

Tretårnet ApS

C/O Keystone Investment Management A/S, Havnegade 25, 2., 1058 Copenhagen
K

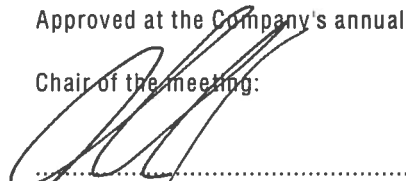
CVR no. 38 61 41 50

Annual report

for the period 1 October 2020 - 31 December 2021

Approved at the Company's annual general meeting on 28 March 2022

Chair of the meeting:



.....
Morten Sennecker Schultz

Contents

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Management's review	5
Financial statements 1 October 2020 - 31 December 2021	7
Income statement	7
Balance sheet	8
Statement of changes in equity	10
Notes to the financial statements	11

Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Tretårnet ApS for the financial year 1 October 2020 - 31 December 2021.

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 of the Company at 31 December 2021 and of the results of the Company's operations for the financial year 1 October 2020 - 31 December 2021.

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

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 28 March 2022
Executive Board:

James Read Pennington
Director

Board of Directors:



James Read Pennington
Chair



Morten Sørensen Schultz



Jacob Albert Rudolf Sergei
Cronstedt



Reinhard Kalss

Independent auditor's report

To the shareholders of Tretårnet ApS

Opinion

We have audited the financial statements of Tretårnet ApS for the financial year 1 October 2020 - 31 December 2021, which comprise 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 the Company at 31 December 2021 and of the results of the Company's operations for the financial year 1 October 2020 - 31 December 2021 in accordance with the Danish Financial Statements Act.

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

Emphasis of matter regarding the audit

With effect from the current financial year, the Company is subject to statutory audit. As shown in the financial statements, the comparative figures in the financial statements have therefore not been audited.

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 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 the 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:

Independent auditor's report

- ▶ 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 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'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 Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 28 March 2022
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Management's review

Company details

Name	Tretårnet ApS
Address, Postal code, City	C/O Keystone Investment Management A/S, Havnegade 25, 2., 1058 Copenhagen K
CVR no.	38 61 41 50
Established	3 May 2017
Registered office	Copenhagen
Financial year	1 October 2020 - 31 December 2021

Board of Directors	James Read Pennington, Chair Morten Sennecker Schultz Jacob Albert Rudolf Sergei Cronstedt Reinhard Kalss
--------------------	--

Executive Board	James Read Pennington, Director
-----------------	---------------------------------

Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark
----------	--

Management's review

Business review

The Company's purpose is to invest in real estate and other related services.

Financial review

The income statement for 2020/21 shows a loss of DKK 3,733,611 against a loss of DKK 2,715,325 last year, and the balance sheet at 31 December 2021 shows equity of DKK 101,685,505.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements 1 October 2020 - 31 December 2021

Income statement

Note	DKK	2020/21 15 months	2019/20 12 months (ikke ravideret)
	Gross loss	-1,312,441	-568,818
2	Staff costs	0	0
	Profit/loss before net financials	-1,312,441	-568,818
3	Financial expenses	-3,474,240	-2,911,727
	Profit/loss before tax	-4,786,681	-3,480,545
4	Tax for the year	1,053,070	765,220
	Profit/loss for the year	<u>-3,733,611</u>	<u>-2,715,325</u>
	Recommended appropriation of profit/loss		
	Retained earnings/accumulated loss	<u>-3,733,611</u>	<u>-2,715,325</u>
		<u>-3,733,611</u>	<u>-2,715,325</u>

Financial statements 1 October 2020 - 31 December 2021

Balance sheet

Note	DKK	2020/21	2019/20 (ikke revideret)
	ASSETS		
	Fixed assets		
5	Property, plant and equipment		
	Land and buildings	183,480,000	40,453,371
		<u>183,480,000</u>	<u>40,453,371</u>
	Total fixed assets	<u>183,480,000</u>	<u>40,453,371</u>
	Non-fixed assets		
	Receivables		
	Receivables from group enterprises	4,413,259	0
	Other receivables	4,206,227	212,495
	Prepayments	0	43,903
		<u>8,619,486</u>	<u>256,398</u>
	Cash	<u>5,698,854</u>	<u>0</u>
	Total non-fixed assets	<u>14,318,340</u>	<u>256,398</u>
	TOTAL ASSETS	<u>197,798,340</u>	<u>40,709,769</u>

Financial statements 1 October 2020 - 31 December 2021

Balance sheet

Note	DKK	2020/21	2019/20 (ikke revideret)
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	51,000	50,000
	Share premium account	58,883,583	0
	Revaluation reserve	50,938,609	8,196,822
	Retained earnings	-8,187,687	-4,454,076
	Total equity	101,685,505	3,792,746
	Provisions		
	Deferred tax	12,060,107	1,057,801
	Total provisions	12,060,107	1,057,801
	Liabilities other than provisions		
6	Non-current liabilities other than provisions		
	Mortgage debt	28,444,240	0
	Other credit institutions	0	29,930,330
	Subordinate loan capital	32,437,790	0
	Deposits	15,503	15,503
		60,897,533	29,945,833
	Current liabilities other than provisions		
	Trade payables	18,439,664	296,297
	Payables to group enterprises	428,983	5,617,092
	Other payables	4,286,548	0
		23,155,195	5,913,389
	Total liabilities other than provisions	84,052,728	35,859,222
	TOTAL EQUITY AND LIABILITIES	197,798,340	40,709,769

1 Accounting policies

7 Contractual obligations and contingencies, etc.

8 Collateral

Financial statements 1 October 2020 - 31 December 2021

Statement of changes in equity

DKK	Share capital	Share premium account	Revaluation reserve	Retained earnings	Total
Equity at 1 October 2019	50,000	0	8,196,822	-1,738,751	6,508,071
Transfer through appropriation of loss	0	0	0	-2,715,325	-2,715,325
Equity at 1 October 2020	50,000	0	8,196,822	-4,454,076	3,792,746
Capital increase	1,000	58,883,583	0	0	58,884,583
Transfer through appropriation of loss	0	0	0	-3,733,611	-3,733,611
Revaluations for the year	0	0	54,797,163	0	54,797,163
Tax on items recognised directly in equity	0	0	-12,055,376	0	-12,055,376
Equity at 31 December 2021	51,000	58,883,583	50,938,609	-8,187,687	101,685,505

Financial statements 1 October 2020 - 31 December 2021

Notes to the financial statements

1 Accounting policies

The annual report of Tretårnet ApS for 2020/21 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 used in the preparation of the financial statements are consistent with those of last year.

Basis of 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.

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.

Reporting currency

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

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Revenue

rental income is recognised on a straight line-basis over the term of the lease.
Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Gross loss

The items revenue, expenses, property and external expenses have been aggregated into one item in the income statement called gross loss in accordance with section 32 of the Danish Financial Statements Act.

Expenses, property

Property expenses include expenses to running and maintaining such property.

Financial statements 1 October 2020 - 31 December 2021

Notes to the financial statements

1 Accounting policies (continued)

Other external expenses

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

Financial expenses

Financial expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes 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 recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

Land and buildings are revalued at fair value. Revaluations and reversals hereof, less deferred tax, are taken directly to equity. The fair value is calculated on the basis of an external assessment, which is based on discounted cash flows.

Financial statements 1 October 2020 - 31 December 2021

Notes to the financial statements

1 Accounting policies (continued)

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Subordinate loan capital

Liabilities where the creditors have stated they are willing to subordinate their claim to rank after all the entity's other creditors are presented as subordinate loan capital. Subordinate loan capital is recognised using the same method as applies to liabilities.

Financial statements 1 October 2020 - 31 December 2021

Notes to the financial statements

2 Staff costs

The Company has no employees.

DKK	2020/21 15 months	2019/20 12 months
3 Financial expenses		
Interest expenses, group entities	423,809	0
Interest expenses, participating interests	5,173	0
Other financial expenses	3,045,258	2,911,727
	<u>3,474,240</u>	<u>2,911,727</u>
4 Tax for the year		
Deferred tax adjustments in the year	-1,053,070	-765,220
	<u>-1,053,070</u>	<u>-765,220</u>

5 Property, plant and equipment

DKK	Land and buildings
Cost at 1 October 2020	29,944,625
Additions	88,229,466
Cost at 31 December 2021	<u>118,174,091</u>
Revaluations at 1 October 2020	10,508,746
Value adjustments for the year	54,797,163
Revaluations at 31 December 2021	<u>65,305,909</u>
Carrying amount at 31 December 2021	<u>183,480,000</u>

The property has been valued using the method of income capitalisation to arrive at a capital value.
The valuation have been done by CBRE which is a professional appraiser

6 Non-current liabilities other than provisions

DKK	Total debt at 31/12 2021	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	28,444,240	0	28,444,240	29,125,189
Subordinate loan capital	32,437,790	0	32,437,790	0
Deposits	15,503	0	15,503	0
	<u>60,897,533</u>	<u>0</u>	<u>60,897,533</u>	<u>29,125,189</u>

Financial statements 1 October 2020 - 31 December 2021

Notes to the financial statements

7 Contractual obligations and contingencies, etc.

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

8 Collateral

Land and buildings at a carrying amount of DKK 183,480,000 at 31 December 2021 have been put up as security for debt to mortgage credit institutions.