
IED Valby HoldCo ApS

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

Annual Report for 2020

CVR No. 37 67 53 34

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 24/6 2021

Paul Farmer
Chairman of the
general meeting



Contents

	<u>Page</u>
Management's Statement and Auditor's Report	
Management's statement	1
Independent Auditor's report	2
Management's Review	
Company information	4
Management's review	5
Financial Statements	
Income statement 1 January 2020 - 31 December 2020	6
Balance sheet 31 December 2020	7
Statement of changes in equity	9
Notes to the Financial Statements	10

Management's statement

The Executive Board has today considered and adopted the Financial Statements of IED Valby HoldCo ApS for the financial year 1 January - 31 December 2020.

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.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Copenhagen, 24 June 2021

Executive Board

Paul Farmer
Manager

Roger Rolf Wilhelm Hennig
Manager

Eva Kristina Granlund
Manager

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 2020 and of the results of the Company's operations for the financial year 1 January - 31 December 2020 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of IED Valby HoldCo ApS for the financial year 1 January - 31 December 2020, 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.

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.

Independent Auditor's report

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.
- 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, 24 June 2021

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Maj-Britt Nørskov Nannestad

State Authorised Public Accountant

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 January - 31 December Incorporated: 1 May 2016 Financial year: 4th financial year Municipality of reg. office: Copenhagen
Executive board	Paul Farmer Roger Rolf Wilhelm Hennig Eva Kristina Granlund
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup

Management's review

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 2020 shows a loss of DKK 8,288,943, and at 31 December 2020 the balance sheet of the Company shows positive equity of DKK 73,913,013.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income statement 1 January - 31 December

	Note	2020 DKK 12 months	2019 DKK 6 months
Gross profit/loss		28,633	-54,861
Deficit from investments in subsidiaries		-328,848	-13,916,208
Financial income	1	1,728,333	491,466
Financial expenses	2	-11,962,216	-3,396,497
Profit/loss before tax		-10,534,098	-16,876,100
Tax on profit/loss for the year	3	2,245,155	651,176
Net profit/loss for the year		-8,288,943	-16,224,924

Distribution of profit

	2020 DKK	2019 DKK
Proposed distribution of profit		
Retained earnings	-8,288,943	-16,224,924
	-8,288,943	-16,224,924

Balance sheet 31 December

Assets

	Note	2020 DKK	2019 DKK
Investments in subsidiaries	4	196,631,214	196,631,264
Fixed asset investments		196,631,214	196,631,264
Fixed assets		196,631,214	196,631,264
Receivables from group enterprises		21,016,240	18,132,467
Corporation tax		2,896,331	652,056
Receivables		23,912,571	18,784,523
Cash at bank and in hand		18,169,349	29,747,976
Current assets		42,081,920	48,532,499
Assets		238,713,134	245,163,763

Balance sheet 31 December

Liabilities and equity

	Note	2020 DKK	2019 DKK
Share capital		50,001	50,001
Share premium account		98,379,999	98,379,999
Retained earnings		-24,516,987	-16,228,044
Equity		73,913,013	82,201,956
Payables to group enterprises		164,758,634	152,969,826
Long-term debt	5	164,758,634	152,969,826
Trade payables		30,000	50,000
Payables to group enterprises		0	26,293
Other payables		11,487	9,915,688
Short-term debt		41,487	9,991,981
Debt		164,800,121	162,961,807
Liabilities and equity		238,713,134	245,163,763
Contingent assets, liabilities and other financial obligations	6		
Related parties	7		
Accounting Policies	8		

Statement of changes in equity

	Share capital	Share premium account	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	50,001	98,379,999	-16,228,044	82,201,956
Net profit/loss for the year	0	0	-8,288,943	-8,288,943
Equity at 31 December	50,001	98,379,999	-24,516,987	73,913,013

Notes to the Financial Statements

1. Financial income

	2020 DKK	2019 DKK
Interest received from group enterprises	1,728,333	491,111
Other financial income	0	355
	<u>1,728,333</u>	<u>491,466</u>

2. Financial expenses

	2020 DKK	2019 DKK
Interest paid to group enterprises	11,788,809	3,349,826
Other financial expenses	173,407	46,671
	<u>11,962,216</u>	<u>3,396,497</u>

3. Income tax expense

	2020 DKK	2019 DKK
Current tax for the year	-2,245,155	-651,176
	<u>-2,245,155</u>	<u>-651,176</u>

Notes to the Financial Statements

	2020 DKK	2019 DKK
4. Investments in subsidiaries		
Cost at 1 January	210,547,472	0
Additions for the year	0	210,547,472
Cost at 31 December	210,547,472	210,547,472
Value adjustments at 1 January	-13,916,208	0
Revaluations for the year, net	-50	-13,916,208
Value adjustments at 31 December	-13,916,258	-13,916,208
Carrying amount at 31 December	196,631,214	196,631,264

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Ownership and Votes	Equity	Net profit/loss for the year
IED Valby Maskinfabrik HoldCo ApS	Denmark	100%	159,721,181	0

5. 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:

	2020 DKK	2019 DKK
Payables to group enterprises		
After 5 years	0	0
Between 1 and 5 years	164,758,634	152,969,826
Long-term part	164,758,634	152,969,826
Within 1 year	0	0
Other short-term debt to group enterprises	0	26,293
Short-term part	0	26,293
	164,758,634	152,996,119

Notes to the Financial Statements

6. 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.

7. Related parties

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

8. Accounting policies

The Annual Report of IED Valby HoldCo ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The Financial Statements for 2020 are presented in DKK.

Changes in accounting policies

The company has in 2019 accquired 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 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.

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 expenses for premises, sales and distribution as well as office expenses, etc.

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.

Notes to the Financial Statements

The Company is jointly taxed with wholly 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 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 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.