equity 1 January 2019	50.000	14.957.144	15.007.144
Profit or loss for the year brought forward	0	-2.051.250	-2.051.250
Extraordinary dividend adopted during the financial year	0	2.581.425	2.581.425
Distributed extraordinary dividend adopted during the financial year.	0	-2.581.425	-2.581.425
	50.000	12.905.894	12.955.894

Notes

All amounts in DKK.

	2019	2018
1. Staff costs		
Salaries and wages	2.334.688	1.884.303
Other costs for social security	23.529	24.577
	<u>2.358.217</u>	<u>1.908.880</u>
 Average number of employees	 <u>5</u>	 <u>6</u>
2. Tax on net profit or loss for the year		
Tax of the results for the year	195.800	167.486
Adjustment for the year of deferred tax	860.000	90.000
	<u>1.055.800</u>	<u>257.486</u>
3. Other fixtures and fittings, tools and equipment		
Cost 1 January 2019	30.694	30.694
Disposals during the year	-30.694	0
Cost 31 December 2019	<u>0</u>	<u>30.694</u>
 Amortisation and writedown 1 January 2019	 -23.870	 -13.640
Depreciation for the year	-5.115	-10.230
Depreciation, amortisation and writedown for the year, assets disposed of	28.985	0
Amortisation and writedown 31 December 2019	<u>0</u>	<u>-23.870</u>
 Carrying amount, 31 December 2019	 <u>0</u>	 <u>6.824</u>

Notes

All amounts in DKK.

	31/12 2019	31/12 2018
4. Leasehold improvements		
Cost 1 January 2019	451.369	451.369
Disposals during the year	-451.369	0
Cost 31 December 2019	0	451.369
Depreciation and writedown 1 January 2019	-176.438	-86.164
Depreciation for the year	-45.137	-90.274
Depreciation, amortisation and writedown for the year, assets disposed of	221.575	0
Depreciation and writedown 31 December 2019	0	-176.438
Carrying amount, 31 December 2019	0	274.931

5. Cash on hand and demand deposits

The company has pledged available funds, 983 T.DKK, as guarantee towards 3. party.

6. Contingencies

Contingent liabilities

The company has no contingencies or provided guarantees on 31 December 2019.

Joint taxation

With BaseCamp Student Real Estate ApS, company reg. no 38 51 14 32 as administration company, the company is subject to the Danish scheme of joint taxation and is proportionally liable for tax claims within the joint taxation scheme.

The company is proportionally liable for any obligations to withhold tax on interest, royalties, and dividends of the jointly taxed companies.

The liabilities amount to a maximum amount corresponding to the share of the company capital, which is owned directly or indirectly by the ultimate parent company.

The total tax payable under the joint taxation scheme totals DKK 0.

The liability relating to obligations in connection with withholding tax on dividends, interest, and royalties represents an estimated maximum of DKK 0.

Notes

All amounts in DKK.

6. Contingencies (continued)

Joint taxation (continued)

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.