

# **Vimmelskftet 30 Holding ApS**

Nybrogade 12  
1203 København K

CVR no. 37 16 92 85

## **Annual report for 2022**

(8th Financial year)

Adopted at the annual general meeting on  
2 May 2023

---

Caspar Schultz  
chairman

## Table of contents

	Page
<b>Statements</b>	
Statement by management on the annual report	1
Independent auditor's report	2
<b>Management's review</b>	
Company details	5
Management's review	6
<b>Financial statements</b>	
Accounting policies	7
Income Statement	10
Balance Sheet	11
Statement of changes in equity	13
Notes	14

## **Statement by management on the annual report**

The executive board has today discussed and approved the annual report of Vimmelskafte 30 Holding 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 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, 2 May 2023

### **Executive board**

Grant Broadway  
Director

Caspar Schultz  
Director

## **Independent auditor's report**

### **To the shareholder of Vimmelskftet 30 Holding ApS**

#### **Opinion**

We have audited the financial statements of Vimmelskftet 30 Holding ApS 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, 2 May 2023  
CVR no. 30 70 02 28

Henrik Reedtz  
State Authorised Public Accountant  
MNE no. mne24830

## **Company details**

### **The company**

Vimmelskftet 30 Holding ApS  
Nybrogade 12  
1203 København K

CVR no.: 37 16 92 85

Reporting period: 1 January - 31 December 2022

Incorporated: 19 October 2015

Domicile: Copenhagen

### **Executive board**

Grant Broadway  
Caspar Schultz

### **Auditors**

EY  
Godkendt Revisionspartnerselskab  
Dirch Passers Allé 36  
2000 Frederiksberg

## **Management's review**

### **Business review**

The Company's main activity is investment in real-estate companies.

### **Financial review**

The company's income statement for the year ended 31 December 2022 shows a profit of DKK 2.466.244, and the balance sheet at 31 December 2022 shows equity of DKK 79.193.903.

As the company's purpose is to invest in companies which owns properties, the company's business processes and the valuation of investment properties in the company's subsidiaries is affected by changes in the property market, including the general level of interest rates and 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.

### **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 Vimmelskafte 30 Holding ApS 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

Pursuant to sections §110 subsection 1, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

### **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 instalments 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.

## **Accounting policies**

### **Income statement**

#### **Gross loss**

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

Gross profit or loss reflects other external expenses.

#### **Other external costs**

Other external expenses include expenses relating to the Company's ordinary activities and administration.

#### **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 realised and unrealised exchange gains and losses on foreign currency transactions.

#### **Profit/loss from investments in subsidiaries**

Dividend from investments is recognised in the reporting year in which the dividend is declared.

Dividend from participating interests is recognised in the financial year in which the dividend is declared.

#### **Tax on profit/loss for the year**

The Company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

The Company acts as management Company for all jointly taxed entities and, in its capacity as such, pays all income taxes to the Danish tax authorities.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

## **Accounting policies**

### **Balance sheet**

#### **Investments in subsidiaries, associates and participating interests**

Investment in subsidiaries, associates and participating interests are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

#### **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.

#### **Equity**

##### **Dividends**

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

##### **Income tax and deferred tax**

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

##### **Liabilities**

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 recognized in the income statement as financial income or financial expenses. If foreign currency transactions are considered cash flow hedges, the value adjustments are taken directly to equity.

**Income statement**  
**1 January 2022 - 31 December 2022**

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Gross profit</b>		<b>-622.575</b>	<b>-407.730</b>
Income from investments in subsidiaries		3.002.189	4.051.955
Financial costs		<u>-55.763</u>	<u>-74.571</u>
<b>Profit/loss before tax</b>		<b>2.323.851</b>	<b>3.569.654</b>
Tax on profit/loss for the year	1	<u>142.393</u>	<u>147.728</u>
<b>Profit/loss for the year</b>		<b><u>2.466.244</u></b>	<b><u>3.717.382</u></b>
 <b>Recommended appropriation of profit/loss</b>			
Proposed dividend for the year		6.602.000	6.278.000
Retained earnings		<u>-4.135.756</u>	<u>-2.560.618</u>
		<b><u>2.466.244</u></b>	<b><u>3.717.382</u></b>

## Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
<b>Assets</b>			
Investments in subsidiaries	2	80.463.837	77.964.971
<b>Fixed asset investments</b>		<b>80.463.837</b>	<b>77.964.971</b>
<b>Total non-current assets</b>		<b>80.463.837</b>	<b>77.964.971</b>
Receivables from subsidiaries		1.597.882	0
Corporation tax		2.228.362	830.019
<b>Receivables</b>		<b>3.826.244</b>	<b>830.019</b>
<b>Cash at bank and in hand</b>		<b>860.664</b>	<b>3.877.878</b>
<b>Total current assets</b>		<b>4.686.908</b>	<b>4.707.897</b>
<b>Total assets</b>		<b>85.150.745</b>	<b>82.672.868</b>

## Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u>	<u>2021</u>
		DKK	DKK
<b>Equity and liabilities</b>			
Share capital		52.001	52.000
Retained earnings		72.539.902	70.900.982
Proposed dividend for the year		6.602.000	6.278.000
<b>Equity</b>		<b><u>79.193.903</u></b>	<b><u>77.230.982</u></b>
Payables to group enterprises		5.802.906	5.327.024
Other payables		153.936	114.862
<b>Total current liabilities</b>		<b><u>5.956.842</u></b>	<b><u>5.441.886</u></b>
<b>Total liabilities</b>		<b><u>5.956.842</u></b>	<b><u>5.441.886</u></b>
<b>Total equity and liabilities</b>		<b><u><u>85.150.745</u></u></b>	<b><u><u>82.672.868</u></u></b>
Staff costs	3		
Contingent liabilities	4		
Mortgages and collateral	5		
Related parties and ownership structure	6		

## Statement of changes in equity

	Share capital	Share premium account	Retained earnings	Proposed dividend for the year	Total
Equity at 1 January 2022	52.000	0	70.900.982	6.278.000	77.230.982
Cash capital increase	1	5.774.676	0	0	5.774.677
Ordinary dividend paid	0	0	0	-6.278.000	-6.278.000
Net profit/loss for the year	0	0	-4.135.756	6.602.000	2.466.244
Transfer from share premium account	0	-5.774.676	5.774.676	0	0
<b>Equity at 31 December 2022</b>	<b>52.001</b>	<b>0</b>	<b>72.539.902</b>	<b>6.602.000</b>	<b>79.193.903</b>

## Notes

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>1 Tax on profit/loss for the year</b>		
Adjustment of tax concerning previous years	0	-39.192
Joint taxation contribution	<u>-142.393</u>	<u>-108.536</u>
	<b><u>-142.393</u></b>	<b><u>-147.728</u></b>
<b>2 Investments in subsidiaries</b>		
Cost at 1 January 2022	115.696.279	115.696.279
Additions for the year	<u>5.774.677</u>	<u>0</u>
Cost at 31 December 2022	<u>121.470.956</u>	<u>115.696.279</u>
Revaluations at 1 January 2022	-37.731.308	-37.235.263
Revaluation of the year	<u>-3.275.811</u>	<u>-496.045</u>
Revaluations at 31 December 2022	<u>-41.007.119</u>	<u>-37.731.308</u>
<b>Carrying amount at 31 December 2022</b>	<b><u>80.463.837</u></b>	<b><u>77.964.971</u></b>

Investments in subsidiaries are specified as follows:

Name	Registered office	Ownership interest	Equity	Profit/loss for the year
VIMMELSKAFTET 30 ApS	Copenhagen	100%	66.696.235	-23.004.118
KLOSTERSTRÆDE 1 ApS	Copenhagen	100%	<u>12.304.524</u>	<u>-1.976.775</u>
			<u>79.000.759</u>	<u>-24.980.893</u>



## Notes

### 3 Staff costs

The company has no employees.

### 4 Contingent liabilities

The Company serves as an administration company in a Danish joint taxation arrangement. According to the joint taxation provisions of the Danish Corporation Tax Act, the Company is therefore liable from the income year 2015 for income taxes etc. for the jointly taxed companies and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed companies.

### 5 Mortgages and collateral

The Company's shares in subsidiaries have been provided as collateral for balances with the bank. At the balance sheet date, there are no payables to the bank.

### 6 Related parties and ownership structure

#### Controlling interest

- VIMMELSKAFTET 30 ApS and KLOSTERSTRÆDE 1 ApS are subsidiaries.
  - Vimmelskftet 30 Holding ApS is included in the consolidated financial statements for M&G European Property Fund SICAV-FIS at the highest level in the structure.
- Registered office: 16, Boulevard Royal, L - 2449 Luxembourg