
IED Valby HoldCo ApS

c/o Capital Investment A/S, Sankt Annæ Plads 13, 2.
th., DK-1250 København K

Annual Report for 1 July - 31 December 2019

CVR No 37 67 53 34

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
31/8 2020

Paul Farmer
Chairman of the General
Meeting



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Management's Statement

The Executive Board has today considered and adopted the Annual Report of IED Valby HoldCo ApS for the financial year 1 July - 31 December 2019.

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 at 31 December 2019 of the Company and of the results of the Company operations for 2019.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 31 August 2020

Executive Board

Paul Farmer
Executive Officer

Roger Rolf Wilhelm Hennig
Executive Officer

Eva Kristina Granlund
Executive Officer

Independent Auditor's Report

To the Shareholder of IED Valby HoldCo ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 July - 31 December 2019 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of IED Valby HoldCo ApS for the financial year 1 July - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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, in our view, 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 in Management's Review.

Independent Auditor's Report

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.

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.

Independent Auditor's Report

- 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.

Hellerup, 31 August 2020

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Maj-Britt Nørskov Nannestad

statsautoriseret revisor

mne32198

Company Information

The Company

IED Valby HoldCo ApS
c/o Capital Investment A/S
Sankt Annæ Plads 13, 2. th.
DK-1250 København K

CVR No: 37 67 53 34
Financial period: 1 July - 31 December
Municipality of reg. office: København K

Executive Board

Paul Farmer
Roger Rolf Wilhelm Hennig
Eva Kristina Granlund

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Management's Review

Financial Statements of IED Valby HoldCo ApS for 2019 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The company has in 2019 accquired the shares in IED Valby Maskinfabrik HoldCo ApS, who owns the shares of the property investement company IED Valby Maskinfabrik PropCo ApS. Due to this acquisition, the company has chanced its financial year to follow the calender year, and therefor the financial period for this year is from 1 July to 31 December 2019.

Key activities

The company's purpose is to operate as holding company by owning investments in enterprises that acquire, see and manage real estate both directly and through a company.

Development in the year

The income statement of the Company for 2019 shows a loss of DKK 16,224,924, and at 31 December 2019 the balance sheet of the Company shows equity of DKK 82,201,956.

Subsequent events

The Company's outlook for the future will be affected by the COVID-19 outbreak and the measures taken by governments in most of the world to mitigate the impacts of the outbreak, see also subsequent events disclosures in note 1.

Company Management has tried to estimate the effect of COVID-19 on the expected revenue and net profit of the Company. It is, however, too early yet to give an opinion as to the extent of the implications. Therefore, Management finds itself unable to disclose reliably its outlook for the future in accordance with section 12 of the Danish Financial Statements Act.

Income Statement 1 July - 31 December

	Note	1/7 - 31/12 2019 DKK	2018/19 DKK
Gross profit/loss		-54.861	-4.000
Income from investments in subsidiaries		-13.916.208	0
Financial income	2	491.466	0
Financial expenses	3	-3.396.497	0
Profit/loss before tax		-16.876.100	-4.000
Tax on profit/loss for the year	4	651.176	880
Net profit/loss for the year		-16.224.924	-3.120

Distribution of profit

Proposed distribution of profit

Retained earnings		-16.224.924	-3.120
		-16.224.924	-3.120

Balance Sheet 31 December

Assets

	Note	1/7 - 31/12 2019 DKK	2018/19 DKK
Investments in subsidiaries	5	196.631.264	0
Fixed asset investments		196.631.264	0
Fixed assets		196.631.264	0
Receivables from group enterprises		18.132.467	0
Corporation tax		652.056	880
Receivables		18.784.523	880
Cash at bank and in hand		29.747.976	50.000
Currents assets		48.532.499	50.880
Assets		245.163.763	50.880

Balance Sheet 31 December

Liabilities and equity

	Note	1/7 - 31/12 2019 DKK	2018/19 DKK
Share capital		50.001	50.000
Share premium account		98.379.999	0
Retained earnings		-16.228.044	-3.120
Equity		82.201.956	46.880
Payables to group enterprises		152.969.826	0
Long-term debt	6	152.969.826	0
Trade payables		50.000	0
Payables to group enterprises	6	26.293	0
Other payables		9.915.688	4.000
Short-term debt		9.991.981	4.000
Debt		162.961.807	4.000
Liabilities and equity		245.163.763	50.880
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Statement of Changes in Equity

	Share capital DKK	Share premium account DKK	Retained earnings DKK	Total DKK
Equity at 1 July	50.000	0	-3.120	46.880
Cash capital increase	1	98.379.999	0	98.380.000
Net profit/loss for the year	0	0	-16.224.924	-16.224.924
Equity at 31 December	50.001	98.379.999	-16.228.044	82.201.956

Notes to the Financial Statements

1 Subsequent events

Company Management has tried to estimate the effect of COVID-19 on the expected revenue and net profit of the Company. It is, however, too early yet to give an opinion as to the extent of the implications. Therefore, Management finds itself unable to disclose reliably its outlook for the future in accordance with section 12 of the Danish Financial Statements Act.

Besides the above, no other events have occurred after the balance sheet date up to this date, which would influence the evaluation of this annual report.

2 Financial income

	1/7 - 31/12 2019 DKK	2018/19 DKK
Interest received from group enterprises	491.111	0
Other financial income	355	0
	491.466	0

3 Financial expenses

Interest paid to group enterprises	3.349.826	0
Other financial expenses	46.671	0
	3.396.497	0

4 Tax on profit/loss for the year

Current tax for the year	-651.176	-880
	-651.176	-880

Notes to the Financial Statements

	1/7 - 31/12 2019 DKK	2018/19 DKK
5 Investments in subsidiaries		
Cost at 1 July	0	0
Additions for the year	210.547.472	0
Cost at 31 December	210.547.472	0
Value adjustments at 1 July	0	0
Revaluations for the year, net	-13.916.208	0
Value adjustments at 31 December	-13.916.208	0
Carrying amount at 31 December	196.631.264	0

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Votes and ownership	Equity	Net profit/loss for the year
IED Valby Maskinfabrik HoldCo ApS	Denmark	100%	159.721.181	-1.839.744

6 Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	1/7 - 31/12 2019 DKK	2018/19 DKK
Payables to group enterprises		
Between 1 and 5 years	152.969.826	0
Long-term part	152.969.826	0
Other short-term debt to group enterprises	26.293	0
	152.996.119	0

Notes to the Financial Statements

7 Contingent assets, liabilities and other financial obligations

Contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Valby Holdco ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

8 Related parties

Basis

Controlling interest

Alpha Z Immo Europa S.à r.l.

Ownership of shares

Transactions

The Company has chosen only to disclose transactions which have not been made on an arm's length basis in accordance with section 98(c)(7) of the Danish Financial Statements Act. However, no such transactions have taken place during the year.

Ownership

The following shareholder is recorded in the Company's register of shareholders as holding at least 5% of the votes or at least 5% of the share capital:

Alpha Z Immo Europa S.à r.l.

Notes to the Financial Statements

9 Accounting Policies

The Annual Report of IED Valby HoldCo ApS for 2019 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The Financial Statements for 2019 are presented in DKK.

Changes in accounting policies

The company has in 2019 acquired the shares in IED Valby Maskinfabrik HoldCo ApS, who owns the shares of the property investment company IED Valby Maskinfabrik PropCo ApS. Due to this acquisition, the company has changed its financial year to follow the calendar year, and therefore the financial period for this year is from 1 July to 31 December 2019.

Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Income Statement

Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

Notes to the Financial Statements

9 Accounting Policies (continued)

Income from investments in subsidiaries

Dividends from subsidiaries are recognised as income in the income statement when adopted at the General Meeting of the subsidiary. However, dividends relating to earnings in the subsidiary before it was acquired by the Parent Company are set off against the cost of the subsidiary.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with wholly owned Danish and foreign subsidiaries. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance Sheet

Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans, such as mortgage loans and loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the

Notes to the Financial Statements

9 Accounting Policies (continued)

loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.