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DK RESI PROPCO STEENWINKELSVEJ APS
C/O KEREBY APS, GÖTEBORG PLADS 1, 9., 2150 NORDHAVN
ANNUAL REPORT
1 JANUARY - 31 DECEMBER 2019

**The Annual Report has been presented and
adopted at the Company's Annual General
Meeting on 28 August 2020**

Cecilie Rust

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COMPANY DETAILS**Company**

DK Resi Propco Steenwinkelsvej ApS
c/o Kereby ApS, Göteborg Plads 1, 9.
2150 Nordhavn

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CVR No.: 37 50 55 36
Established: 2 March 2016
Registered Office: Copenhagen
Financial Year: 1 January - 31 December

Board of Executives

Solveig Diana Hoffmann
Donatella Fanti
Lars Pærregaard

STATEMENT BY BOARD OF EXECUTIVES

Today the Board of Executives have discussed and approved the Annual Report of DK Resi Propco Steenwinkelsvej ApS for the financial year 1 January - 31 December 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 Company's financial position at 31 December 2019 and of the results of the Company's operations for the financial year 1 January - 31 December 2019.

The Management's Review includes in our opinion a fair presentation of the matters dealt with in the Review.

The board of executives remain of the opinion that the conditions for opting out of audit have been fulfilled.

We recommend the Annual Report be approved at the Annual General Meeting.

Copenhagen, 28 August 2020

Board of Executives

Solveig Diana Hoffmann

Donatella Fanti

Lars Pærregaard

ENGAGEMENT TO COMPILE FINANCIAL INFORMATION

To the Shareholder of DK Resi Propco Steenwinkelsvej ApS

We have compiled the Financial Statements of DK Resi Propco Steenwinkelsvej ApS for the financial year 1 January - 31 December 2019 based on the Company's accounting records and other information provided by Management.

The Financial Statements comprise a summary of income statement, balance sheet, notes and significant accounting policies.

We performed this compilation engagement in accordance with the International Standard, Compilation Engagements.

We have applied our professional expertise to assist Management in the preparation and presentation of the Financial Statements in accordance with the Danish Financial Statements Act. We have complied with relevant statutory provisions of the Danish Audit Act, the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark.

The Financial Statements and the accuracy and completeness of the information used to compile the Financial Statements are Management's responsibility.

Since an engagement to compile financial information is not an assurance engagement, we are not required to verify the accuracy or completeness of the information provided by Management to us to compile the Financial Statements. Accordingly, we do not express an audit opinion or a review conclusion on whether the Financial Statements are prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 28 August 2020

BDO Statsautoriseret revisionsaktieselskab
CVR no. 20 22 26 70

Martin Dahl Jensen
State Authorised Public Accountant
MNE no. mne34294

MANAGEMENT'S REVIEW

Principal activities

The objects of the company are acquisition, sale and letting out of real property.

Exceptional matters

The accounting estimate at recognition and measurement of deferred tax assets is changed, so that the value of the tax assets is measured at DKK 0. The change of the accounting estimate is related to the uncertainty regarding the time of utilization of the tax asset. The change of the accounting estimate is recognised in the income statement for the year.

Development in activities and financial position

It is Management's assessment that the Company has sufficient capital resources, including liquidity, for its continued operations in the financial year 2020.

Furthermore, it is Management's assessment that operations for the coming financial years will be able to generate profits/or contribution of additional capital can be obtained, which will reestablish the share capital.

Events after the balance sheet date

No events have occurred after the balance sheet date which would influence the evaluation of the annual report. The outbreak and the spreading of the COVID-19 disease in early 2020 have not had and are not expected to have any material impact on the Entity's financial position and developments as the Entity's rental income is received from lessees who have a high credit rating and have paid a deposit as security for rent payments.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	Note	2019 DKK	2018 DKK
GROSS PROFIT		705,302	-931,573
Depreciation, amortisation and impairment.....		-355,358	-337,406
OPERATING PROFIT		349,944	-1,268,979
Other financial income.....	1	180,955	0
Other financial expenses.....	2	-1,126,548	-445,534
LOSS BEFORE TAX		-595,649	-1,714,513
Tax on profit/loss for the year.....	3	-513,370	377,193
LOSS FOR THE YEAR		-1,109,019	-1,337,320
PROPOSED DISTRIBUTION OF LOSS			
Retained earnings.....		-1,109,019	-1,337,320
TOTAL		-1,109,019	-1,337,320

BALANCE SHEET AT 31 DECEMBER

ASSETS	Note	2019 DKK	2018 DKK
Land and buildings.....		27,074,238	25,732,802
Tangible fixed assets.....	4	27,074,238	25,732,802
FIXED ASSETS.....		27,074,238	25,732,802
Receivables from group enterprises.....		5,765,139	0
Deferred tax assets.....		0	533,145
Other receivables.....		73,189	53,930
Prepayments and accrued income.....		7,834	0
Receivables.....		5,846,162	587,075
Cash and cash equivalents.....		964,629	1,007,592
CURRENT ASSETS.....		6,810,791	1,594,667
ASSETS.....		33,885,029	27,327,469
EQUITY AND LIABILITIES			
Share capital.....		50,000	50,000
Retained earnings.....		-4,025,727	-2,916,708
EQUITY.....	5	-3,975,727	-2,866,708
Bank loan.....		23,178,333	22,507,984
Long-term liabilities.....	6	23,178,333	22,507,984
Trade payables.....		95,277	111,220
Payables to group enterprises.....		13,199,179	6,892,002
Other liabilities.....		928,497	233,371
Prepayments received from customers.....		459,470	449,600
Current liabilities.....		14,682,423	7,686,193
LIABILITIES.....		37,860,756	30,194,177
EQUITY AND LIABILITIES.....		33,885,029	27,327,469
Contingencies etc.	7		
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NOTES

	2019 DKK	2018 DKK	Note
Other financial income			1
Group enterprises.....	180,955	0	
	180,955	0	
Other financial expenses			2
Group enterprises.....	527,486	171,903	
Other interest expenses.....	599,062	273,631	
	1,126,548	445,534	
Tax on profit/loss for the year			3
Adjustment of tax in previous years.....	76,899	0	
Adjustment of deferred tax.....	436,471	-377,193	
	513,370	-377,193	
Tangible fixed assets			4
		Land and buildings	
Cost at 1 January 2019.....		26,495,244	
Additions.....		1,696,794	
Cost at 31 December 2019.....		28,192,038	
Depreciation and impairment losses at 1 January 2019.....		762,442	
Depreciation for the year.....		355,358	
Depreciation and impairment losses at 31 December 2019.....		1,117,800	
Carrying amount at 31 December 2019.....		27,074,238	
Equity			5
	Share capital	Retained earnings	Total
Equity at 1 January 2019.....	50,000	-2,916,708	-2,866,708
Proposed distribution of loss.....		-1,109,019	-1,109,019
Equity at 31 December 2019.....	50,000	-4,025,727	-3,975,727
Long-term liabilities			6
	31/12 2019 total liabilities	Repayment next year	Debt outstanding after 5 years
			31/12 2018 total liabilities
			Current portion at the beginning of the year
Mortgage debt.....	23,178,333	0	0 22,507,984
	23,178,333	0	0 22,507,984

NOTES**Note****Contingencies etc.****7****Joint liabilities**

The company is jointly and severally liable together with the parent company and the other group companies in the jointly taxed group for tax on the group's jointly taxed income and for certain possible withholding taxes such as dividend tax and royalty tax.

Tax payable of the group's jointly taxed income is stated in the annual report of DK Resi Holdco I ApS, which serves as management company for the joint taxation.

Charges and securities**8**

Bank loan is secured by mortgages in properties amounting to DKK 27,074,238.

The carrying amount of mortgage debt is DKK 23,178,333.

Consolidated financial statements**9**

The company is included in the consolidated financial statements of DK Resi Holdco I ApS, c/o Kereby ApS, Göteborg Plads 1, 9., 2150 Nordhavn.

ACCOUNTING POLICIES

The Annual Report of DK Resi Propco Steenwinkelsvej ApS for 2019 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class B and certain provisions applying to reporting class C.

The Annual Report is prepared consistently with the accounting principles applied last year.

Change of accounting estimate

The accounting estimate at recognition and measurement of deferred tax assets is changed, so that the value of the tax assets is measured at DKK 0. The change of the accounting estimate is related to the uncertainty regarding the time of utilization of the tax asset. The change of the accounting estimate is recognised in the income statement for the year.

INCOME STATEMENT

Gross profit or loss

Gross Profit or loss comprises revenue and external expenses.

Net revenue

Rental income and expenses have been accrued to cover the period up to the end of the financial year. Payments charged to cover heating are not included in rental income.

Other operating income

Other operating income includes items of a secondary nature in relation to the enterprises' principal activities, including profit from sale of intangible and tangible fixed assets.

Other external expenses

Other external expenses include cost of sales, advertising, administration, buildings, bad debts, operating lease expenses, etc.

Financial income and expenses

Financial income and expenses include interest income and expenses, debt and transactions in foreign currencies, amortisation of financial assets and liabilities as well as charges and allowances under the tax-on-account scheme etc. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

Tax

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that may be attributed to the profit for the year, and is recognised directly in the equity by the portion that may be attributed to entries directly to the equity.

BALANCE SHEET

Tangible fixed assets

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used. As regards self-manufactured assets, the cost price includes cost of materials, components, subcontractors, direct payroll and indirect production costs.

ACCOUNTING POLICIES

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value:

	Useful life	Residual value
Buildings.....	50 years	25 %

Estimated useful lives and residual values are reassessed annually.

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Impairment of fixed assets

The carrying amount of tangible assets are valued on an annual basis for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the net realisable value is lower than the carrying amount, the assets are written down to the lower value.

The recoverable amount is calculated at the higher of net selling price and capital value. The capital value is determined as the fair value of the expected net cash flows from the use of the asset or group of assets and the expected net cash flows from sale of the asset or group of assets after the end of its useful life.

Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is reduced by impairment losses to meet expected losses.

Accruals, assets

Accruals recognised as assets include costs incurred relating to the subsequent financial year.

Cash and cash equivalents

Cash comprises bank deposits.

Tax payable and deferred tax

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

The company is subject to joint taxation with Danish group companies. The current corporation tax is distributed among the joint taxable companies in proportion to their taxable income and with full allocation and refund related to tax losses. The joint taxable companies are included in tax-on-account scheme. Joint taxation contributions receivable and payable are recognised in the balance sheet under current assets and liabilities, respectively.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured at the expected realisable value of the asset, either by set-off against tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the balance sheet date will be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

ACCOUNTING POLICIES

Liabilities

Amortised cost of current liabilities usually corresponds to nominal value.