

# Hedelunden Bygning 3, 4 og 13 ApS

Amaliegade 15, 2. sal, 1256 København K

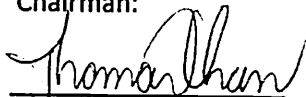
CVR No. 38 07 08 19

Annual report

For the year ended 31 December 2019

Approved at the annual general meeting, on 25/3 2020

Chairman:

  
Thomas Thum

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## Statement by Management on the annual report

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Hedelunden Bygning 3, 4 og 13 ApS for the financial year 1 January – 31 December 2019.

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

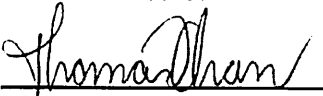
In our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2019 and of the results of the Company's operations for the financial year 1 January – 31 December 2019.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the management's review.

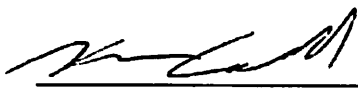
We recommend the adoption of the annual report at the annual general meeting.

Copenhagen, 25/3 2020

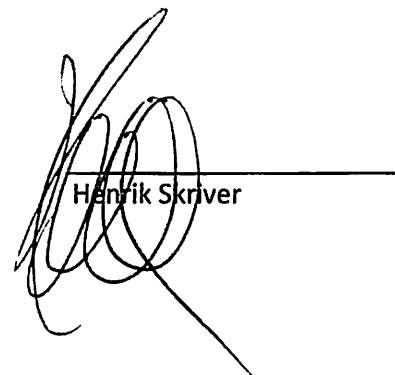
Executive Board:

  
Thomas Esben Khan

Board of Directors:

  
Kevin Jeremiah Cahill  
Chairman

  
Thomas Esben Khan

  
Henrik Skriver

## **Independent auditors' report**

To the shareholders of Hedelunden Bygning 3, 4 og 13 ApS

### **Opinion**

We have audited the financial statements of Hedelunden Bygning 3, 4 og 13 ApS for the financial year 1 January – 31 December 2019, which comprise an income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of company at 31 December 2019, and of the results of the company operations for the financial year 1 January – 31 December 2019 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 our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Independence***

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 additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

### **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 as to 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 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 the financial statements.

As part of an audit conducted in accordance with ISAs and 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 note disclosures, and whether the financial statements represent the underlying transactions and events in a

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **Statement on Management's review**

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the 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 of the Management's review.

Odense, 25/3 2020

Ernst & Young

Godkendt Revisionspartnerselskab

CVR No. 30 70 02 28

  
Morten Schougaard Sørensen

State Authorised

Public Accountant

mne 32129

## Management's review

### Company details

Name Hedelunden Bygning 3, 4 og 13 ApS  
Address, Postal code, City Amaliegade 15, 2. sal, 1256 København K

CVR No. 38 07 08 19  
Established 30.09.2016  
Registered office Copenhagen  
Financial year 1 January – 31 December

Board of Directors Kevin Jeremiah Cahill, chairman  
Thomas Esben Khan  
Henrik Skriver

Executive board Thomas Esben Khan

Auditors Ernst & Young Godkendt Revisionspartnerselskab  
Englandsgade 25, P O Box 200, 5100 Odense C, Denmark

## **Management's review**

### **The company's primary activities and company details**

The company is primarily engaged in investment in real estate and related activities.

### **Significant changes in business and economic conditions**

None.

### **Uncertainties relating to recognition and measurement in the financial statements**

Investments are valued at their fair values, according to the description in Accounting policies.

The valuation includes accounting estimates and such valuation is therefore subject to some uncertainty. Please refer to note 4.

### **Post balance sheet events**

In 2020 Denmark and the rest of the world is affected by the COVID-19 virus. Management does not expect that the virus will have material impact on the valuation of the properties or the financial position of the company.



## Financial statements for the period 1 January – 31 December 2019

### Income statement

Notes	DKK	01.01.19- 31.12.19	01.07.18- 31.12.18
	<b>Gross profit/loss</b>	<b>2.476.818</b>	<b>1.353.210</b>
	Fair value adjustment of investment property	6.370.863	2.021.698
	<b>Operating profit</b>	<b>8.847.681</b>	<b>3.374.908</b>
2	Financial expenses	-354.378	-739.246
	<b>Profit/loss before tax</b>	<b>8.493.303</b>	<b>2.635.662</b>
3	Tax for the year	-1.868.527	-545.167
	<b>Profit/loss for the year</b>	<b>6.624.776</b>	<b>2.090.496</b>
	<b>Recommended appropriation of the profit/loss for the year</b>		
	Retained earnings	6.624.776	2.090.496
		<b>6.624.776</b>	<b>2.090.496</b>

## Financial statements for the period 1 January – 31 December 2019

### Balance sheet

Notes DKK	<u>2019</u>	<u>2018</u>
<b>Assets</b>		
<b>Fixed assets</b>		
Investment property	63.470.863	57.100.000
<b>4 Property, plant and equipment</b>	<u>63.470.863</u>	<u>57.100.000</u>
<b>Total fixed assets</b>	<u>63.470.863</u>	<u>57.100.000</u>
<b>Current assets</b>		
Prepayments	0	14.544
Receivables from group entities	2.932.118	957.118
Other receivables	11.173	94.519
<b>Receivables</b>	<u>2.943.291</u>	<u>1.066.182</u>
<b>Cash</b>	<u>641.048</u>	<u>541.770</u>
<b>Total current assets</b>	<u>3.584.339</u>	<u>1.607.951</u>
<b>Total assets</b>	<u>67.055.202</u>	<u>58.707.951</u>

## Financial statements for the period 1 January – 31 December 2019

### Balance sheet

Notes DKK	<u>2019</u>	<u>2018</u>
<b>Equity and liabilities</b>		
<b>Equity</b>		
5 Share Capital	80.000	80.000
Retained earnings	<u>22.385.750</u>	<u>15.760.975</u>
<b>Total equity</b>	<u><b>22.465.750</b></u>	<u><b>15.840.975</b></u>
 <b>Provisions</b>		
Provisions for deferred tax	4.580.644	2.712.117
6 <b>Total provisions</b>	<u><b>4.580.644</b></u>	<u><b>2.712.117</b></u>
 <b>Liabilities</b>		
Mortgage debt	37.745.557	37.928.453
Other payables	<u>1.557.569</u>	<u>1.644.290</u>
7 <b>Long-term liabilities</b>	<u><b>39.303.125</b></u>	<u><b>39.572.743</b></u>
 7 Current portion of long-term liabilities	182.110	179.742
Trade payables	0	36.957
Payables to group entities	7.817	0
Deferred income	0	100.063
Other payables	<u>515.756</u>	<u>265.353</u>
<b>Short-term liabilities</b>	<u><b>705.683</b></u>	<u><b>582.116</b></u>
 <b>Total liabilities</b>	<u><b>40.008.808</b></u>	<u><b>40.154.859</b></u>
 <b>Total equity and liabilities</b>	<u><u><b>67.055.202</b></u></u>	<u><u><b>58.707.951</b></u></u>

## Financial statements for the period 1 January – 31 December 2019

### Statement of changes in equity

(DKK)	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1/1 2019	80.000	15.760.975	15.840.975
Profit/loss for the year	0	6.624.776	6.624.776
<b>Equity at 31/12 2019</b>	<b><u>80.000</u></b>	<b><u>22.385.751</u></b>	<b><u>22.465.751</u></b>

## Financial statements for the period 1 January – 31 December 2019

### Notes

#### 1. Accounting policies

The annual report of Hedelunden Bygning 3, 4 og 13 ApS for 2019 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies are consistent with last year.

#### Reporting currency

The financial statements are presented in Danish kroner (DKK).

#### Income Statement

##### Revenue

Revenue comprises rental income from the leases of properties. Revenue is recognized on an actual basis.

Revenue is measured net of all types of discounts/rebates granted. Also, revenue is measured net of VAT and other indirect taxes charged on behalf of third parties.

##### Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

##### Gross profit

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Cost of sale', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

##### Financial

Financial income and expenses are recognized in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses, etc.

##### Tax

Tax for the year include current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognized in the income statement, whereas the portion that relates to transactions taken to equity is recognized in

The entity and its Danish group entities are taxed on a joint basis. The Danish income tax charge is allocated between profit-making and loss-making Danish entities in proportion to their taxable income (full allocation method).

## Financial statements for the period 1 January – 31 December 2019

### Notes

#### 1. Accounting policies - continued

Jointly taxed companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowance, and jointly taxed companies having paid too little tax pay, as a maximum, a surcharge according to the current rates applicable to interest surcharges to the management company.

#### Balance sheet

##### Investment property

Investment properties are measured at cost at first recognition. After the first recognition investment properties are measured at fair value. Fair value is measured based on yield for comparable properties. Annual changes in fair value is recognized in the income statement.

##### Receivables

Receivables are measured at amortized cost, which usually corresponds to the nominal value. Provisions are made for bad debts on the basis of objective evidence that a receivable or a group of receivables are impaired. Provisions are made to the lower of the net realizable value and the carrying amount.

##### Cash and cash equivalents

Cash comprises cash balances and bank balances.

##### Corporation tax

Current tax payable and receivable is recognized in the balance sheet as the estimated tax charge in respect of the taxable income for the year, adjusted for tax on prior year's taxable income and tax paid on account.

Provisions for deferred tax are calculated, based on the liability method, of all temporary differences between carrying amounts and tax values.

Deferred tax is measured according to the taxation rules and taxations rates applicable at the balance sheet date when the deferred tax is expected to crystallize as current tax. Deferred tax assets are recognized at the value at which they are expected to be utilized, either through elimination against tax on future earnings or through a set-off against deferred tax liabilities within the same jurisdiction.

##### Liabilities

Financial liabilities related to investment properties are measured at amortized cost.

Other liabilities are measured at net realizable value.

## Financial statements for the period 1 January – 31 December 2019

### Notes

DKK	01.01.2019 - 31.12.2019	01.07.2018 - 31.12.2018
<b>2. Financial expenses</b>		
Interest expenses, bank and others	354.378	739.246
	<u>354.378</u>	<u>739.246</u>
<b>3. Tax for the year</b>		
Deferred tax adjustments in the year	-1.868.527	-579.846
Adjustment prior years	0	34.679
	<u>-1.868.527</u>	<u>-545.167</u>
<b>4. Property, plant and equipment</b>		
DKK		Investment property
Cost at 1/1 2019		37.806.419
Additions		0
Cost at 31/12 2019		<u>37.806.419</u>
Value adjustments at 1/1 2019		19.293.581
Value adjustment for the year		6.370.863
Value adjustments at 31/12 2019		<u>25.664.444</u>
Carrying amount at 31/12 2019		<u>63.470.863</u>

The valuation is based on an initial yield of 4,58%. If valuation was based on 4,25% the value would be DKK 68.399 thousand and if based on 4,75% the value would be DKK 61.199 thousand. The earnings used for the valuation is the estimated rent and cost on a normalised basis.

<b>5. Share capital</b>	<u>2019</u>
There has been no change in share capital since the company was established.	80.000

### 6. Provisions

The provisions for deferred tax primarily relates to timing differences in respect of property.

### 7. Long-term liabilities

Of the long-term liabilities, DKK 35.050.168 falls due for payment after more than 5 years after the balance sheet date.

Other payables comprise of deposits and prepaid rent.

## Financial statements for the period 1 January – 31 December 2019

### Notes

#### 8. Security for loans

As security for the company's mortgage debt, the company has placed assets with carrying amount of DKK 63.470.863.

#### 9. Contractual obligations and contingencies, etc.

The company is jointly taxed with Pineapple Odense Residential Komplementarselskab ApS, CVR no 37 15 44 90, which acts as management company, and is jointly and severally liable with other jointly taxed group entities for payment of income taxes as well as withholding taxes on interest, royalties and dividends.

#### 10. Related parties

The company is included in the consolidated financial statements of Ares Management, L.P., Los Angeles, California. The consolidated financial statements can be obtained upon request from the parent company.