



Ejendomsselskabet Padk-2 ApS

Adelgade 15, 2.
1304 København K
CVR No. 38036718

Annual report 2022

The Annual General Meeting adopted the
annual report on 08.06.2023

Emil Skov

Chairman of the General Meeting

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Entity details

Entity

Ejendomsselskabet Padk-2 ApS

Adelgade 15, 2.

1304 København K

Business Registration No.: 38036718

Registered office: København

Financial year: 01.01.2022 - 31.12.2022

Board of Directors

Peter Matzen Drachmann, Chairman of the Board

Marco Geisler

Albert Cornelis Tol

Anders Skovgaard Klingbeil

Executive Board

Anders Skovgaard Klingbeil

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Ejendomsselskabet Padk-2 ApS for the financial year 01.01.2022 - 31.12.2022.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.


Copenhagen, 08.06.2023

Executive Board

Anders Skovgaard Klingbeil

Anders Skovgaard Klingbeil

Board of Directors



Peter Matzen Drachmann
Chairman of the Board

Albert Cornelis Tol

Albert Cornelis Tol



Marco Geisler

Anders Skovgaard Klingbeil

Anders Skovgaard Klingbeil

Independent auditor's report

To the shareholders of Ejendomsselskabet Padk-2 ApS

Opinion

We have audited the financial statements of Ejendomsselskabet Padk-2 ApS for the financial year 01.01.2022 - 31.12.2022, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary 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 of the management commentary.

København, 08.06.2023

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556



Thomas Frommelt Hertz

State Authorised Public Accountant
Identification No (MNE) mne31543

Management commentary

Primary activities

The objects of the company are to serve as acquisition company for an alternative investment fund, including acquiring and possessing shares in subsidiary companies which buy, develop, hold and sell real estate as well as issue corporate bonds and any business related hereto.

Development in activities and finances

The Company's income statement for the year ended 31 December 2022 showed a profit of DKK 18,206 thousand and the Company's balance sheet at 31 December 2022 showed equity of DKK 99,900 thousand.

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.

Income statement for 2022

	Notes	2022 DKK	2021 DKK
Gross profit/loss		(355,003)	(239,237)
Income from investments in group enterprises		26,801,000	13,671,714
Other financial income	1	143,139	887,185
Other financial expenses	2	(10,807,101)	(10,868,434)
Profit/loss before tax		15,782,035	3,451,228
Tax on profit/loss for the year	3	2,424,172	2,908,401
Profit/loss for the year		18,206,207	6,359,629
Proposed distribution of profit and loss			
Ordinary dividend for the financial year		0	7,000,000
Retained earnings		18,206,207	(640,371)
Proposed distribution of profit and loss		18,206,207	6,359,629

Balance sheet at 31.12.2022

Assets

	Notes	2022 DKK	2021 DKK
Investments in group enterprises		286,611,085	286,611,085
Financial assets	4	286,611,085	286,611,085
Fixed assets		286,611,085	286,611,085
Receivables from group enterprises		9,017,229	4,449,909
Deferred tax		7,241,870	4,817,698
Joint taxation contribution receivable		0	4,763,677
Receivables		16,259,099	14,031,284
Cash		658,709	119,056
Current assets		16,917,808	14,150,340
Assets		303,528,893	300,761,425

Equity and liabilities

	Notes	2022 DKK	2021 DKK
Contributed capital		52,000	52,000
Retained earnings		99,848,103	81,641,896
Proposed dividend		0	7,000,000
Equity		99,900,103	88,693,896
Payables to group enterprises		194,799,189	196,662,711
Non-current liabilities other than provisions	5	194,799,189	196,662,711
Trade payables		181,050	0
Payables to group enterprises		2,302,805	194,840
Other payables		6,345,746	15,209,978
Current liabilities other than provisions		8,829,601	15,404,818
Liabilities other than provisions		203,628,790	212,067,529
Equity and liabilities		303,528,893	300,761,425
Employees	6		
Contingent liabilities	7		
Related parties with controlling interest	8		

Statement of changes in equity for 2022

	Contributed capital DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	52,000	81,641,896	7,000,000	88,693,896
Ordinary dividend paid	0	0	(7,000,000)	(7,000,000)
Profit/loss for the year	0	18,206,207	0	18,206,207
Equity end of year	52,000	99,848,103	0	99,900,103

Notes

1 Other financial income

	2022 DKK	2021 DKK
Financial income from group enterprises	143,139	0
Exchange rate adjustments	0	887,185
	143,139	887,185

2 Other financial expenses

	2022 DKK	2021 DKK
Financial expenses from group enterprises	10,775,953	10,864,348
Other interest expenses	31,148	4,086
	10,807,101	10,868,434

3 Tax on profit/loss for the year

	2022 DKK	2021 DKK
Change in deferred tax	(2,424,172)	1,855,276
Refund in joint taxation arrangement	0	(4,763,677)
	(2,424,172)	(2,908,401)

4 Financial assets

	Investments in group enterprises DKK
Cost beginning of year	286,611,085
Cost end of year	286,611,085
Carrying amount end of year	286,611,085

Investments in subsidiaries	Registered in	Corporate form	Equity interest %	Equity DKK	Profit/loss DKK
West Coast Park Holding ApS	Copenhagen	ApS	100	254,585,265	26,728,168

5 Non-current liabilities other than provisions

	Due after more than 12 months 2022 DKK	Outstanding after 5 years 2022 DKK
Payables to group enterprises	194,799,189	194,799,189
	194,799,189	194,799,189

6 Employees

The Entity has no employees except for the CEO.

7 Contingent liabilities

The Entity serves as the administration company in a Danish joint taxation arrangement. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for these entities.

The Entity has guaranteed for the subsidiary's mortgage debt. The guarantee is maximized to DKK 255,400 thousands.

8 Related parties with controlling interest

The financial statements of Ejendomsselskabet PADK-2 ApS is included in the consolidated financial statements of BIF II SCS SICAV-SIF, 2-4 Rue Beck L-1222 Luxembourg, where they can be obtained.

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

Income statement

Gross profit or loss

Gross profit or loss comprises of other external expenses.

Other external expenses

Other external expenses comprises of administration costs.

Income from investments in group enterprises

Income from investments in group enterprises comprises dividends etc received from the individual group enterprises in the financial year.

Other financial income

Other financial income comprises interest income on receivables from group enterprises and tax relief under the Danish Tax Prepayment Scheme etc.

Other financial expenses

Other financial expenses comprise including interest expenses on payables to group enterprises, transactions in foreign currencies as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet

Investments in group enterprises

Investments in group enterprises are measured at cost. Investments are written down to the lower of recoverable amount and carrying amount.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and

doubtful debts.

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset. However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Joint taxation contributions receivable or payable

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Cash

Cash comprises cash in hand and bank deposits.

Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.