

# Marmorbyen Vest 2 P/S

c/o Cobblestone A/S  
Gammel Køge Landevej 57, 3.  
2500 Valby  
Denmark

CVR no. 39 19 40 66

## **Annual report 2021**

The annual report was presented and approved at  
the Company's annual general meeting on

20 May 2022

Emil Skov

Chairman of the annual general meeting

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## **Statement by the Board of Directors and the Executive Board**

The Board of Directors and the Executive Board have today discussed and approved the annual report of Marmorbyen Vest 2 P/S for the financial year 1 January – 31 December 2021.

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

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021.

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

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

København, 20 May 2022  
Executive Board:

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Louise Hertz

Board of Directors:

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Peter Matzen Drachmann  
Chairman

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Louise Hertz

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Nathalie Marion-Denise  
Winkelmann

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Wilhelm Vjaceslav

## Independent auditor's report

### To the shareholders of Marmorbyen Vest 2 P/S

#### Opinion

We have audited the financial statements of Marmorbyen Vest 2 P/S for the financial year 1 January – 31 December 2021 comprising 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 Company's assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021 in accordance with the Danish Financial Statements Act.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report.

We 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 responsibility 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 company 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 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 Statements Act. We did not identify any material misstatement of the Management's review.

København, 20 May 2022

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Henrik Y. Jensen  
State Authorised  
Public Accountant  
mne35442

**Marmorbyen Vest 2 P/S**  
Annual report 2021  
CVR no. 39 19 40 66

## Management's review

### Company details

Marmorbyen Vest 2 P/S  
c/o Cobblestone A/S  
Gammel Køge Landevej 57, 3.  
2500 Valby  
Denmark

CVR no.:	39 19 40 66
Established:	19 December 2017
Registered office:	København
Financial year:	1 January – 31 December

### Board of Directors

Peter Matzen Drachmann, Chairman  
Louise Hertz  
Nathalie Marion-Denise Winkelmann  
Wilhelm Vjaceslav

### Executive Board

Louise Hertz

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 København Ø  
CVR no. 25 57 81 98

## **Management's review**

### **Operating review**

#### **Principal activities**

The objective of the Company is to acquire real estate properties for investment purpose.

#### **Development in activities and financial position**

The Company's income statement for 2021 shows a profit of DKK 12,127 thousand as against DKK 4,719 thousand in 2020. Equity in the Company's balance sheet at 31 December 2021 stood at DKK 78,643 thousand as against DKK 67,716 thousand at 31 December 2020.

The financial year was in line with forecast, and the result for the year is considered to be in accordance with expectations.

#### **Events after the balance sheet date**

No events have occurred after the balance sheet date that materially affect the Company's financial position.

## Financial statements 1 January – 31 December

### Income statement

DKK'000	Note	2021	2020
<b>Gross profit</b>		7,611	6,703
Fair value adjustment of investment properties		10,400	3,900
Other financial expenses	3	-5,884	-5,884
<b>Profit for the year</b>		<u>12,127</u>	<u>4,719</u>
<b>Proposed profit appropriation</b>			
Extraordinary dividends distributed in the financial year		0	2,566
Proposed dividends for the year		1,700	1,200
Retained earnings		<u>10,427</u>	<u>953</u>
		<u>12,127</u>	<u>4,719</u>



## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	31/12 2021	31/12 2020
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>	4		
Investment properties		312,600	302,200
<b>Total fixed assets</b>		312,600	302,200
<b>Current assets</b>			
<b>Receivables</b>			
Other receivables		0	1,090
<b>Cash at bank and in hand</b>		8,053	7,631
<b>Total current assets</b>		8,053	8,721
<b>TOTAL ASSETS</b>		320,653	310,921

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	31/12 2021	31/12 2020
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		500	500
Retained earnings		76,443	66,016
Proposed dividends for the financial year		<u>1,700</u>	<u>1,200</u>
<b>Total equity</b>		<u>78,643</u>	<u>67,716</u>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
	5		
Subordinary loan capital		95,168	95,168
Debt to credit institutions		<u>140,358</u>	<u>140,358</u>
		<u>235,526</u>	<u>235,526</u>
<b>Current liabilities</b>			
Prepayments received from tenants		1,374	1,393
Trade payables		163	114
Payables to group entities		26	11
Other payables		1,669	945
Payables to shareholders		0	2,497
Deposits		<u>3,252</u>	<u>2,719</u>
		<u>6,484</u>	<u>7,679</u>
<b>Total liabilities</b>		<u>242,010</u>	<u>243,205</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>320,653</u></u>	<u><u>310,921</u></u>

## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Proposed dividends for the financial year	Total
Equity at 1 January 2021	500	66,016	1,200	67,716
Ordinary dividends paid	0	0	-1,200	-1,200
Transferred over the profit appropriation	0	10,427	1,700	12,127
<b>Equity at 31 December 2021</b>	<b>500</b>	<b>76,443</b>	<b>1,700</b>	<b>78,643</b>

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of Marmorbyen Vest 2 P/S for 2021 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

### Income statement

#### Gross profit

Pursuant to Section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

#### Revenue

Revenue, comprising rental income, is recognised in the period to which it relates.

#### Other external costs

Other external costs comprise costs incurred during the year as a result of the rental of the Company's properties and administration.

#### Fair value adjustment of investment properties

Fair value adjustment of investment properties comprises the year's changes in the fair value of investment property.

#### Financial expenses

Financial expenses comprise interest expenses, realized and unrealized capital losses on mortgage debt.

### Balance sheet

#### Investment properties

Investment properties comprises properties that is held to earn rentals, held for capital appreciation or both.

Initially, investment properties is measured at cost including purchase price and directly related costs. The carrying amount also includes costs for improvements if the recognition criteria is met.

Subsequent to initial recognition, investment properties is stated at fair value. Gain and losses arising from changes in the fair values are included in the income statement in the year which they arise.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

The properties are valued using the income capitalisation method where a property's fair value is estimated based on the normalised net operating income generated by the property, which is divided by the capitalisation rate. The calculated value is adjusted with expected future change in rental value, voids, capital expenses and other special circumstances.

The valuations was performed by v/Rönne Grünwald Partner, an accredited an independant valuer with recognised and relevant professional qualifications and recent experience of the location and category of investment properties being valued. The valuation model applied is in accordance with the recommended by the International Valuation Standards Committee. These valuations models are consistent with the principles in IFRS 13.

Investement properties is not depreciated.

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

#### Impairment of fixed assets

The carrying amount of property, plant and equipment is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

#### Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast 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.

#### Cash at bank and in hand

Cash at bank and in hand comprise cash at bank.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

##### Equity

###### *Dividends*

The expected dividends payment for the year is disclosed as a separate item under equity.

##### Liabilities

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

Other liabilities are measured at amortised cost.

##### Prepayments

Prepayments comprises advance invoicing regarding income in subsequent years.

##### Corporation tax and deferred tax

The Company is not subject to taxation. Taxable income is taxed in the parent company Ejendomsselskabet PADK M3 ApS.

## Financial statements 1 January – 31 December

### Notes

DKK'000	2021	2020
<b>2 Average number of full-time employees</b>		
Average number of full-time employees	0	0
<b>3 Other financial expenses</b>		
Interest expense to group entities	4,996	4,996
Other financial costs	888	888
	5,884	5,884
<b>4 Investment properties</b>		
DKK'000		Investment properties
Cost at 1 January 2021		287,791
Cost at 31 December 2021		287,791
Revaluations at 1 January 2021		14,409
Revaluations for the year		10,400
Revaluations at 31 December 2021		24,809
<b>Carrying amount at 31 December 2021</b>		312,600
<b>Key assumptions:</b>		
The property is located in Copenhagen and used for residential, totalling 6,740 sqm. A void period of 1 month is estimated for vacant residential units. Additionally, a structural vacancy of 2% has been included in the estimated cash flow. The exit yield is estimated at 3.00% (2020: 3.21%).		
<b>Sensitivity analysis:</b>		
An increase of exit yield by 0.25 percentage points would reduce the property value by DKK 24.8 million and a decrease in the exit yield by 0.25 percentage points would increase the property value by DKK 28.9 million at the balance sheet date.		
<b>5 Non-current liabilities</b>		
DKK'000	Total debt at 31/12 2021	Outstanding debt after five years
Subordinary loan capital	95,168	95,168
Debt to credit institution	140,358	140,358
	235,526	235,526

## **Financial statements 1 January – 31 December**

### **Notes**

#### **6 Mortgages and securities**

Investment properties with a carrying amount of DKK 313 million at 31 December 2021 (2020: DKK 302 million) have been provided as collateral for mortgages of DKK 140 million (2020: DKK 140 million).

#### **7 Related parties**

Marmorbyen Vest 2 P/S related parties comprise the following:

##### **Control**

Marmorbyen Vest 2 P/S is part of the consolidated financial statements of PATRIZIA Augsburg Kapitalverwaltungsgesellschaft mbH, Fuggerstrasse 26, 86150 Augsburg, Germany, which is the smallest group, in which the Company is included as a subsidiary.

The consolidated financial statements of PATRIZIA Augsburg Kapitalverwaltungsgesellschaft mbH can be obtained by contacting the Company at the address above.