

# Digital Copenhagen 3 ApS

c/o Digital Realty Denmark ApS  
Industriparken 20A  
2750 Ballerup  
Denmark

CVR no. 39470314

## Annual Report 2023

The annual report was presented and approved at the  
Company's annual general meeting on 26 June 2024

DocuSigned by:  
  
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Aart Huibert Besuijen  
Chairman of general meeting

## Digital Copenhagen 3 ApS

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## Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of Digital Copenhagen 3 ApS for the financial year 1 January - 31 December 2023.

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 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 fair review of the development in the Company's activities and financial matters, of the results for the year and of the Company's financial position.

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

Ballerup, 26 June 2024

Executive Board:

DocuSigned by:  
*Pernille Hoffmann*  
FBB8114484034C7  
Pernille Hoffmann

DocuSigned by:  
*Aart Besuijen*  
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Aart Huibert Besuijen

## Independent Auditor's Report

### To the Shareholder of Digital Copenhagen 3 ApS

#### Opinion

We have audited the Financial Statements of Digital Copenhagen 3 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 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 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 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 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 the 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.

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.

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# Independent Auditor's Report

Copenhagen, 26 June 2024

Grant Thornton, Godkendt Revisionspartnerselskab  
Company reg. no. 34 20 99 36

Jacob Helly Juell-Hansen  
Certified Public Accountant  
mne 36169

## Digital Copenhagen 3 ApS

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# Management's review

## Company details

Digital Copenhagen 3 ApS  
c/o Digital Realty Denmark ApS  
Industriparken 20A  
2750 Ballerup  
Denmark

CVR no.:	39470314
Established:	9 April 2018
Registered office	Ballerup
Financial year:	1 January — 31 December

## Executive Board

Pernille Hoffmann  
Aart Huibert Besuijen

## Auditor

Grant Thornton, Godkendt Revisionspartnerselskab  
Stockholmsgade 45  
2100 Copenhagen  
Denmark  
CVR No 34 20 99 36

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## **Management's review (continued)**

### **Operating review**

#### **Principal activity**

The principal activities of the Company consist of investing in and leasing real estate, providing consultancy services and carrying out investment and financial activities in accordance with Management's assessments.

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

The Company's income statement for 2023 shows a loss of DKK (17,174) thousand as against DKK (9,747) thousand in 2022. Equity in the Company's balance sheet at 31 December 2023 stood at DKK (31,670) thousand as against DKK (14,496) thousand at 31 December 2022.

#### **Loss of more than 50% of the contributed capital**

The Company has lost more than 50% of its contributed capital and is thus subject to the provisions on loss of capital under the Danish Companies Act. It is Management's expectation that the capital can be restored by operations going forward. If, contrary to expectations, this will not take place, the Company's owners will contribute new capital to restore the contributed capital.

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

A legal name change was undertaken effective from 1 June 2024. The entity's legal name was changed from InterXion Real Estate XVII ApS to Digital Copenhagen 3 ApS.



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**Financial Statements 1 January - 31 December****Income Statement**

DKK'000	Note	<u>2023</u>	<u>2022</u>
Other external costs		-1,728	-1,179
<b>Gross loss</b>		<b>-1,728</b>	<b>-1,179</b>
Depreciation, amortisation and impairment losses		-3,549	-42
<b>Loss before financial income and expenses</b>		<b>-5,277</b>	<b>-1,221</b>
Other financial income	3	76	0
Other financial expenses	4	-14,631	-10,522
<b>Loss before tax</b>		<b>-19,832</b>	<b>-11,743</b>
Tax on loss for the year	5	2,658	1,996
<b>Loss for the year</b>		<b><u>-17,174</u></b>	<b><u>-9,747</u></b>
<b>Proposed distribution of loss</b>			
Retained earnings		-17,174	-9,747
		<b><u>-17,174</u></b>	<b><u>-9,747</u></b>

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**Financial Statements 1 January - 31 December (continued)****Balance Sheet**

DKK'000	Note	<u>31/12/2023</u>	<u>31/12/2022</u>
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Intangible Assets</b>			
Rights	6	2,582	0
<b>Property, plant and equipment</b>			
Land and buildings	7	196,074	70,264
Property, plant and equipment in progress	7	203,755	321,461
<b>Total fixed assets</b>		<u><b>402,411</b></u>	<u><b>391,725</b></u>
<b>Current assets</b>			
<b>Receivables</b>			
Receivables from group entities		0	2,312
Deferred tax assets		0	25
Other receivables		4,249	13,580
Corporation tax		2,683	1,996
		<u><b>6,932</b></u>	<u><b>17,913</b></u>
<b>Cash at bank and in hand</b>		<u><b>0</b></u>	<u><b>833</b></u>
<b>Total current assets</b>		<u><b>6,932</b></u>	<u><b>18,746</b></u>
<b>TOTAL ASSETS</b>		<u><u><b>409,343</b></u></u>	<u><u><b>410,471</b></u></u>

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**Financial Statements 1 January - 31 December (continued)****Balance Sheet**

DKK'000	Note	<u>31/12/2023</u>	<u>31/12/2022</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		60	60
Retained earnings		-31,730	-14,556
<b>Total Equity</b>		<u><b>-31,670</b></u>	<u><b>-14,496</b></u>
<b>Liabilities</b>			
<b>Non-current liabilities other than provisions</b>			
Payables to group enterprises		53,000	0
		<u><b>53,000</b></u>	<u><b>0</b></u>
<b>Current liabilities</b>			
Bank debt		5,026	0
Trade payables		15,485	42,528
Payables to group entities		367,502	382,439
		<u><b>388,013</b></u>	<u><b>424,967</b></u>
<b>Total liabilities</b>		<u><b>441,013</b></u>	<u><b>424,967</b></u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u><b>409,343</b></u></u>	<u><u><b>410,471</b></u></u>
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**Financial Statements 1 January - 31 December (continued)****Statement of changes in equity**

DKK'000	Contributed capital	Retained earnings	Total
Equity at 1 January 2023	60	-14,556	-14,496
Transferred over the distribution of loss	0	-17,174	-17,174
<b>Equity at 31 December 2023</b>	<b>60</b>	<b>-31,730</b>	<b>-31,670</b>

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**Financial Statements 1 January - 31 December (continued)****Notes****1 Accounting policies**

The annual report of Digital Copenhagen 3 ApS for 2023 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.

The annual report for 2023 is presented in DKK.

**Foreign currency translation**

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates 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, payables and other monetary items denominated in foreign currencies are translated at the exchange rates 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 latest financial statements is recognised in the income statement as financial income or financial expenses.

**Income Statement****Revenue**

Revenue from rent income is recognised in the income statement in the periods which the rent concerns.

**Other external costs**

Other external costs comprise office expenses and costs in relation to buildings.

**Financial income and expenses**

Financial income comprise of interest income from group entities. Financial expenses comprise interest expense, losses on payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities as well as surcharges and refunds under the on-account tax scheme, etc.

**Tax on loss for the year**

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

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**Financial Statements 1 January - 31 December (continued)****Notes (continued)****1 Accounting policies (continued)****Balance sheet****Property, plant and equipment**

Land and buildings are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings	20 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Land 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.

**Intangible Assets**

Intangible assets are recognized at the time of acquisition if it is likely that economic future benefits with the assets will flow to the Company, and the cost is measurable.

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# Financial Statements 1 January - 31 December (continued)

## Notes (continued)

### 1 Accounting policies (continued)

#### 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.

#### Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities based on the planned use of the asset or settlement of the liability. However, deferred tax is not recognised on temporary differences relating to goodwill non-deductible for tax purposes and on office premises and other items where the temporary differences arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

#### Cash at bank and in hand

Cash at bank and in hand comprise cash and bank deposits.

#### Liabilities other than provisions

Other liabilities are measured at amortised cost.

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**Financial Statements 1 January - 31 December (continued)****Notes (continued)****2 Capital position**

The Company has lost more than 50% of its contributed capital and is thus subject to the provisions on loss of capital under the Danish Companies Act. It is Management's expectation that the capital can be restored by operations going forward. If, contrary to expectations, this will not take place, the Company's owners will contribute new capital to restore the contributed capital.

The Company has obtained a letter of support from the parent company which, in the opinion of the Executive Board and the Board of Directors, will be sufficient to secure sufficient financing of the activities for the next 12 months.

**3 Other financial income**

Financial income	76	0
	<u>76</u>	<u>0</u>

**4 Other financial expenses**

Interest expense to group entities	14,631	10,786
Other financial costs	0	-264
	<u>14,631</u>	<u>10,522</u>

**5 Tax on loss for the year**

Current tax for the year	-2,683	-1,996
Deferred tax for the year	25	0
	<u>-2,658</u>	<u>-1,996</u>



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**Financial Statements 1 January - 31 December (continued)****Notes (continued)****6 Intangible assets**

	<b>Rights</b>	<b>Total</b>
	<b>DKK'000</b>	<b>DKK'000</b>
At 1 January 2023	0	0
Additions	2,582	<b>2,582</b>
At 31 December 2023	2,582	2,582
<b>Accumulated amortisation</b>		
At 1 January 2023	0	0
<b>At 31 December 2023</b>	0	0
<b>Net book value</b>		
At 31 December 2023	2,582	<b>2,582</b>

**7 Property, plant and equipment**

DKK'000	<b>Land and buildings</b>	<b>Under construction</b>	<b>Total</b>
Cost at 1 January 2023	70,421	321,461	391,882
Additions for the year	11,049	604	11,653
Transfers for the year	118,310	-118,310	0
Cost at 31 December 2023	<b>199,780</b>	<b>203,755</b>	<b>403,535</b>
Depreciation and impairment losses at 1 January 2023	-157	0	-157
Depreciation for the year	-3,549	0	-3,549
Depreciation and impairment losses at 31 December 2023	<b>-3,706</b>	<b>0</b>	<b>-3,706</b>
<b>Carrying amount at 31 December 2023</b>	<b>196,074</b>	<b>203,755</b>	<b>399,829</b>

**8 Contractual obligations, contingencies, etc.**

The Company is jointly taxed with Digital Realty Denmark ApS, Digital Copenhagen 1 ApS and Digital Copenhagen 2 ApS, Together with Digital Realty Denmark ApS, Digital Copenhagen 1 ApS and Digital Copenhagen 2 ApS, the Company has joint and several unlimited liability for Danish corporation taxes and withholding taxes on dividends and interest. The jointly taxed companies' total net liabilities to the Danish tax authorities is included in the administrative company's annual report, Digital Realty Denmark ApS, CVR no. 25 14 70 22. Any subsequent corrections of the taxable income subject to joint taxation or withholding taxes, etc., may entail that the Company's liability will increase.

## Financial Statements 1 January - 31 December

### Notes (continued)

#### 9 Related party disclosures

Digital Copenhagen 3 ApS related parties comprise the following:

##### Control

InterXion Real Estate Holding B.V. (principal shareholder),  
Scorpius 30,  
2132 LR Hoofddorp,  
The Netherlands

InterXion Real Estate Holding B.V. is wholly-owned by InterXion Holding N.V.,  
Scorpius 30,  
2132 LR Hoofddorp,  
The Netherlands

Digital Copenhagen 3 ApS is part of the consolidated financial statements of InterXion Real Estate Holding B.V., Scorpius 30, 2132 LR Hoofddorp, The Netherlands, which is the smallest group, in which the Company is included as a subsidiary.

The consolidated financial statements of InterXion Real Estate Holding B.V. can be obtained by contacting the Company at the address above or at the following website: [www.interxion.com](http://www.interxion.com).

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“Med min underskrift bekræfter jeg indholdet og alle datoer i dette dokument.”

**Jacob Helly Juell-Hansen**

Statsautoriseret revisor

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