

**REI Denmark Solvgade Holding A/S**  
**Kristian Bernikowsgade 4, 1. sal, 1105 København K**

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**Annual report**

**2022**

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**Company reg. no. 37 64 68 81**

The annual report was submitted and approved by the general meeting on the 14 July 2023.

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**Line Verroken**  
Chairman of the meeting

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#### Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS 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 statement**

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Today, the Board of Directors and the Managing Director have approved the annual report of REI Denmark Solvgade Holding A/S for the financial year 2022.

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

We consider the chosen accounting policy to be appropriate, and 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 true and 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 K, 14 July 2023

### **Managing Director**

Kathrine Juel Bjørck Andersen

### **Board of directors**

Michiel Thomas Moll  
Chairman

Line Verroken

Alexander Juel Rosentorn

## **Independent auditor's report**

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### **To the Shareholders of REI Denmark Solvgade Holding A/S**

#### **Opinion**

We have audited the financial statements of REI Denmark Solvgade Holding A/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, for the Company. 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 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 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. 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 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

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As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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.

### 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.

## Independent auditor's report

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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 Statement Act. We did not identify any material misstatement of Management's Review.

Copenhagen, 14 July 2023

### **KPMG**

Statsautoriseret Revisionspartnerselskab  
Company reg. no. 25 57 81 98

Henrik Y. Jensen

State Authorised Public Accountant  
mne35442

## Company information

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<b>The company</b>	REI Denmark Solvgade Holding A/S Kristian Bernikowsgade 4, 1. sal 1105 København K  Company reg. no. 37 64 68 81 Financial year: 1 January - 31 December 7th financial year
<b>Board of directors</b>	Michiel Thomas Moll, Chairman Line Verroken Alexander Juel Rosentorn
<b>Managing Director</b>	Kathrine Juel Bjørck Andersen
<b>Auditors</b>	KPMG Statsautoriseret Revisionspartnerselskab Dampfærgevej 28 2100 København Ø
<b>Parent company</b>	REI Investment I B.V Prinses Beatrixlaan 35 2595 AK, The Hague Holland
<b>Subsidiary</b>	REI Denmark Solvgade A/S, København

## **Management´s review**

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### **The principal activities of the company**

Like previous years, the activities is to directly or indirectly own, manage, develop and renting out properties.

### **Development in activities and financial matters**

Income or loss from ordinary activities after tax totals DKK 10.191.018 against DKK 98.510.453 last year. Management considers the net profit or loss for the year satisfactory.

### **Events occurring after the end of the financial year**

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



## Accounting policies

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The annual report for REI Denmark Solvgade Holding A/S 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.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

### 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

### Revenue

The enterprise will be applying IAS 11 and IAS 18 as its basis of interpretation for the recognition of revenue.

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Revenue is measured at the fair value of the consideration promised exclusive of VAT and taxes and less any discounts relating directly to sales.

### Other external costs

Other external costs comprise costs incurred for administration and loss on receivables.

### Results from investment in subsidiary

After full elimination of intercompany profit or loss less amortised consolidated goodwill, the investment in the subsidiary is recognised in the income statement as a proportional share of the subsidiary' post-tax profit or loss.

## Accounting policies

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### 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.

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

### Impairment loss relating to non-current assets

#### Investments

##### Investments in subsidiarie

Investments in subsidiary is recognised and measured by applying the equity method. The equity method is used as a method of consolidation.

Investments in subsidiary is recognised in the statement of financial position at the proportionate share of the enterprise's equity value. This value is calculated in accordance with the parent's accounting policies with deductions or additions of unrealised intercompany gains and losses as well as with additions or deductions of the remaining value of positive or negative goodwill calculated in accordance with the acquisition method. Negative goodwill is recognised in the income statement at the time of acquisition of the equity investment. If the negative goodwill relates to contingent liabilities acquired, negative goodwill is not recognised until the contingent liabilities have been settled or lapsed.

In relation to material assets and liabilities recognised in subsidiarie but are not represented in the parent, the following accounting policies have been applied.

Investments in subsidiary with a negative equity value is measured at DKK 0, and any accounts receivable from these enterprises are written down to the extent that the account receivable is uncollectible. To the extent that the parent has a legal or constructive obligation to cover an negative balance that exceeds the account receivable, the remaining amount is recognised under provisions.

To the extent the equity exceeds the cost, the net revaluation of equity investment in subsidiary transferred to the reserve under equity for net revaluation according to the equity method. Dividend from subsidiary expected to be adopted before the approval of this annual report are not subject to a limitation of the revaluation reserve. The reserve is adjusted by other equity movements in subsidiarie.

#### Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

## Accounting policies

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In order to meet expected losses, impairment takes place at the net realisable value. The company has chosen to use IAS 39 as a basis for interpretation when recognising impairment of financial assets, which means that impairments must be made to offset losses where an objective indication is deemed to have occurred that an account receivable or a portfolio of accounts receivable is impaired. If an objective indication shows that an individual account receivable has been impaired, an impairment takes place at individual level.

Accounts receivable for which there is no objective indication of impairment at the individual level are evaluated at portfolio level for objective indication of impairment. The portfolios are primarily based on the debtors' domicile and credit rating in accordance with the company's and the group's credit risk management policy. Determination of the objective indicators applied for portfolios are based on experience with historical losses.

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

### Equity

#### **Reserve for net revaluation according to the equity method**

The reserve for net revaluation according to the equity method comprises net revaluation of equity investments in subsidiaries, associates and equity interests proportional to cost.

The reserve may be eliminated in the event of losses, realisation of equity investments, or changes in the accounting estimates.

The reserve cannot be recognised by a negative amount.

#### **Liabilities other than provisions**

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

## Income statement 1 January - 31 December

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All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
Other external costs	0	-9.855
<b>Gross profit</b>	<b>0</b>	<b>-9.855</b>
Income from equity investment in subsidiarie	10.191.018	98.520.308
<b>Pre-tax net profit or loss</b>	<b>10.191.018</b>	<b>98.510.453</b>
<b>Net profit for the year</b>	<b>10.191.018</b>	<b>98.510.453</b>
<b>Proposed distribution of net profit:</b>		
Extraordinary dividend distributed during the financial year	0	18.625.000
Reserves for net revaluation according to the equity method	10.191.018	79.895.308
Allocated from retained earnings	0	-9.855
<b>Total allocations and transfers</b>	<b>10.191.018</b>	<b>98.510.453</b>

## Balance sheet at 31 December

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All amounts in DKK.

<b>Assets</b>			
<u>Note</u>		<u>2022</u>	<u>2021</u>
<b>Non-current assets</b>			
2	Investment in group enterprise	<u>196.410.796</u>	<u>186.219.778</u>
	Total investments	<u>196.410.796</u>	<u>186.219.778</u>
	<b>Total non-current assets</b>	<b><u>196.410.796</u></b>	<b><u>186.219.778</u></b>
<b>Current assets</b>			
	Receivables from group enterprises	<u>5.621.533</u>	<u>5.621.533</u>
	Total receivables	<u>5.621.533</u>	<u>5.621.533</u>
	<b>Total current assets</b>	<b><u>5.621.533</u></b>	<b><u>5.621.533</u></b>
	<b>Total assets</b>	<b><u>202.032.329</u></b>	<b><u>191.841.311</u></b>

## Balance sheet at 31 December

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All amounts in DKK.

<u>Note</u>	<u>2022</u>	<u>2021</u>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Contributed capital	20.000.000	20.000.000
Reserve for net revaluation according to the equity method	182.085.559	171.894.541
Retained earnings	-68.230	-68.230
<b>Total equity</b>	<b><u>202.017.329</u></b>	<b><u>191.826.311</u></b>
<b>Liabilities other than provisions</b>		
Trade payables	<u>15.000</u>	<u>15.000</u>
Total short term liabilities other than provisions	<u>15.000</u>	<u>15.000</u>
<b>Total liabilities other than provisions</b>	<b><u>15.000</u></b>	<b><u>15.000</u></b>
<b>Total equity and liabilities</b>	<b><u>202.032.329</u></b>	<b><u>191.841.311</u></b>

3 Contingencies

4 Related parties

## Statement of changes in equity

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All amounts in DKK.

	<u>Contributed capital</u>	<u>Reserve for net revaluation according to the equity method</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 January 2022	20.000.000	171.894.541	-68.230	191.826.311
Profit for the year brought forward	<u>0</u>	<u>10.191.018</u>	<u>0</u>	<u>10.191.018</u>
	<u>20.000.000</u>	<u>182.085.559</u>	<u>-68.230</u>	<u>202.017.329</u>

## Notes

All amounts in DKK.

	<u>2022</u>	<u>2021</u>
<b>1. Staff costs</b>		
Average number of employees	<u>0</u>	<u>0</u>
<b>2. Investment in group enterprise</b>		
Acquisition sum, opening balance 1 January	<u>14.325.237</u>	<u>14.325.237</u>
<b>Cost 31 December</b>	<u><b>14.325.237</b></u>	<u><b>14.325.237</b></u>
Revaluations, opening balance 1 January	171.894.541	91.999.233
Results for the year before goodwill amortisation	10.191.018	98.275.194
Reversal of prior revaluations	0	245.114
Dividend last year	<u>0</u>	<u>-18.625.000</u>
<b>Revaluation 31 December</b>	<u><b>182.085.559</b></u>	<u><b>171.894.541</b></u>
<b>Carrying amount, 31 December</b>	<u><b>196.410.796</b></u>	<u><b>186.219.778</b></u>

### Financial highlights for the enterprise according to the latest approved annual report

	Equity interest	Equity	Results for the year	Carrying amount, REI Denmark Solvgade Holding A/S
REI Denmark Solvgade A/S, København	100 %	<u>196.410.796</u>	<u>10.191.018</u>	<u>196.410.796</u>
		<u><b>196.410.796</b></u>	<u><b>10.191.018</b></u>	<u><b>196.410.796</b></u>

### 3. Contingencies

#### Joint taxation

With REI Denmark Copenhagen ApS, company reg. no 36045213 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.



## Notes

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All amounts in DKK.

### 3. Contingencies (continued)

#### Joint taxation (continued)

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

### 4. Related parties

#### Consolidated financial statements

The company is a part of the consolidated financial statements of REI Investment I B.V and ING Groep N.V and can be obtained at the following address:

#### Largest group:

ING Groep N.V  
Bijlmerplein 888  
1102 MG Amsterdam  
P.O Box 1800, 1000 BV Amsterdam  
The Netherlands

#### Smallest group:

REI Investment I B.V.  
Prinses Beatrixlann 35  
90504, 2509LM's - Gravenhage