

BC Skovbrynet Residential ApS
Kristen Bernikows gade 4 1., 1105 København K

Annual report
2023

Company reg. no. 38 70 36 09

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
15	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 BC Skovbrynet Residential 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 BC Skovbrynet Residential ApS

Opinion

We have audited the financial statements of BC Skovbrynet Residential ApS for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes, 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

BC Skovbrynet Residential ApS
Kristen Bernikows gade 4 1.
1105 København K

Company reg. no. 38 70 36 09

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

BaseCamp Student Real Estate ApS

Management´s review

The principal activities of the company

Like previous years, the 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 21.908.000 against DKK 18.436.000 last year. Income or loss from ordinary activities after tax totals DKK -44.194.000 against DKK -73.973.000 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	21.908.300	18.435.762
Other external expenses	-3.904.300	-4.124.423
Costs concerning investment property	-5.182.807	-3.782.903
Value adjustment of investment property	<u>-55.271.792</u>	<u>-90.006.837</u>
Gross profit	-42.450.599	-79.478.401
Other financial income from subsidiaries	106.326	2.814
Other financial income	9.051	0
2 Other financial expenses	<u>-22.492.064</u>	<u>-13.377.259</u>
Pre-tax net profit or loss	-64.827.286	-92.852.846
3 Tax on net profit or loss for the year	<u>20.633.000</u>	<u>18.880.000</u>
Net profit or loss for the year	<u>-44.194.286</u>	<u>-73.972.846</u>
 Proposed distribution of net profit:		
Allocated from retained earnings	<u>-44.194.286</u>	<u>-73.972.846</u>
Total allocations and transfers	<u>-44.194.286</u>	<u>-73.972.846</u>

Balance sheet at 31 December

All amounts in DKK.

Assets		
<u>Note</u>	<u>2023</u>	<u>2022</u>
Non-current assets		
4 Acquired concessions, patents, licenses, trademarks, and similar rights	202.498	0
Total intangible assets	202.498	0
5 Investment properties	461.930.000	517.000.004
Total property, plant, and equipment	461.930.000	517.000.004
Total non-current assets	462.132.498	517.000.004
Current assets		
Trade receivables	611.954	1.016.828
Receivables from group enterprises	17.541.117	240.776
Other debtors	441.358	0
Prepayments	162.836	391.272
Total receivables	18.757.265	1.648.876
Cash and cash equivalents	77.051	679.711
Total current assets	18.834.316	2.328.587
Total assets	480.966.814	519.328.591

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
Results brought forward	60.980.246	105.174.532
Total equity	62.980.246	107.174.532
Provisions		
Provisions for deferred tax	11.847.000	32.480.000
Total provisions	11.847.000	32.480.000
Liabilities other than provisions		
6 Payables to group enterprises	362.192.083	322.434.244
7 Other payables	28.743.114	28.743.114
8 Total long term liabilities other than provisions	390.935.197	351.177.358
8 Current portion of long term liabilities	4.790.519	13.385.245
Trade creditors	2.391.961	944.953
Payables to subsidiaries	194.159	205.958
Other payables	7.827.732	12.171.476
Prepayments	0	1.789.069
Total short term liabilities other than provisions	15.204.371	28.496.701
Total liabilities other than provisions	406.139.568	379.674.059
Total equity and liabilities	480.966.814	519.328.591
10 Disclosures on fair value		
9 Charges and security		
11 Contingencies		

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	105.174.532	107.174.532
Profit or loss for the year brought forward	<u>0</u>	<u>-44.194.286</u>	<u>-44.194.286</u>
	<u>2.000.000</u>	<u>60.980.246</u>	<u>62.980.246</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	21.808.222	6.333.321
Other financial costs	<u>683.842</u>	<u>7.043.938</u>
	<u>22.492.064</u>	<u>13.377.259</u>
3. Tax on net profit or loss for the year		
Adjustment for the year of deferred tax	-14.227.029	-18.880.000
Adjustment of tax for previous years	<u>-6.405.971</u>	<u>0</u>
	<u>-20.633.000</u>	<u>-18.880.000</u>
4. Acquired concessions, patents, licenses, trademarks, and similar rights		
Additions during the year	<u>202.498</u>	<u>0</u>
Cost 31 December 2023	<u>202.498</u>	<u>0</u>
Carrying amount, 31 December 2023	<u>202.498</u>	<u>0</u>
5. Investment properties		
Cost 1 January 2023	398.059.398	393.852.558
Additions during the year	<u>201.788</u>	<u>4.206.840</u>
Cost 31 December 2023	<u>398.261.186</u>	<u>398.059.398</u>
Fair value adjustment 1 January 2023	118.940.606	208.947.443
Adjust of the year to fair value	<u>-55.271.792</u>	<u>-90.006.837</u>
Fair value adjustment 31 December 2023	<u>63.668.814</u>	<u>118.940.606</u>
Carrying amount, 31 December 2023	<u>461.930.000</u>	<u>517.000.004</u>

Notes

All amounts in DKK.

5. Investment properties (continued)

The company's investment properties comprise of one residential property, situated in Lyngby city centre. The building is built in combination with a student housing unit and has associated facilities such as parking space. The total areas is 12,055 square meters. The roof must be open for public during the day.

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 456,000 kr., as per the valuation report. This valuation is based on a Discounted Cash Flow (DCF) model, using a discount rate of 4,20 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, residential housing	4,45%
Discount rate, car park	6,25%
Occupancy rate - residential part	98%
Average rent pr. bed/month	13.420

	<u>31/12 2023</u>	<u>31/12 2022</u>
6. Payables to group enterprises		
Total payables to group enterprises	362.192.083	331.028.970
Share of amount due within 1 year	<u>0</u>	<u>-8.594.726</u>
	<u>362.192.083</u>	<u>322.434.244</u>
Share of liabilities due after 5 years	<u>0</u>	<u>322.434.244</u>

Notes

All amounts in DKK.

	<u>31/12 2023</u>	<u>31/12 2022</u>
7. Other payables		
Total other payables	33.533.633	33.533.633
Share of amount due within 1 year	<u>-4.790.519</u>	<u>-4.790.519</u>
Total other payables	<u>28.743.114</u>	<u>28.743.114</u>
Share of liabilities due after 5 years	<u>9.581.038</u>	<u>9.581.038</u>

8. 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>
Payables to group enterprises	362.192.083	0	362.192.083	0
Other payables	<u>33.533.633</u>	<u>4.790.519</u>	<u>28.743.114</u>	<u>9.581.038</u>
	<u>395.725.716</u>	<u>4.790.519</u>	<u>390.935.197</u>	<u>9.581.038</u>

9. Charges and security

The company has issued mortgages registered to the owners totalling DKK 290.000.000 as security for bank loans. The mortgages registered to the owners provide security on the above land and buildings as well as property, plant and equipment, which is representing a carrying amount of DKK 461.930.000. The balance of the loan registered as other payables is DKK 0, at 31 December 2023.

10. Disclosures on fair value

	<u>Investment property</u>
Fair value at 31 December 2023	<u>461.930.000</u>
Unrealised change in fair value of the year recognised in the statement of financial activity	<u>-55.271.792</u>

Notes

All amounts in DKK.

11. Contingencies

Joint taxation

With BaseCamp Student Operations ApS, company reg. no 36 93 40 85 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.

Accounting policies

The annual report for BC Skovbrynet Residential 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

Revenue is recognised in the income statement on the completion of sales. This is generally considered to be the case when:

- The service has been provided before the end of the financial year
- A binding sales agreement exists
- The sales price has been determined
- Payment has been received, or is anticipated with a reasonable degree of certainty.

Lease income from investment property

Lease income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment.

Other external costs

Other external costs comprise costs for distribution, sales, advertisement, administration, premises, loss on debtors.

Costs concerning investment properties comprise operation costs, repair and maintenance costs, taxes, charges and other costs.

Value adjustment of investment property

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

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, as well as surcharges and reimbursements under the advance tax scheme, etc.

Accounting policies

Tax of the results for the year

The tax for the year comprises the current tax for the year and the changes in deferred tax, and it is recognised in the profit and loss account with the share referring to the results for the year and directly in the equity with the share referring to entries directly on the equity.

The company is subject to the Danish legislation concerning compulsory joint taxation with the Danish group enterprises.

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

The balance sheet

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 5 years.

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.

Investment property

At the initial recognition, investment property is measured at cost, comprising the cost of the property and directly associated costs, if any.

Accounting policies

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 recognised in the income statement under the item "Costs concerning investment property".

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.

Value adjustments are recognised 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.

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"

According to the rules of joint taxation, BC Skovbrynet Residential 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.

Accounting policies

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 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

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

Accrued expenses and deferred income

Received payments concerning income during the following years are recognised under accrued expenses and deferred income.