

Risskov Brynet IV K/S


c/o Taurus Ejendomsadministration ApS
Skovvejen 11, st., 8000 Aarhus C

CVR no. 38 88 12 13

Annual report 2020

Approved at the Company's annual general meeting on

Chair of the meeting:


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Tatyana Boger





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Statement by the Executive Board

Today, the Management has discussed and approved the annual report of Risskov Brynet IV K/S for the financial year 1 January - 31 December 2020.

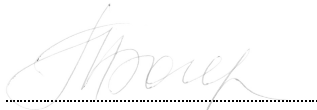


The annual report is prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January - 31 December 2020.

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.

Aarhus, 15 March 2021
Executive Board:


Tatyana Boger
Jane Pascual
Timm Grün

Independent auditor's report

To the limited partners of Risskov Brynet IV K/S

Opinion

We have audited the financial statements of Risskov Brynet IV K/S for the financial year 1 January - 31 December 2020, 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 2020 and of the results of the Company's operations for the financial year 1 January - 31 December 2020 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 requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

Management's responsibilities for the financial statements

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

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and 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:

- 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.

Independent auditor's report

- ▶ 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, 15 March 2021
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Management's review

Company details

Name	Risskov Brynet IV K/S
Address, Postal code, City	c/o Taurus Ejendomsadministration ApS Skovvejen 11, st., 8000 Aarhus C
CVR no.	38 88 12 13
Established	17 August 2017
Registered office	Aarhus
Financial year	1 January - 31 December
Executive Board	Tatyana Boger Jane Pascual Timm Grün
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management's review

Business review

The purpose of the company is to acquire and operate real estate. The company may provide guarantees, raise loans, grant loans or otherwise directly or indirectly assist with the financing of the group. The Company may, at its own expense or on behalf of a third party, carry on any business useful or necessary to fulfill its purposes or purposes which are directly or indirectly related to its own or a third party's purpose.

Recognition and measurement uncertainties

As the company's purpose is investment in properties, the Company is affected by changes in the property market, including the general level of interest rates and economic conditions. For a description of significant assumptions for the fair value recognition as 31 December 2020 and a sensitivity analysis of the uncertainties in the calculation of fair value, please refer to note 3 and 4.

As the COVID-19 pandemic is ongoing, uncertainties remain over its extent, duration and consequential economic and business impacts, and governments continue to assess and implement measures in response to the pandemic.

Within Denmark, we can see a high number of transactions in the market that demonstrate there is not a significant impact on interest in or allocation of capital to investment properties due to COVID-19. From these transactions and our assessment of the key judgements and estimates used in the property valuations, we do not note any significant valuation uncertainty relating to the investment properties.

Financial review

The income statement for 2020 shows a profit of DKK 8,439,797 against a profit of DKK 5,878,240 last year, and the balance sheet at 31 December 2020 shows equity of DKK 69,769,625.

The Company's accounting policies have been changed in the following respects compared to last year:

Investment properties are measured at fair value with value adjustments recognized in the income statement. Before the change, investment properties were measured at cost less depreciation and impairment.

This change in accounting policy is made as measuring investment properties at fair value, in the opinion of Management, better provides a true and fair view of the Company's financial position.

The change affects profit for the year by an increase of DKK 7,073,387 (2019: DKK 5,783,509). The balance sheet total is affected by an increase of DKK 47,238,480 (2019: DKK 40,165,093) and an increase of equity at 31 December 2020 by DKK 47,238,480 (2019: DKK 40,165,093).

The comparative figures have been adjusted in relation to the change in accounting policies.

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 January - 31 December

Income statement

Note	DKK	2020	2019
	Gross profit	6,064,758	4,815,558
	Fair value adjustment of investment property	4,340,000	3,050,122
	Profit before net financials	10,404,758	7,865,680
2	Financial expenses	-1,964,961	-1,987,440
	Profit for the year	8,439,797	5,878,240
	Recommended appropriation of profit		
	Extraordinary dividend distributed in the year	0	7,000,000
	Retained earnings/accumulated loss	8,439,797	-1,121,760
		8,439,797	5,878,240

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2020	2019
	ASSETS		
	Fixed assets		
3	Property, plant and equipment		
4	Investment property	162,000,000	157,660,000
		<u>162,000,000</u>	<u>157,660,000</u>
	Total fixed assets	<u>162,000,000</u>	<u>157,660,000</u>
	Non-fixed assets		
	Receivables		
	Other receivables	0	10,450
	Prepayments	0	45,356
		<u>0</u>	<u>55,806</u>
	Cash	<u>3,672,603</u>	<u>456,500</u>
	Total non-fixed assets	<u>3,672,603</u>	<u>512,306</u>
	TOTAL ASSETS	<u><u>165,672,603</u></u>	<u><u>158,172,306</u></u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2020	2019
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	1,001,000	1,001,000
	Share premium account	0	28,339,000
	Retained earnings	68,768,625	31,989,828
	Total equity	69,769,625	61,329,828
	Liabilities other than provisions		
5	Non-current liabilities other than provisions		
	Mortgage debt	67,413,868	67,414,039
	Payables to group entities	25,490,690	25,490,690
	Deposits	2,381,688	2,567,200
		95,286,246	95,471,929
	Current liabilities other than provisions		
5	Short-term part of long-term liabilities other than provisions	0	366,429
	Trade payables	406,691	875,790
	Payables to group enterprises	210,041	128,330
		616,732	1,370,549
	Total liabilities other than provisions	95,902,978	96,842,478
	TOTAL EQUITY AND LIABILITIES	165,672,603	158,172,306

- 1 Accounting policies
- 6 Collateral
- 7 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Share premium account	Retained earnings	Total
Equity at 1 January 2019	1,001,000	28,339,000	-1,269,996	28,070,004
Adjustment of equity through changes in accounting policies	0	0	34,381,584	34,381,584
Transfer through appropriation of loss	0	0	-1,121,760	-1,121,760
Equity at 1 January 2020	1,001,000	28,339,000	31,989,828	61,329,828
Transfer through appropriation of profit	0	0	8,439,797	8,439,797
Transferred from share premium account	0	-28,339,000	28,339,000	0
Equity at 31 December 2020	1,001,000	0	68,768,625	69,769,625

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Risskov Brynet IV K/S for 2020 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.

Changes in accounting policies

The Company's accounting policies have been changed in the following respects compared to last year:

Investment properties are measured at fair value with value adjustments recognized in the income statement. Before the change, investment properties were measured at cost less depreciation and impairment.

This change in accounting policy is made as measuring investment properties at fair value, in the opinion of Management, better provides a true and fair view of the Company's financial position.

The change affects profit for the year by an increase of DKK 7,073,387 (2019: DKK 5,783,509). The balance sheet total is affected by an increase of DKK 47,238,480 (2019: DKK 40,165,093) and an increase of equity at 31 December 2020 by DKK 47,238,480 (2019: DKK 40,165,093).

The comparative figures have been adjusted in relation to the change in accounting policies.

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 recognized in the balance sheet when it is probable that future economic benefits will flow to the company, and the value of the asset can be reliably measured.

Liabilities are recognized in the balance sheet when it is probable that future economic benefits will be deducted company and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each accounting 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.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

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 profit

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

Property expenses

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

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.

Balance sheet

Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property.

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.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

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.

Income taxes

The Limited Partnership is not subject to taxation.

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.

Financial statements 1 January - 31 December

Notes to the financial statements

DKK	2020	2019
2 Financial expenses		
Interest expenses, group entities	1,465,715	1,465,715
Other financial expenses	499,246	521,725
	<u>1,964,961</u>	<u>1,987,440</u>
3 Property, plant and equipment		
DKK		Investment property
Cost at 1 January 2020		<u>120,683,530</u>
Cost at 31 December 2020		<u>120,683,530</u>
Revaluations at 1 January 2020		36,976,470
Value adjustments for the year		<u>4,340,000</u>
Revaluations at 31 December 2020		<u>41,316,470</u>
Carrying amount at 31 December 2020		<u>162,000,000</u>

4 Investment property

Fair value estimation

Assumptions underlying the determination of fair value of investment properties

The fair value is an estimate made by management based on information available and actual expectations as to the future.

The valuation is performed based on a report from an appraiser.

A weighted rate of return of 3,9% has been applied in the market value assessment at 31 December 2020.

The company's investment property is 100% residential.

The investment property is located in the area of Aarhus.

The property is valued at fair value based on DCF model, which is based on forecasts for future cash flows that the individual property is expected to generate, expected CAPEX investments and development in vacancy.

- ▶ The fair value of investment properties amounts to DKK 162,000,000
- ▶ Budget period: 10 years
- ▶ Commercial rent per sqm: DKK 1,594
- ▶ Operating expenses per sqm: DKK 229
- ▶ Maintenance per sqm: DKK 40

Changes in estimated required rate of return for investment properties will affect the value of investment properties recognized in the balance sheet as well as value adjustments carried in the income statement.

An increase in the rate of return by 0.5 percentage points will imply a decrease in the fair value of DKK 18,409,000. A decrease in the rate of return by 0.5 percentage points will imply an increase in the fair value of DKK 23,824,000.

Financial statements 1 January - 31 December

Notes to the financial statements

5 Non-current liabilities other than provisions

DKK	Total debt at 31/12 2020	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	67,413,868	0	67,413,868	67,413,013
Payables to group entities	25,490,690	0	25,490,690	25,490,690
Deposits	2,381,688	0	2,381,688	2,381,688
	<u>95,286,246</u>	<u>0</u>	<u>95,286,246</u>	<u>95,285,391</u>

6 Collateral

As security for mortgage debts, DKK 67,413,868, mortgage security of DKK 67,400,000 has been granted on investment properties representing a book value of DKK 162,000,000 at 31 December 2020.

7 Related parties

Risskov Brynet IV K/S' related parties comprise the following:

Parties exercising control

Related party	Domicile	Basis for control
Strandholmen GP S.a.r.l.	Luxembourg	General Partner