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# ***Berlin Wohnungs Invest K/S***

Gl. Torv 2, 1. 4., DK-5800 Nyborg

## **Annual Report for 1 January - 31 December 2021**

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CVR No 38 03 03 96

The Annual Report was  
presented and adopted at  
the Annual General  
Meeting of the Company on  
21/4 2022

Jesper Kim Pedersen  
Chairman of the General  
Meeting



**pwc**

# Contents

	<u>Page</u>
<b>Management's Statement and Auditor's Report</b>	
Management's Statement	1
Independent Auditor's Report	2
<b>Management's Review</b>	
Company Information	5
Financial Highlights	6
Management's Review	7
<b>Consolidated and Parent Company Financial Statements</b>	
Income Statement 1 January - 31 December	8
Balance Sheet 31 December	9
Statement of Changes in Equity	11
Cash Flow Statement 1 January - 31 December	12
Notes to the Financial Statements	13

## **Management's Statement**

The Executive Board has today considered and adopted the Annual Report of Berlin Wohnungs Invest K/S for the financial year 1 January - 31 December 2021.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements and the Consolidated Financial Statements give a true and fair view of the financial position at 31 December 2021 of the Company and the Group and of the results of the Company and Group operations and of consolidated cash flows for 2021.

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

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

Nyborg, 21 April 2022

### **Executive Board**

Komplementaranpartsselskabet  
for Berlin Wohnungs Invest

# Independent Auditor's Report

To the Shareholders of Berlin Wohnungs Invest K/S

## Opinion

In our opinion, the Consolidated Financial Statements and the Parent Company Financial Statements give a true and fair view of the financial position of the Group and the Parent Company at 31 December 2021 and of the results of the Group's and the Parent Company's operations and of consolidated cash flows for the financial year 1 January - 31 December 2021 in accordance with the Danish Financial Statements Act.

We have audited the Consolidated Financial Statements and the Parent Company Financial Statements of Berlin Wohnungs Invest K/S for the financial year 1 January - 31 December 2021, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies, for both the Group and the Parent Company, as well as consolidated statement of cash flows ("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 Group 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.

## 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 Consolidated Financial Statements and the Parent Company 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 consolidated financial statements and parent company 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 Group's and 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 Group or 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 and the Group'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 Group's and 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

## Independent Auditor's Report

audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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.

Odense, 21 April 2022

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Line Hedam  
statsautoriseret revisor  
mne27768

Brian Petersen  
statsautoriseret revisor  
mne33722

## **Company Information**

### **The Company**

Berlin Wohnungs Invest K/S  
Gl. Torv 2, 1. 4.  
DK-5800 Nyborg

CVR No: 38 03 03 96

Financial period: 1 January - 31 December

Municipality of reg. office: Nyborg

### **Executive Board**

Komplementaranpartsselskabet for Berlin Wohnungs Invest

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Munkebjergvænget 1, 3. og 4. sal  
DK-5230 Odense M

# Financial Highlights

Seen over a five-year period, the development of the Group is described by the following financial highlights:

	<b>Group</b>				
	2021 TDKK	2020 TDKK	2019 TDKK	2018 TDKK	2016/2017 TDKK
<b>Key figures</b>					
<b>Profit/loss</b>					
Revenue	37,860	35,462	34,389	25,676	10,238
Gross profit/loss	102,693	81,280	129,719	80,845	38,705
Operating profit/loss	97,584	77,180	125,024	76,967	34,581
Profit/loss before financial income and expenses	97,584	77,180	125,024	76,967	34,581
Net financials	-14,258	-14,267	-12,207	-8,221	-2,618
Net profit/loss for the year	83,984	60,805	112,290	68,687	31,963
<b>Balance sheet</b>					
Balance sheet total	1,041,087	938,084	829,394	708,879	453,495
Equity	528,453	444,912	404,194	303,064	179,598
<b>Cash flows</b>					
Cash flows from:					
- operating activities	926	5,801	1,030	9,929	5,824
- investing activities	-27,804	-57,632	-23,914	-70,072	-93,968
including investment in property, plant and equipment	-27,595	-41,299	-13,982	-68,944	-93,415
- financing activities	23,268	67,610	26,081	38,160	119,757
Change in cash and cash equivalents for the year	-3,610	15,779	3,197	-21,983	31,613
Number of employees	13	11	7	8	3
<b>Ratios</b>					
Gross margin	271.2%	229.2%	377.2%	314.9%	378.1%
Profit margin	257.7%	217.6%	363.6%	299.8%	337.8%
Return on assets	9.4%	8.2%	15.1%	10.9%	7.6%
Solvency ratio	50.8%	47.4%	48.7%	42.8%	39.6%
Return on equity	17.3%	14.3%	31.8%	28.5%	35.6%

The company's first financial year 2016/17 covers 15 months.



# Management's Review

## Primary activities

The Group's objective and activity consists of investment in rental property, primarily residential property situated in Berlin. The investments are made through German companies. The parent owns shares and handles the administration.

## Development in activities and finances

The Group's profit for the year amounts to DKK 83,326 thousand before tax , DKK 83,984 thousand after tax, and DKK 76,358 thousand after Minority interests. The profit excl. value adjustment of investment properties is considered satisfactory and in line with the expectations for the year. The profit for the year is positively affected by a value adjustment of the investment properties of DKK 78,164 thousand.

Equity incl. minority interests amounts to DKK 528,453 thousand at 31 December 2021 compared to a consolidated balance sheet total of DKK 1,041,087 thousand.

## Outlook

Net revenue in 2022 is expected to increase by 5-10% as a result of expected rent adjustment. Profit in 2022 before value adjustment of properties, tax and Minority interests is expected to increase by DKK 7,000 - 9,000 thousand due to the increase in revenue and reduced financial costs.

## Particular risks

The Company and the Group are affected by the interest development and the general development on the property market in Berlin.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

The continued Coronavirus pandemic has not and is not expected to have significant impact on the Group's financial statement, as the Group's revenue is primarily rental income from residential property.

The added market uncertainties i.a. as a result of rising energy prices, requirements due to climate change and the crisis in Ukraine have been subsumed in the valuation of investment properties based on best estimates.

## Income Statement 1 January - 31 December

	Note	Group		Parent Company	
		2021 TDKK	2020 TDKK	2021 TDKK	2020 TDKK
<b>Revenue</b>		<b>37,860</b>	<b>35,462</b>	<b>0</b>	<b>0</b>
Value adjustments of assets held for investment		78,164	57,125	0	0
Property costs		-6,867	-5,628	0	0
Other external expenses		-6,464	-5,679	-1,223	-1,101
<b>Gross profit/loss</b>		<b>102,693</b>	<b>81,280</b>	<b>-1,223</b>	<b>-1,101</b>
Staff expenses	1	-4,980	-3,990	-673	-749
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment	2	-129	-110	0	0
<b>Profit/loss before financial income and expenses</b>		<b>97,584</b>	<b>77,180</b>	<b>-1,896</b>	<b>-1,850</b>
Income from investments in subsidiaries		0	0	78,260	54,893
Financial income	3	177	356	84	15
Financial expenses		-14,435	-14,623	-90	-13
<b>Profit/loss before tax</b>		<b>83,326</b>	<b>62,913</b>	<b>76,358</b>	<b>53,045</b>
Tax on profit/loss for the year	4	658	-2,108	0	0
<b>Net profit/loss for the year</b>		<b>83,984</b>	<b>60,805</b>	<b>76,358</b>	<b>53,045</b>

# Balance Sheet 31 December

## Assets

	Note	Group		Parent Company	
		2021 TDKK	2020 TDKK	2021 TDKK	2020 TDKK
Investment properties	6	993,761	888,464	0	0
Other fixtures and fittings, tools and equipment	5	370	377	0	0
<b>Property, plant and equipment</b>		<b>994,131</b>	<b>888,841</b>	<b>0</b>	<b>0</b>
Investments in subsidiaries	7	0	0	443,546	391,310
Other investments	8	87	250	84	170
Deposits	8	6,332	5,524	0	0
Other receivables	8	583	571	583	571
<b>Fixed asset investments</b>		<b>7,002</b>	<b>6,345</b>	<b>444,213</b>	<b>392,051</b>
<b>Fixed assets</b>		<b>1,001,133</b>	<b>895,186</b>	<b>444,213</b>	<b>392,051</b>
Raw materials and consumables		133	43	0	0
<b>Inventories</b>		<b>133</b>	<b>43</b>	<b>0</b>	<b>0</b>
Trade receivables		1,615	1,110	0	0
Receivables from group enterprises		0	0	24,532	518
Other receivables		1,534	1,542	124	20
Prepayments	9	394	420	0	0
<b>Receivables</b>		<b>3,543</b>	<b>3,072</b>	<b>24,656</b>	<b>538</b>
<b>Cash at bank and in hand</b>		<b>36,278</b>	<b>39,783</b>	<b>410</b>	<b>107</b>
<b>Currents assets</b>		<b>39,954</b>	<b>42,898</b>	<b>25,066</b>	<b>645</b>
<b>Assets</b>		<b>1,041,087</b>	<b>938,084</b>	<b>469,279</b>	<b>392,696</b>

# Balance Sheet 31 December

## Liabilities and equity

	Note	Group		Parent Company	
		2021 TDKK	2020 TDKK	2021 TDKK	2020 TDKK
Contributed capital	10	150,000	150,000	150,000	150,000
Reserve for net revaluation under the equity method		0	0	300,239	248,002
Reserve for exchange rate conversion		-1,580	-1,432	0	0
Retained earnings		320,248	243,736	18,429	-5,698
<b>Equity attributable to shareholders of the Parent Company</b>		<b>468,668</b>	<b>392,304</b>	<b>468,668</b>	<b>392,304</b>
Minority interests		59,785	52,608	0	0
<b>Equity</b>		<b>528,453</b>	<b>444,912</b>	<b>468,668</b>	<b>392,304</b>
Mortgage loans		392,524	351,429	0	0
Payables to owners and Management		91,000	91,000	0	0
Deposits		6,343	5,536	0	0
Other payables		0	1,158	0	0
<b>Long-term debt</b>	12	<b>489,867</b>	<b>449,123</b>	<b>0</b>	<b>0</b>
Mortgage loans	12	11,344	11,067	0	0
Credit institutions		0	17,090	0	0
Trade payables		5,605	5,299	396	206
Corporation tax		1,636	2,295	0	0
Other payables	12	2,483	6,710	215	186
Deferred income	13	1,699	1,588	0	0
<b>Short-term debt</b>		<b>22,767</b>	<b>44,049</b>	<b>611</b>	<b>392</b>
<b>Debt</b>		<b>512,634</b>	<b>493,172</b>	<b>611</b>	<b>392</b>
<b>Liabilities and equity</b>		<b>1,041,087</b>	<b>938,084</b>	<b>469,279</b>	<b>392,696</b>
Distribution of profit	11				
Contingent assets, liabilities and other financial obligations	16				
Related parties	17				
Accounting Policies	18				

## Statement of Changes in Equity

### Group

	Contributed capital	Reserve for net revaluation under the equity method	Reserve for exchange rate conversion	Retained earnings	Equity excl. minority interests	Minority interests	Total
	TDKK	TDKK	TDKK	TDKK	TDKK	TDKK	TDKK
Equity at 1 January	150,000	0	-1,432	243,736	392,304	52,608	444,912
Exchange adjustments	0	0	-148	0	-148	-21	-169
Other equity movements	0	0	0	154	154	-426	-272
Net profit/loss for the year	0	0	0	76,358	76,358	7,624	83,982
<b>Equity at 31 December</b>	<b>150,000</b>	<b>0</b>	<b>-1,580</b>	<b>320,248</b>	<b>468,668</b>	<b>59,785</b>	<b>528,453</b>

### Parent Company

Equity at 1 January	150,000	248,002	0	-5,698	392,304	0	392,304
Exchange adjustments	0	-148	0	0	-148	0	-148
Dividend from group enterprises	0	-26,026	0	26,026	0	0	0
Other equity movements	0	154	0	0	154	0	154
Net profit/loss for the year	0	78,257	0	-1,899	76,358	0	76,358
<b>Equity at 31 December</b>	<b>150,000</b>	<b>300,239</b>	<b>0</b>	<b>18,429</b>	<b>468,668</b>	<b>0</b>	<b>468,668</b>

## Cash Flow Statement 1 January - 31 December

	Note	Group	
		2021 TDKK	2020 TDKK
Net profit/loss for the year		97,584	77,180
Adjustments	14	-78,035	-57,015
Change in working capital	15	-4,363	2,011
<b>Cash flows from operating activities before financial income and expenses</b>		<b>15,186</b>	<b>22,176</b>
Financial income		177	356
Financial expenses		-14,437	-14,623
<b>Cash flows from ordinary activities</b>		<b>926</b>	<b>7,909</b>
Corporation tax paid		0	-2,108
<b>Cash flows from operating activities</b>		<b>926</b>	<b>5,801</b>
Purchase of property, plant and equipment		-27,595	-41,299
Acquisition of other fixed asset investment		-12	1,072
Purchase of minority shares		-274	-17,298
Other cash flows from investing activities		77	-107
<b>Cash flows from investing activities</b>		<b>-27,804</b>	<b>-57,632</b>
Repayment of mortgage loans		-55,562	-72,407
Raising of mortgage loans		78,830	140,006
Cash capital increase		0	11
<b>Cash flows from financing activities</b>		<b>23,268</b>	<b>67,610</b>
<b>Change in cash and cash equivalents</b>		<b>-3,610</b>	<b>15,779</b>
Cash and cash equivalents at 1 January		39,783	23,794
Exchange adjustment of current asset investments		105	210
<b>Cash and cash equivalents at 31 December</b>		<b>36,278</b>	<b>39,783</b>
Cash and cash equivalents are specified as follows:			
Cash at bank and in hand		36,278	39,783
<b>Cash and cash equivalents at 31 December</b>		<b>36,278</b>	<b>39,783</b>

# Notes to the Financial Statements

	Group		Parent Company	
	2021 TDKK	2020 TDKK	2021 TDKK	2020 TDKK
<b>1 Staff expenses</b>				
Wages and salaries	4,151	3,158	670	745
Pensions	315	276	0	0
Other social security expenses	340	553	3	4
Other staff expenses	174	3	0	0
	<b>4,980</b>	<b>3,990</b>	<b>673</b>	<b>749</b>
<b>Remuneration to the Executive Board and Board of Directors</b>	<b>788</b>	<b>724</b>	<b>530</b>	<b>724</b>
<b>Average number of employees</b>	<b>13</b>	<b>11</b>	<b>1</b>	<b>1</b>
<b>2 Depreciation, amortisation and impairment of intangible assets and property, plant and equipment</b>				
Depreciation of property, plant and equipment	129	110	0	0
	<b>129</b>	<b>110</b>	<b>0</b>	<b>0</b>
<b>3 Financial income</b>				
Income from fixed asset investments	0	54	0	0
Interest received from group enterprises	0	0	68	11
Other financial income	140	299	14	1
Exchange adjustments	37	3	2	3
	<b>177</b>	<b>356</b>	<b>84</b>	<b>15</b>

## Notes to the Financial Statements

	Group		Parent Company	
	2021	2020	2021	2020
	TDKK	TDKK	TDKK	TDKK
<b>4 Tax on profit/loss for the year</b>				
Current tax for the year	136	2,108	0	0
Adjustment of tax concerning previous years	-794	0	0	0
	<b>-658</b>	<b>2,108</b>	<b>0</b>	<b>0</b>

### 5 Property, plant and equipment

#### Group

	Other fixtures and fittings, tools and equipment TDKK
Cost at 1 January	615
Additions for the year	124
Cost at 31 December	739
Impairment losses and depreciation at 1 January	240
Depreciation for the year	129
Impairment losses and depreciation at 31 December	369
<b>Carrying amount at 31 December</b>	<b>370</b>

### 6 Assets measured at fair value

	Group Investment properties TDKK
Cost at 1 January	630,204
Exchange adjustment	-237
Additions for the year	27,471
Cost at 31 December	657,438



# Notes to the Financial Statements

## 6 Assets measured at fair value (continued)

	<b>Group</b>
	Investerings- ejendomme
	TDKK
Value adjustments at 1 January	258,260
Exchange adjustment	-101
Revaluations for the year	78,164
Value adjustments at 31 December	336,323
<b>Carrying amount at 31 December</b>	<b>993,761</b>

### Assumptions underlying the determination of fair value of investment properties

As described in accounting policies, the Group's investment properties are measured at fair value based on external assessments and management estimates. Management's estimate is based on a rate-of-return model. An external valuer has assisted in the assessment of the properties at a total fair value of DKK 315m. For other properties totaling DKK 679m the fair value has been calculated by management based on previous years valuation by external valuer, key figures from the external assessments and managements own current estimate.

Building projects in progress is added to cost, or the recoverable amount, if lower.

The Group has divided a number of properties into condominiums in 2021. No condominiums have been sold, and the properties are treated as investment properties until the time, when the Group intends to sell individual condominiums.

The costs related to creation of condominiums have been added to the cost of the properties.

Return on the total property portfolio amounts to an average of 3.2% (2020: 3.4%), with an average price factor of 25 times the annual rent (2020: 23), and an average market price of DKK 19,289 per m<sup>2</sup> (2020: 17,017 per m<sup>2</sup>). If the market price was calculated using an alternative rate of return of 4,0% the fair value would amount to 775m instead.

All the Group's 6 properties are situated in Berlin and are primarily residential properties. Vacancy level for the portfolio is low.

## Notes to the Financial Statements

	<b>Parent Company</b>	
	2021	2020
	TDKK	TDKK
<b>7 Investments in subsidiaries</b>		
Cost at 1 January	143,308	143,308
Cost at 31 December	143,308	143,308
Value adjustments at 1 January	248,002	183,176
Exchange adjustment	-149	-1,432
Net profit/loss for the year	78,257	54,893
Dividend to the Parent Company	-26,026	0
Other equity movements, net	154	11,365
Value adjustments at 31 December	300,238	248,002
<b>Carrying amount at 31 December</b>	<b>443,546</b>	<b>391,310</b>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Corporate form	Votes and ownership
	Germany,		
REK Berlin Wohnungs Invest GmbH & Co. Beteiligungs KG	Berlin	KG	100%

REK Berlin Wohnungs Invest GmbH & Co. Beteiligungs KG owns shares in 6 German subsidiaries. Disclosures on subsidiaries have been omitted in accordance with § 97a of the Danish Financial Statements Act.

## 8 Other fixed asset investments

	<b>Group</b>			<b>Parent Company</b>	
	Other investments	Deposits	Other receivables	Other investments	Other receivables
	TDKK	TDKK	TDKK	TDKK	TDKK
Cost at 1 January	250	5,524	571	170	571
Additions for the year	0	808	12	0	12
Disposals for the year	-77	0	0	0	0
Cost at 31 December	173	6,332	583	170	583
Impairment losses for the year	86	0	0	86	0
Impairment losses at 31 December	86	0	0	86	0
<b>Carrying amount at 31 December</b>	<b>87</b>	<b>6,332</b>	<b>583</b>	<b>84</b>	<b>583</b>

# Notes to the Financial Statements

## 9 Prepayments

Prepayments consist of prepaid expenses.

## 10 Contributed capital

The share capital is broken down as follow:

	<u>Number</u>	<u>Nominal value</u> TDKK
A-shares	90,000	90,000
B-shares	60,000	60,000
		<u><b>150,000</b></u>

There have been no changes in the share capital during the last 5 years.

## 11 Distribution of profit

	<u>Group</u>		<u>Parent Company</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	TDKK	TDKK	TDKK	TDKK
Reserve for net revaluation under the equity method	0	0	78,257	54,893
Minority interests' share of net profit/loss of subsidiaries	7,626	7,760	0	0
Retained earnings	<u>76,358</u>	<u>53,045</u>	<u>-1,899</u>	<u>-1,848</u>
	<u><b>83,984</b></u>	<u><b>60,805</b></u>	<u><b>76,358</b></u>	<u><b>53,045</b></u>

# Notes to the Financial Statements

## 12 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:

	Group		Parent Company	
	2021 TDKK	2020 TDKK	2021 TDKK	2020 TDKK
<b>Mortgage loans</b>				
After 5 years	117,707	187,675	0	0
Between 1 and 5 years	274,817	163,754	0	0
Long-term part	392,524	351,429	0	0
Within 1 year	11,344	11,067	0	0
	<b>403,868</b>	<b>362,496</b>	<b>0</b>	<b>0</b>
<b>Payables to owners and Management</b>				
Between 1 and 5 years	91,000	91,000	0	0
Long-term part	91,000	91,000	0	0
Within 1 year	0	0	0	0
	<b>91,000</b>	<b>91,000</b>	<b>0</b>	<b>0</b>
<b>Deposits</b>				
Between 1 and 5 years	6,343	5,536	0	0
Long-term part	6,343	5,536	0	0
Within 1 year	0	0	0	0
	<b>6,343</b>	<b>5,536</b>	<b>0</b>	<b>0</b>
<b>Other payables</b>				
Between 1 and 5 years	0	1,158	0	0
Long-term part	0	1,158	0	0
Other short-term payables	2,484	6,710	215	186
	<b>2,484</b>	<b>7,868</b>	<b>215</b>	<b>186</b>

## 13 Deferred income

Deferred income consists of prepayments from lessees.

## Notes to the Financial Statements

	<b>Group</b>	
	2021 TDKK	2020 TDKK
<b>14 Cash flow statement - adjustments</b>		
Depreciation, amortisation and impairment losses, including losses and gains on sales	129	110
Value adjustments of investment property	-78,164	-57,125
	<b>-78,035</b>	<b>-57,015</b>
<b>15 Cash flow statement - change in working capital</b>		
Change in inventories	-88	19
Change in receivables	-471	353
Change in trade payables, etc	-3,804	1,639
	<b>-4,363</b>	<b>2,011</b>

### 16 Contingent assets, liabilities and other financial obligations

#### Charges and security

The following assets have been placed as security with mortgage credit institutes:

The Group has raised mortgage debt at a carrying amount of DKK 404m at 31 December 2021, which is secured on investment properties at a carrying amount of DKK 994m at 31 December 2021. Deposits under fixed asset investments are held in escrow accounts and cover the deposits paid by the lessees.

#### Contingent liabilities

The Group has two investment properties, which are situated on rented land. The lease agreements run until year 2053 and 2065, respectively. At the expiry of the lease agreements, the buildings are passed to the owner of the land with compensation payment according to an expert fair value assessment.

There are obligations to pay rent for the land until at least the year 2065. The obligation is DKK 34m.

A claim has been made for repayment of a reduced rent for a land plot for 2018-2020 total DKK 1.1m. The company has rejected the claim.

# Notes to the Financial Statements

## 17 Related parties

### 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. No transactions with related parties have been made, which are not on arm's length basis.

# Notes to the Financial Statements

## 18 Accounting Policies

The Annual Report of Berlin Wohnungs Invest K/S for 2021 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to medium-sized enterprises of reporting class C.

The accounting policies applied remain unchanged from last year.

The Consolidated and Parent Company Financial Statements for 2021 are presented in TDKK.

### 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.

### Basis of consolidation

The Consolidated Financial Statements comprise the Parent Company, Berlin Wohnungs Invest K/S, and subsidiaries in which the Parent Company directly or indirectly holds more than 50% of the votes or in which the Parent Company, through share ownership or otherwise, exercises control. Enterprises in which the Group holds between 20% and 50% of the votes and exercises significant influence but not control are classified as associates.

On consolidation, items of a uniform nature are combined. Elimination is made of intercompany income and expenses, shareholdings, dividends and accounts as well as of realised and unrealised profits and losses on transactions between the consolidated enterprises.

The Parent Company's investments in the consolidated subsidiaries are set off against the Parent Company's share of the net asset value of subsidiaries stated at the time of consolidation.

# Notes to the Financial Statements

## 18 Accounting Policies (continued)

### Minority interests

Minority interests form part of the Group's total equity. Upon distribution of net profit, net profit is broken down on the share attributable to minority interests and the share attributable to the shareholders of the Parent Company. Minority interests are recognised on the basis of a remeasurement of acquired assets and liabilities to fair value at the time of acquisition of subsidiaries.

On subsequent changes to minority interests where the Group retains control of the subsidiary, the consideration is recognised directly in equity.

### Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

## Income Statement

### Revenue and Fair value adjustments of investment property

Revenue from property operations includes rental income regarding letting of investment properties and related income from letting out. The lessees contribution to cover the costs of the properties regarding heat supply and contributions to cover operating costs that eventually rest with the lessee are set off against paid costs in the balance sheet as other receivables or payables.

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

### Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.



# Notes to the Financial Statements

## 18 Accounting Policies (continued)

### **Other external expenses**

Other external expenses comprise indirect expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc.

### **Staff expenses**

Staff expenses comprise wages and salaries as well as payroll expenses.

### **Amortisation, depreciation and impairment losses**

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of property, plant and equipment.

### **Income from investments in subsidiaries**

The item "Income from investments in subsidiaries" in the income statement includes the proportionate share of the profit for the year.

### **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 limited partnership is not an independent taxpayer. Consequently, corporate tax is not recognised in the annual report as current and deferred tax are incumbent on the limited partners.

## **Balance Sheet**

### **Investment properties and other property, plant and equipment**

#### ***Investment properties***

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition

# Notes to the Financial Statements

## 18 Accounting Policies (continued)

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

Fair value is determined by using external assessment and management estimates based on a yield-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required yield rate that reflects current market yield rates for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

### ***Other property, plant and equipment***

Other property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Other fixtures and fittings, tools and equipment	5-7 years
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Depreciation period and residual value are reassessed annually.

### **Impairment of fixed assets**

The carrying amounts of property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

### **Investments in subsidiaries**

Investments in subsidiaries are recognised and measured under the equity method.

The item "Investments in subsidiaries" in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition with deduction or addition of unrealised intercompany profits or losses.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to "Reserve for net revaluation under the equity method" under equity. The reserve is reduced by dividend

# Notes to the Financial Statements

## 18 Accounting Policies (continued)

distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Subsidiaries with a negative net asset value are recognised at DKK 0. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

### Other fixed asset investments

Other fixed asset investments consist of other investments, deposits and other receivables.

### Inventories

Inventories consist of fuel oil for the properties. Inventories are measured at cost applying the FIFO method.

### Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

### Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

### 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.

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

### Deferred income

Deferred income comprises payments received in respect of income in subsequent years.

# Notes to the Financial Statements

## 18 Accounting Policies (continued)

### Cash Flow Statement

The cash flow statement shows the Group's cash flows for the year broken down by operating, investing and financing activities, changes for the year in cash and cash equivalents as well as the Group's cash and cash equivalents at the beginning and end of the year.

#### Cash flows from operating activities

Cash flows from operating activities are calculated as the net profit/loss for the year adjusted for changes in working capital and non-cash operating items such as depreciation, amortisation and impairment losses, and provisions. Working capital comprises current assets less short-term debt excluding items included in cash and cash equivalents.

#### Cash flows from investing activities

Cash flows from investing activities comprise cash flows from acquisitions and disposals of intangible assets, property, plant and equipment as well as fixed asset investments.

#### Cash flows from financing activities

Cash flows from financing activities comprise cash flows from the raising and repayment of long-term debt as well as payments to and from shareholders.

#### Cash and cash equivalents

Cash and cash equivalents comprise "Cash at bank and in hand".

The cash flow statement cannot be immediately derived from the published financial records.

### Financial Highlights

#### Explanation of financial ratios

Gross margin	$\frac{\text{Gross profit} \times 100}{\text{Revenue}}$
Profit margin	$\frac{\text{Profit before financials} \times 100}{\text{Revenue}}$
Return on assets	$\frac{\text{Profit before financials} \times 100}{\text{Total assets}}$

# Notes to the Financial Statements

## 18 Accounting Policies (continued)

Solvency ratio

$$\frac{\text{Equity at year end} \times 100}{\text{Total assets at year end}}$$

Return on equity

$$\frac{\text{Net profit for the year} \times 100}{\text{Average equity}}$$