
Nygade 1-3 PropCo ApS

c/o Lyngby Hovedgade 4, DK-2800 Kgs. Lyngby

Annual Report for 1 January - 31 December 2019

CVR No 38 30 82 03

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
17/04 2020

Torben Degn
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
Company Information	
Company Information	4
Financial Statements	
Income Statement 1 January - 31 December	5
Balance Sheet 31 December	6
Statement of Changes in Equity	8
Notes to the Financial Statements	9

Management's Statement

The Executive Board has today considered and adopted the Annual Report of Nygade 1-3 PropCo 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 financial position at 31 December 2019 of the Company and of the results of the Company operations for 2019.

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

Copenhagen, 17 April 2020

Executive Board

Torben Degn
CEO

Dennis Jørgen Althoff-
Andersen
Executive Officer

Independent Auditor's Report

To the Shareholder of Nygade 1-3 PropCo ApS

Opinion

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

We have audited the Financial Statements of Nygade 1-3 PropCo ApS for the financial year 1 January - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's responsibilities for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the Financial Statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the

Independent Auditor's Report

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, 17 April 2020

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Jacob F Christiansen
State Authorised Public Accountant
mne18628

Jesper Bo Winther
State Authorised Public Accountant
mne26864

Company Information

The Company

Nygade 1-3 PropCo ApS
c/o Lyngby Hovedgade 4
DK-2800 Kgs. Lyngby

CVR No: 38 30 82 03

Financial period: 1 January - 31 December

Municipality of reg. office: Lyngby

Executive Board

Torben Degn

Dennis Jørgen Althoff-Andersen

Auditors

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

Strandvejen 44

DK-2900 Hellerup

Income Statement 1 January - 31 December

	Note	2019 DKK	2018 DKK
Gross profit/loss before value adjustments		11.765.733	15.247.306
Value adjustments of investment assets and the financial liabilities involved	3	<u>-16.600.000</u>	<u>15.135.890</u>
Gross profit/loss after value adjustments		-4.834.267	30.383.196
Financial expenses	4	<u>-4.075.934</u>	<u>-3.005.336</u>
Profit/loss before tax		-8.910.201	27.377.860
Tax on profit/loss for the year	5	<u>2.060.128</u>	<u>-6.127.272</u>
Net profit/loss for the year		<u>-6.850.073</u>	<u>21.250.588</u>

Distribution of profit

Proposed distribution of profit

Extraordinary dividend paid 16 September 2019	2.232.214	0
Extraordinary dividend paid in 2018	0	382.700.000
Retained earnings	<u>-9.082.287</u>	<u>-361.449.412</u>
	<u>-6.850.073</u>	<u>21.250.588</u>
Extraordinary dividend after year end	<u>3.700.000</u>	<u>0</u>

Balance Sheet 31 December

Assets

	Note	2019 DKK	2018 DKK
Investment properties		575.000.000	591.600.000
Property, plant and equipment	6	575.000.000	591.600.000
Fixed assets		575.000.000	591.600.000
Trade receivables		228.815	937.518
Receivables from group enterprises		1.425.136	0
Prepayments		0	516.396
Receivables		1.653.951	1.453.914
Cash at bank and in hand		3.216.179	1.353.077
Currents assets		4.870.130	2.806.991
Assets		579.870.130	594.406.991

Balance Sheet 31 December

Liabilities and equity

	Note	2019 DKK	2018 DKK
Share capital		51.000	51.000
Other reserves		0	179.599
Retained earnings		199.866.977	208.769.665
Equity		199.917.977	209.000.264
Provision for deferred tax		1.752.502	4.377.275
Provisions		1.752.502	4.377.275
Mortgage loans		367.152.647	369.454.734
Long-term debt	7	367.152.647	369.454.734
Mortgage loans	7	2.173.887	2.169.489
Trade payables		104.178	1.010.981
Corporation tax		0	104.155
Payables to group enterprises relating to corporation tax		2.314.642	1.645.842
Deposits		5.858.592	6.187.865
Other payables		531.680	456.386
Deferred income		64.025	0
Short-term debt		11.047.004	11.574.718
Debt		378.199.651	381.029.452
Liabilities and equity		579.870.130	594.406.991
Subsequent events	1		
Key activities	2		
Contingent assets, liabilities and other financial obligations	8		
Accounting Policies	9		

Statement of Changes in Equity

	<u>Share capital</u> DKK	<u>Other reserves</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity at 1 January	51.000	179.599	208.769.665	209.000.264
Extraordinary dividend paid 16 September 2019	0	0	-2.232.214	-2.232.214
Reclassification from other reserves to retained earnings	0	-179.599	179.599	0
Net profit/loss for the year	0	0	-6.850.073	-6.850.073
Equity at 31 December	51.000	0	199.866.977	199.917.977

Notes to the Financial Statements

1 Subsequent events

The outbreak of Covid-19 and the actions taken by governments across the world to mitigate the effects, will have a great impact on the global economy. Management considers the implications of Covid-19 as a subsequent event occurred after the balance sheet date (31 December 2019), which is therefore a non-adjusting event to the company.

This means that the valuation of the company's investment property at 31 December 2019 is based on assumptions which may differ from Management expectations at the time of adoption of the Annual Report.

Currently, it is not possible to assess the effect of Covid-19 on the 2020 Financial Statements.

2 Key activities

The purpose of the Company is investment, owner-ship, administration, development and sale of properties and any business related hereto.

3 Value adjustments of investment assets and the financial liabilities involved

	2019 DKK	2018 DKK
Value adjustments of investment assets and the financial liabilities involved	-16.600.000	15.135.890
	-16.600.000	15.135.890

4 Financial expenses

Other financial expenses	4.075.934	3.005.336
	4.075.934	3.005.336

5 Tax on profit/loss for the year

Current tax for the year	668.800	1.645.842
Deferred tax for the year	-2.624.773	4.377.275
Other taxation for the year	-104.155	104.155
	-2.060.128	6.127.272

Notes to the Financial Statements

6 Assets measured at fair value

	Investment pro- perties <u>DKK</u>
Cost at 1 January	<u>576.464.110</u>
Cost at 31 December	<u>576.464.110</u>
Value adjustments at 1 January	15.135.890
Revaluations for the year	<u>-16.600.000</u>
Value adjustments at 31 December	<u>-1.464.110</u>
Carrying amount at 31 December	<u>575.000.000</u>

Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods (DCF calculations) based on management's expectations for future cash flow, required rate of return etc.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

The fair value of Nygade 1-3, 1164 København K has been calculated based on the following assumptions:

	<u>2019</u> DKK	<u>2018</u> DKK
Budget period	11 years	11 years
Discount rate	5,0 %	5,25 %
Growth in terminal period	1,5 %	1,5 %

Notes to the Financial Statements

7 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:

	<u>2019</u> DKK	<u>2018</u> DKK
Mortgage loans		
After 5 years	358.512.797	360.826.763
Between 1 and 5 years	8.639.850	8.627.971
Long-term part	<u>367.152.647</u>	<u>369.454.734</u>
Within 1 year	2.173.887	2.169.489
	<u>369.326.534</u>	<u>371.624.223</u>

Notes to the Financial Statements

	2019 DKK	2018 DKK
8 Contingent assets, liabilities and other financial obligations		
Charges and security		
The following assets have been placed as security with bankers:		
Mortgage deeds registered to the mortgagor totalling DKK 380.655.000 providing security on land and buildings with a carrying amount	575.000.000	591.600.000

Contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as Danish withholding taxes through dividend tax and tax on unearned income. The total amount of tax payables is included in the Annual Report of WRE Denmark Non-Cph ApS that is the administration Company in relation to the joint taxation.

The company has a part of debt to credit institutions mortgage the investment properties across the Danish companies within this fund.

Notes to the Financial Statements

9 Accounting Policies

The Annual Report of Nygade 1-3 PropCo ApS for 2019 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 accounting policies applied remain unchanged from last year.

The Financial Statements for 2019 are presented in DKK.

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.

Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

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.

Notes to the Financial Statements

9 Accounting Policies (continued)

Income Statement

Revenue

Revenue from rent is recognised in the income statement when delivery and transfer of risk to the buyer have been made before year end.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Expenses concerning investment properties

Expenses concerning investment properties primarily include operating expenses for the year.

Other external expenses

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

Gross profit/loss after value adjustments

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue, expenses concerning investment properties and other external expenses.

Financial income and expenses

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

Tax on profit/loss for the year

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

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

Notes to the Financial Statements

9 Accounting Policies (continued)

Balance Sheet

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.

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 the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of investment properties has been assessed by the independent assessor firm Nordicals at 31 December 2019.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

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, utility cost and interest.

Dividend

Dividend distribution proposed by Management for the year is disclosed as a separate equity item.

Notes to the Financial Statements

9 Accounting Policies (continued)

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

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.