

ST Skovbrynet Student ApS

Kristen Bernikows Gade 4 1. sal, 1105 København

Annual report

2023

Company reg. no. 38 68 41 59

The annual report was submitted and approved by the general meeting on the 10 July 2024.

Alexander Juel Rosentorn
Chairman of the meeting

Contents

Page

Reports

1	Management's statement
2	Independent auditor's report

Management's review

5	Company information
6	Management's review

Financial statements 1 January - 31 December 2023

7	Income statement
8	Balance sheet
10	Statement of changes in equity
11	Notes
16	Accounting policies

Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

Today, the Executive Board has approved the annual report of ST Skovbrynet Student ApS for the financial year 2023.

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

We consider the chosen accounting policy to be appropriate, and in our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023.

Further, in our opinion, the Management's review gives a true and 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, 10 July 2024

Executive board

Kristina Olsen

Alexander Juel Rosentorn

Christian Gustaaf Teunissen

Frederik Evariste A. Snauwaert

Independent auditor's report

To the Shareholders of ST Skovbrynet Student ApS

Opinion

We have audited the financial statements of ST Skovbrynet Student ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity, notes and a summary of significant accounting policies, for the Company. The financial statements are prepared under 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 2023, and of the results of the Company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

Basis for conclusion

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' 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 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.

Independent auditor's report

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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 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 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.

Independent auditor's report

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, we conclude that 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 Management's Review.

Copenhagen, 10 July 2024

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Leif Tomasson

State Authorised Public Accountant
mne25346

Company information

The company

ST Skovbrynet Student ApS
Kristen Bernikows Gade 4 1. sal
1105 København

Company reg. no. 38 68 41 59

Financial year: 1 January - 31 December
7th financial year

Executive board

Kristina Olsen
Alexander Juel Rosentorn
Christian Gustaaf Teunissen
Frederik Evariste A. Snauwaert

Auditors

Martinsen
Statsautoriseret Revisionspartnerselskab
Øster Allé 42
2100 København Ø

Parent company

XIOR Student Housing N.V.

Management´s review

The principal activities of the company

Like previous years, the principal activities is to own, develop, lease, purchase and sell real estate as well as any other business affiliate thereto.

Development in activities and financial matters

The revenue for the year totals DKK 54.579.000 against DKK 50.140.000 last year. Income or loss from ordinary activities after tax totals DKK -30.775.000 against DKK 19.662.000 last year. Management considers the net profit or loss for the year satisfactory.

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2023</u>	<u>2022</u>
Revenue	54.578.948	50.140.342
Other external expenses	-9.834.549	-12.910.682
Costs concerning investment property	-13.226.565	-11.439.103
Value adjustment of investment property	-38.013.116	30.392.247
Gross profit	-6.495.282	56.182.804
Depreciation and writedown relating to fixed assets	-156.524	0
Operating profit	-6.651.806	56.182.804
Other financial income from subsidiaries	478.485	5.712
Other financial income	13.653.261	517.043
2 Other financial expenses	-45.175.069	-28.433.539
Pre-tax net profit or loss	-37.695.129	28.272.020
3 Tax on net profit or loss for the year	6.920.000	-8.610.000
Net profit or loss for the year	-30.775.129	19.662.020
Proposed distribution of net profit:		
Transferred to retained earnings	0	19.662.020
Allocated from retained earnings	-30.775.129	0
Total allocations and transfers	-30.775.129	19.662.020

Balance sheet at 31 December

All amounts in DKK.

Assets		
<u>Note</u>	<u>2023</u>	<u>2022</u>
Non-current assets		
5 Acquired concessions, patents, licenses, trademarks, and similar rights	626.097	782.621
Total intangible assets	626.097	782.621
7 Investment properties	1.067.490.000	1.102.790.000
Total property, plant, and equipment	1.067.490.000	1.102.790.000
8 Other receivables	124.925	142.393
Total investments	124.925	142.393
Total non-current assets	1.068.241.022	1.103.715.014
Current assets		
Trade receivables	587.399	67.479
Receivables from group enterprises	54.401.782	1.910.033
Other receivables	2.223.188	5.042.426
Prepayments	434.865	957.920
Total receivables	57.647.234	7.977.858
Cash and cash equivalents	498.950	747.782
Total current assets	58.146.184	8.725.640
Total assets	1.126.387.206	1.112.440.654

Balance sheet at 31 December

All amounts in DKK.

<u>Note</u>	<u>2023</u>	<u>2022</u>
Equity and liabilities		
Equity		
Contributed capital	2.000.000	2.000.000
Retained earnings	218.736.554	267.547.395
Total equity	220.736.554	269.547.395
Provisions		
Provisions for deferred tax	32.440.000	39.360.000
Total provisions	32.440.000	39.360.000
Liabilities other than provisions		
9 Subordinate loan capital	336.199.388	0
10 Mortgage debt	403.352.239	0
Bank debts	18.035.712	0
11 Payables to group enterprises	0	653.190.945
12 Other payables	82.057.178	106.494.084
13 Total long term liabilities other than provisions	839.644.517	759.685.029
13 Current portion of long term liabilities	13.677.855	13.677.855
Trade payables	1.919.649	2.016.304
Debt to associated enterprises	840.761	240.776
Other payables	17.127.870	27.913.295
Total short term liabilities other than provisions	33.566.135	43.848.230
Total liabilities other than provisions	873.210.652	803.533.259
Total equity and liabilities	1.126.387.206	1.112.440.654
15 Disclosures on fair value		
14 Charges and security		
16 Contingencies		
17 Related parties		

Statement of changes in equity

All amounts in DKK.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 January 2023	2.000.000	267.547.395	269.547.395
Profit or loss for the year brought forward	0	-30.775.129	-30.775.129
Cost for hedging transaction	0	-18.035.712	-18.035.712
	<u>2.000.000</u>	<u>218.736.554</u>	<u>220.736.554</u>

Notes

All amounts in DKK.

	<u>2023</u>	<u>2022</u>
1. Staff costs		
Average number of employees	<u>0</u>	<u>0</u>
2. Other financial expenses		
Financial costs, group enterprises	37.459.072	14.701.402
Other financial costs	<u>7.715.997</u>	<u>13.732.137</u>
	<u>45.175.069</u>	<u>28.433.539</u>
3. Tax on net profit or loss for the year		
Adjustment for the year of deferred tax	-8.288.217	8.610.000
Adjustment of tax for previous years	<u>1.368.217</u>	<u>0</u>
	<u>-6.920.000</u>	<u>8.610.000</u>
4. Completed development projects, including patents and similar rights arising from development projects		
Cost 1 January 2023	-782.621	0
Transfers	<u>782.621</u>	<u>0</u>
5. Acquired concessions, patents, licenses, trademarks, and similar rights		
Cost 1 January 2023	<u>782.621</u>	<u>782.621</u>
Cost 31 December 2023	<u>782.621</u>	<u>782.621</u>
Amortisation for the year	<u>-156.524</u>	<u>0</u>
Amortisation and write-down 31 December 2023	<u>-156.524</u>	<u>0</u>
Carrying amount, 31 December 2023	<u>626.097</u>	<u>782.621</u>

Notes

All amounts in DKK.

	<u>31/12 2023</u>	<u>31/12 2022</u>
6. Development projects in progress and prepayments for intangible assets		
Cost 1 January 2023	782.621	-782.621
Additions during the year	0	782.621
Transfers	<u>-782.621</u>	<u>0</u>
7. Investment properties		
Cost 1 January 2023	890.794.615	888.396.863
Additions during the year	<u>2.713.119</u>	<u>2.397.752</u>
Cost 31 December 2023	<u>893.507.734</u>	<u>890.794.615</u>
Fair value adjustment 1 January 2023	211.995.385	181.603.137
Adjust of the year to fair value	<u>-38.013.119</u>	<u>30.392.248</u>
Fair value adjustment 31 December 2023	<u>173.982.266</u>	<u>211.995.385</u>
Carrying amount, 31 December 2023	<u>1.067.490.000</u>	<u>1.102.790.000</u>

The company's investment properties comprise of one student housing, situated in Lyngby city centre. The building is built in combination with a residential unit and has associated facilities such as parking space. The total areas is 17.767 square meters (incl. fitness room, cinema and study rooms). The unit contains a total of 639 student housing units. The student housing consists of mixed unit types and are ranging in sizes from 16-36 square meters. The roof must be open for public during the day. The property is built in combination with 147 residential units, which contributes to a dynamic and lively environment.

As per the description of the accounting policies applied, investment properties are measured at fair value (Level 3 in the fair value hierarchy) and, in accordance with the valuation report conducted by valuation firm, CBRE, measured at fair value as of 31 December 2023. The fair value of the property as a rental property is reported as 1,067,490 TDKK., as per the valuation report. This valuation is based on a Discounted Cash Flow (DCF) model, using a discount rate of 4,45 percent, which includes consideration for inflation.

The significant assumptions in the valuation report for the determined fair value are as follows:

	<u>31/12 2023</u>
Budget period (years)	10
Growth in rental income during the budget period for student accommodations in the area	2%
Discount rate, student accommodations	4,45
Discount rate, car park	6,25

Notes

All amounts in DKK.

7. Investment properties (continued)

Occupancy rate - student accommodation	98
Average rent pr. bed/month	7,830

	<u>31/12 2023</u>	<u>31/12 2022</u>
8. Other receivables		
Cost 1 January 2023	<u>124.925</u>	<u>142.393</u>
Cost 31 December 2023	<u>124.925</u>	<u>142.393</u>
Carrying amount, 31 December 2023	<u>124.925</u>	<u>142.393</u>
Guarante, Lyngby Kommune	<u>124.925</u>	<u>142.393</u>
	<u>124.925</u>	<u>142.393</u>
9. Subordinate loan capital		
Total subordinate loan capital	<u>336.199.388</u>	<u>0</u>
Share of liabilities due after 5 years	<u>336.199.388</u>	<u>0</u>
The Shareholder loan is a fully subordinated loan to all other creditors.		
10. Mortgage debt		
Total mortgage debt	<u>403.352.239</u>	<u>0</u>
Share of liabilities due after 5 years	<u>403.352.239</u>	<u>0</u>
11. Payables to group enterprises		
Total payables to group enterprises	<u>0</u>	<u>653.190.945</u>
Share of liabilities due after 5 years	<u>0</u>	<u>653.190.945</u>
12. Other payables		
Total other payables	<u>95.735.033</u>	<u>120.171.939</u>

Notes

All amounts in DKK.

	<u>31/12 2023</u>	<u>31/12 2022</u>
Share of amount due within 1 year	-13.677.855	-13.677.855
Total other payables	82.057.178	106.494.084
Share of liabilities due after 5 years	<u>27.345.758</u>	<u>41.000.000</u>

13. Long term liabilities other than provisions

	<u>Total payables 31 Dec 2023</u>	<u>Current portion of long term payables</u>	<u>Long term payables 31 Dec 2023</u>	<u>Outstanding payables after 5 years</u>
Subordinate loan capital	336.199.388	0	336.199.388	336.199.388
Mortgage debt	403.352.239	0	403.352.239	403.352.239
Bank debts	18.035.712	0	18.035.712	0
Other payables	<u>95.735.033</u>	<u>13.677.855</u>	<u>82.057.178</u>	<u>27.345.758</u>
	853.322.372	13.677.855	839.644.517	766.897.385

14. Charges and security

As collateral for mortgage loans, TDKK 403.154, security has been granted on land and buildings representing a carrying amount of TDKK 1.067.490 at 31 December 2023.

The company has provided a guarantee of DKK 125,000 to Lyngby Municipality.

15. Disclosures on fair value

	<u>Investment property</u>
Fair value at 31 December 2023	<u>1.067.490.000</u>
Unrealised change in fair value of the year recognised in the statement of financial activity	<u>-38.013.116</u>

Notes

All amounts in DKK.

16. Contingencies

Contingent liabilities

Joint taxation

With BaseCamp Student Operations ApS, company reg. no 36934085 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.

17. Related parties

Consolidated financial statements

The company is included in the consolidated annual accounts of XIOR Student Housing N.V., Mechelsesteenweg 34, 2018 Antwerp, Belgium

Accounting policies

The annual report for ST Skovbrynet Student ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

A few adjustments have been made to comparative figures for 2022. This has not led to changes in profit or equity for 2022

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Income statement

Revenue

Lease income from investment property

Lease income comprises income from the lease of property and is recognised in the income statement for the period relating to the lease payment. Income from the heating account is recognised in the income statement.

Other external costs

Other external costs comprise costs incurred for distribution and administration.

Costs concerning investment properties

Costs concerning investment properties comprise operating costs, repair and maintenance costs, taxes, charges, and other costs. Costs concerning the heating accounts are recognised in the income statement.

Value adjustment of investment property

Value adjustment of investment property comprises value adjustments of properties at fair value and profit or loss from the disposal of properties.

Depreciation, amortisation, and writedown for impairment

Depreciation, amortisation, and writedown for impairment comprise depreciation on, amortisation of, and writedown for impairment of intangible and tangible assets, respectively.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

Accounting policies

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Intangible assets

Development projects, patents, and licences

Patents and licenses are measured at cost less accrued amortisation. Patents are amortised on a straightline basis over the remaining patent period and licenses are amortised over the contract period, however, for a maximum of 5years.

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

Investment properties

At the initial recognition, investment properties are measured at cost, comprising the cost price of the property and any directly related costs.

Subsequent investment properties are measured separately at an estimated fair value corresponding to the amount each property is estimated to fetch on the balance sheet date from an independent buyer. The company uses a valuation expert for calculating the fair value of the properties. The valuation model applied is unchanged in relation to the previous financial year.

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving the future return on the property, are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognized in the income statement under the item "Costs concerning investment property".

Accounting policies

Like other property, plant, and equipment except for land, investment property has a limited economic life. The impairment taking place concurrently with the ageing of the investment property is reflected in the continuing measurement of the investment property at fair value. Therefore, no systematic depreciations are made over the useful life of the investment property.

Value adjustments are recognized in the income statement under the item "Value adjustments of property".

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

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

Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Equity

Reserve for hedging transactions

The reserve for hedging transactions arises when hedging instruments are subject to fair value adjustments.

The reserve is dissolved once the value adjustments have been applied or reversed.

The reserve is distributable.

Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

Accounting policies

According to the rules of joint taxation, ST Skovbrynet Student ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Adjustments take place in relation to deferred tax concerning elimination of unrealised intercompany gains and losses.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

Mortgage loans and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.