
KEEP Svea HoldCo ApS

c/o Keystone Investment Management A/S, Havnegade , 25,2,
DK-1058 Copenhagen K

Annual Report for 2020

CVR No. 39 36 71 14

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 10/5 2021

Maja Hesselberg
Chairman of the
general meeting



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Management's statement

The Executive Board has today considered and adopted the Financial Statements of KEEP Svea HoldCo ApS 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 at 31 December 2020 of the Company and of the results of the Company operations for 2020.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Copenhagen K, 10 May 2021

Executive Board

Alexander Joshau Druttman
Manager

Hugo Marcus Vernon Black
Manager

Morten Sennecker Schultz
Manager

Independent Practitioner's Extended Review Report

To the shareholder of KEEP Svea HoldCo ApS

Conclusion

We have performed an extended review of the Financial Statements of KEEP Svea HoldCo ApS for the financial year 1 January - 31 December 2020, which comprise 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.

Based on the work performed, 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 Conclusion

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR – Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Practitioner's responsibilities for the extended review of the Financial Statements" section of our report. 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. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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 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.

Practitioner's responsibilities for the extended review of the Financial Statements

Our responsibility is to express a conclusion on the Financial Statements. This requires that we plan and perform procedures to obtain limited assurance in respect of our conclusion on the Financial Statements and, moreover, that we perform supplementary procedures specifically required to obtain additional assurance in respect of our conclusion.

An extended review consists of making inquiries, primarily of Management and others within the enterprise, as appropriate, and applying analytical procedures and the supplementary procedures specifically required as well as assessing the evidence obtained.

An extended review is less in scope than an audit and, consequently, we do not express an audit opinion on the Financial Statements.

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 Practitioner's Extended Review Report

In connection with our extended review 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 extended review, 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, in our view, 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 in Management's Review.

Aarhus C, 10 May 2021

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR No 33 77 12 31

Christian Roding
State Authorised Public Accountant
mne33714

Company information

The Company

KEEP Svea HoldCo ApS
c/o Keystone Investment Management A/S
Havnegade , 25,2
DK-1058 Copenhagen K
CVR No: 39 36 71 14
Financial period: 1 January - 31 December
Incorporated: 27 February 2018
Financial year: 3rd financial year
Municipality of reg. office: Copenhagen

Executive board

Alexander Joshau Druttman
Hugo Marcus Vernon Black
Morten Sennecker Schultz

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Jens Chr. Skous Vej 1
8000 Aarhus C

Management's review

Key activities

The Company's purpose is to operate as holding company by owning investments in enterprises that acquire, sell and manage real estate both directly and through a company.

Development in the year

The income statement of the Company for 2020 shows a loss of DKK 1,332,441, and at 31 December 2020 the balance sheet of the Company shows positive equity of DKK 11,914,319.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income statement 1 January - 31 December

	Note	2020 DKK	2019 DKK
Gross profit/loss		-87,240	-83,510
Financial income	1	1,430,920	0
Financial expenses	2	-2,932,394	-2,391,576
Profit/loss before tax		-1,588,714	-2,475,086
Tax on profit/loss for the year	3	256,273	544,519
Net profit/loss for the year		-1,332,441	-1,930,567

Distribution of profit

	2020 DKK	2019 DKK
Proposed distribution of profit		
Retained earnings	-1,332,441	-1,930,567
	-1,332,441	-1,930,567

Balance sheet 31 December

Assets

	Note	2020 DKK	2019 DKK
Investments in subsidiaries	4	63,058,295	4,663,795
Receivables from group enterprises	5	84,786,634	0
Fixed asset investments		147,844,929	4,663,795
Fixed assets		147,844,929	4,663,795
Receivables from group enterprises		5,386,784	0
Other receivables	6	429,316	725,418
Deferred tax asset	7	415,374	0
Corporation tax receivable from group enterprises		161,512	30,760,990
Receivables		6,392,986	31,486,408
Cash at bank and in hand		7,478,969	5,056,281
Current assets		13,871,955	36,542,689
Assets		161,716,884	41,206,484

Balance sheet 31 December

Liabilities and equity

	Note	2020 DKK	2019 DKK
Share capital	8	70,000	60,000
Retained earnings		11,844,319	10,843,676
Equity		11,914,319	10,903,676
Payables to group enterprises		146,204,559	0
Other payables		1,093,287	0
Long-term debt	9	147,297,846	0
Trade payables		37,267	86,337
Payables to group enterprises		2,467,452	0
Corporation tax		0	30,216,471
Short-term debt		2,504,719	30,302,808
Debt		149,802,565	30,302,808
Liabilities and equity		161,716,884	41,206,484
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Statement of changes in equity

	Share capital	Share premium account	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	60,000	0	10,843,676	10,903,676
Capital increase	10,000	2,333,084	0	2,343,084
Net profit/loss for the year	0	0	-1,332,441	-1,332,441
Transfer from share premium account	0	-2,333,084	2,333,084	0
Equity at 31 December	70,000	0	11,844,319	11,914,319

Notes to the Financial Statements

	<u>2020</u>	<u>2019</u>
	DKK	DKK
1. Financial income		
Interest received from group enterprises	1,430,920	0
	<u>1,430,920</u>	<u>0</u>
	<u>2020</u>	<u>2019</u>
	DKK	DKK
2. Financial expenses		
Interest paid to group enterprises	2,467,452	0
Other financial expenses	464,942	2,391,576
	<u>2,932,394</u>	<u>2,391,576</u>
	<u>2020</u>	<u>2019</u>
	DKK	DKK
3. Income tax expense		
Current tax for the year	0	-544,519
Deferred tax for the year	-415,374	0
Adjustment of tax concerning previous years	159,101	0
	<u>-256,273</u>	<u>-544,519</u>

Notes to the Financial Statements

	2020	2019
	DKK	DKK
4. Investments in subsidiaries		
Cost at 1 January	4,663,795	3,881,120
Additions for the year	58,394,500	782,675
Cost at 31 December	<u>63,058,295</u>	<u>4,663,795</u>
Carrying amount at 31 December	<u>63,058,295</u>	<u>4,663,795</u>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership and Votes	Equity	Net profit/loss for the year
Gøteborg Alle 7 HoldCo ApS	Copenhagen	50,000	100%	15,350	-10,556
				<u>15,350</u>	<u>-10,556</u>

5. Other fixed asset investments

Receivables from group enterprises is concluded with a fixed repayment date being on September 30, 2035 and can be repaid in advance upon decision of the Borrower.

6. Other receivables

The Entity has entered into an interest rate cap transaction with a cap rate of 3% effective as of 01.07.2020. The notional amount is TDKK 203,625 and the fair value as of 31.12.2020 is TDKK 316 in favour of the Entity. The maturity date is 01.07.2025.

	2020	2019
	DKK	DKK
7. Provision for deferred tax		
Amounts recognised in the income statement for the year	415,374	0
Deferred tax asset at 31 December	<u>415,374</u>	<u>0</u>

The company has recognised a deferred tax asset which primarily consists of a taxable loss from previous year. Management has prepared forecasts and based on these, it has been considered realistic to generate sufficient positive earnings to actualize the taxable loss within a period of approximately 5 years.

Notes to the Financial Statements

8. Share capital

	<u>Number</u>	<u>Nominal value</u> DKK
A-Shares	63,000	63,000
B-Shares	7,000	<u>7,000</u>
		<u>70,000</u>

The share capital has developed as follows:

	<u>2020</u>	<u>2019</u>
	DKK	DKK
Share capital at 1 January	60,000	60,000
Capital increase	<u>10,000</u>	<u>0</u>
Share capital at 31 December	<u>70,000</u>	<u>60,000</u>

9. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2020</u>	<u>2019</u>
	DKK	DKK
Payables to group enterprises		
After 5 years	<u>146,204,559</u>	<u>0</u>
Long-term part	<u>146,204,559</u>	<u>0</u>
Within 1 year	<u>2,467,452</u>	<u>0</u>
Short-term part	<u>2,467,452</u>	<u>0</u>
	<u>148,672,011</u>	<u>0</u>
Other payables		
After 5 years	1,075,142	0
Between 1 and 5 years	<u>18,145</u>	<u>0</u>
Long-term part	<u>1,093,287</u>	<u>0</u>
Within 1 year	<u>0</u>	<u>0</u>
	<u>1,093,287</u>	<u>0</u>

Notes to the Financial Statements

	<u>2020</u>	<u>2019</u>
	DKK	DKK

10. Contingent assets, liabilities and other financial obligations

Charges and security

The following assets have been placed as security with mortgage credit institutes:

Shares in Gøteborg Alle 7 Holdco ApS with a carrying amount of	63,058,295	4,663,795
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Other contingent liabilities

The Company has issued a letter of subordination in favour of Gøteborg Alle 7 ApS' other creditors.

The Group's companies are jointly and severally liable for tax on the Group's joint taxed income, etc. The total amount of corporation tax due in the group amounts to DKK 0. The group's corporations are also liable for the risk of Danish withholding taxes in the form of dividends tax, royalty tax and interest tax. Any adjustments to corporation taxes and withholding taxes may result in the Group's liabilities amounting to a larger amount.

Notes to the Financial Statements

11. Accounting policies

The Annual Report of KEEP Svea HoldCo ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2020 are presented in DKK.

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, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Derivative financial instruments

Derivative financial instruments are initially recognised in the balance sheet at cost and are subsequently remeasured at their fair values. Positive and negative fair values of derivative financial instruments are classified as "Other receivables" and "Other payables", respectively.

Changes in the fair values of derivative financial instruments are recognised in the income statement unless the derivative financial instrument is designated and qualify as hedge accounting.

Income statement

Other external expenses

Other external expenses comprise expenses for premises, sales and as well as office expenses, etc.

Notes to the Financial Statements

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company, including gains and losses on the sale of intangible assets and property, plant and equipment.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

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 subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Other debts are measured at amortised cost, substantially corresponding to nominal value.