



Peha Invest ApS

Bundgårdsvej 60
9000 Aalborg
CVR No. 39184540

Annual report 2020

The Annual General Meeting adopted the
annual report on 07.07.2021

Erik Bent Hansen

Chairman of the General Meeting

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Entity details

Entity

Peha Invest ApS

Bundgårdsvej 60

9000 Aalborg

CVR No.: 39184540

Registered office: Aalborg

Financial year: 01.01.2020 - 31.12.2020

Executive Board

Erik Bent Hansen, Director

Lisbeth Simonsen Pelle, Director

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Østre Havnepromenade 26, 4th floor

9000 Aalborg

Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Peha Invest ApS for the financial year 01.01.2020 - 31.12.2020.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Aalborg, 07.07.2021

Executive Board

Erik Bent Hansen
Director

Lisbeth Simonsen Pelle
Director

Independent auditor's report

To the shareholders of Peha Invest ApS

Opinion

We have audited the financial statements of Peha Invest ApS for the financial year 01.01.2020 - 31.12.2020, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's responsibilities for the financial statements

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

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

Auditor's responsibilities for the audit of the financial statements

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

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Aalborg, 07.07.2021

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Sami Nikolai El-Galaly

State Authorised Public Accountant
Identification No (MNE) mne42793

Management commentary

Primary activities

The Company's primary activity consists of trade, investment and ownership of investments as well as activities deemed related thereto by the Executive Board.

Description of material changes in activities and finances

Profit for the year is affected by impairment losses on loans and profit on sale of investments.

During 2020, the Company has not been directly affected by the implemented restrictions caused by COVID-19.

Income statement for 2020

	Notes	2020 DKK	2019 DKK
Gross profit/loss	1	(1,302,064)	(182,375)
Income from investments in group enterprises		3,445,490	9,245,770
Income from investments in associates	2	18,763,544	(127,559)
Other financial income	3	1,176,804	820,900
Other financial expenses	4	(4,850,631)	(7,352,327)
Profit/loss before tax		17,233,143	2,404,409
Tax on profit/loss for the year	5	1,075,356	1,517,710
Profit/loss for the year		18,308,499	3,922,119
Proposed distribution of profit and loss			
Retained earnings		18,308,499	3,922,119
Proposed distribution of profit and loss		18,308,499	3,922,119

Balance sheet at 31.12.2020

Assets

	Notes	2020 DKK	2019 DKK
Investments in group enterprises		56,830,868	53,385,378
Investments in associates		0	296,060
Financial assets	6	56,830,868	53,681,438
Fixed assets		56,830,868	53,681,438
Receivables from group enterprises		14,502	0
Receivables from associates		0	13,262,546
Deferred tax		696,000	1,071,000
Other receivables	7	34,271,109	1,339,503
Joint taxation contribution receivable		1,450,356	446,710
Receivables		36,431,967	16,119,759
Current assets		36,431,967	16,119,759
Assets		93,262,835	69,801,197

Equity and liabilities

	Notes	2020 DKK	2019 DKK
Contributed capital		50,000	50,000
Reserve for net revaluation according to the equity method		10,627,673	9,214,183
Retained earnings		11,514,833	(5,380,176)
Equity		22,192,506	3,884,007
Trade payables		30,000	180,000
Payables to group enterprises	8	64,564,477	61,045,369
Other payables		6,475,852	4,691,821
Current liabilities other than provisions		71,070,329	65,917,190
Liabilities other than provisions		71,070,329	65,917,190
Equity and liabilities		93,262,835	69,801,197

Contingent liabilities

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Statement of changes in equity for 2020

	Contributed capital DKK	Reserve for net revaluation according to the equity method DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50,000	9,214,183	(5,380,176)	3,884,007
Profit/loss for the year	0	1,413,490	16,895,009	18,308,499
Equity end of year	50,000	10,627,673	11,514,833	22,192,506

Notes

1 Gross profit/loss

In gross profit/loss is impairment losses on loans of DKK 1,340K.

2 Income from investments in associates

Income from investments in associates comprises of profit on sale of investments.

3 Other financial income

	2020	2019
	DKK	DKK
Financial income from associates	0	820,900
Other interest income	1,176,804	0
	1,176,804	820,900

4 Other financial expenses

	2020	2019
	DKK	DKK
Financial expenses from group enterprises	1,427,371	1,646,259
Financial expenses from associates	58,429	5,276,997
Other financial expenses	3,364,831	429,071
	4,850,631	7,352,327

Financial expenses from associates for 2019 consist of deferred interest expenses, derived from funding where the interest rate is fixed at 50% of the development in the underlying investment.

5 Tax on profit/loss for the year

	2020	2019
	DKK	DKK
Change in deferred tax	375,000	(1,071,000)
Refund in joint taxation arrangement	(1,450,356)	(446,710)
	(1,075,356)	(1,517,710)

6 Financial assets

	Investments in group enterprises DKK	Investments in associates DKK
Cost beginning of year	43,945,890	521,365
Disposals	0	(521,365)
Cost end of year	43,945,890	0
Revaluations beginning of year	9,439,488	0
Share of profit/loss for the year	3,445,490	0
Revaluations end of year	12,884,978	0
Impairment losses beginning of year	0	(225,305)
Reversal regarding disposals	0	225,305
Impairment losses end of year	0	0
Carrying amount end of year	56,830,868	0

Investments in subsidiaries	Registered in	Corporate form	Equity interest %
MHP Byg ApS	Aalborg	ApS	100
Erika Holding ApS	Aalborg	ApS	100

7 Other receivables

Other receivables comprise loan, primary towards Sofia Residential A/S and Sofia Residential BG ApS.

8 Payables to group enterprises

Payables to group enterprises comprise of balances with intragroup parties.

9 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where LPEH ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Income statement

Gross profit or loss

Gross profit or loss comprises external expenses.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities.

Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of intra-group profits or losses.

Income from investments in associates

Income from investments in associates comprises the pro rata share of the individual associates' profit/loss after pro rata elimination of intra-group profits or losses.

Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet**Investments in group enterprises**

Investments in group enterprises are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the enterprises' equity value plus unamortised goodwill and plus or minus unrealised intra-group profits or losses.

Group enterprises with negative equity value are measured at DKK 0. Any receivables from these enterprises are written down to net realisable value based on a specific assessment. If the Parent has a legal or constructive obligation to cover the liabilities of the relevant enterprise, and it is probable that such obligation will involve a loss, a provision is recognised that is measured at present value of the costs necessary to settle the obligations at the balance sheet date.

Upon distribution of profit or loss, net revaluation of investments in group enterprises is transferred to reserve for net revaluation according to the equity method in equity.

Investments in group enterprises are written down to the lower of recoverable amount and carrying amount.

Investments in associates

Investments in associates are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the associates' equity value plus unamortised goodwill and plus or minus unrealised pro rata intra-group profits and losses.

Associates with negative equity value are measured at DKK 0. Any receivables from these enterprises are written down to net realisable value based on a specific assessment. If the Parent has a legal or constructive obligation to cover the liabilities of the relevant enterprise, and it is probable that such obligation will involve a loss, a provision is recognised that is measured at present value of the costs necessary to settle the obligations at the balance sheet date.

Upon distribution of profit or loss, net revaluation of investments in associates is transferred to reserve for net revaluation according to the equity method in equity.

Investments in associates are written down to the lower of recoverable amount and carrying amount.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Joint taxation contributions receivable or payable

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.