

# Finsensvej 15 ApS

c/o SF-M ApS  
Kalvebod Brygge 39, 4.  
1560 København V  
Denmark

CVR no. 39 52 85 92

## Annual report 2020

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

24 March 2021

Thomas Esben Khan  
chairman

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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 Finsensvej 15 ApS for the financial year 1 January – 31 December 2020.

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 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.

Copenhagen, 24 March 2021  
Executive Board:

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Thomas Esben Khan

Board of Directors:

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Pavlos Nearchou

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Richard John Gale

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Henrik Skriver



## **Independent auditor's report**

### **To the shareholder of Finsensvej 15 ApS**

#### **Opinion**

We have audited the financial statements of Finsensvej 15 ApS for the financial year 1 January – 31 December 2020 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 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 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 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.

## Independent auditor's report

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.
- 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.



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## Independent auditor's report

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.

Copenhagen, 24 March 2021

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Michael Tuborg  
State Authorised  
Public Accountant  
mne24621

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## Management's review

### Company details

Finsensvej 15 ApS  
c/o SF-M ApS  
Kalvebod Brygge 39, 4.  
1560 København V  
Denmark

CVR no.:	39 52 85 92
Established:	1 May 2018
Registered office:	Copenhagen
Financial year:	1 January – 31 December

### Board of Directors

Pavlos Nearchou  
Richard John Gale  
Henrik Skriver

### Executive Board

Thomas Esben Khan

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 Copenhagen  
Denmark

## **Management's review**

### **Operating review**

#### **Principal activities**

The object of the Company is to acquire, operate and let out real estate.

#### **Uncertainty regarding recognition and measurement**

The investment property is measured at fair value using an income capitalisation approach and assumptions and estimates relating to yields, vacancy etc. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the investment property. Please see note 5.

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

The Company's income statement for 2020 shows a loss of DKK 2,756 thousand compared to a profit of DKK 42,255 thousand in 2019. Equity in the Company's balance sheet at 31 December 2020 stood at DKK 39,896 thousand compared to DKK 42,652 thousand at 31 December 2019.

The results of the financial year are 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	2020	2019
<b>Gross profit/loss</b>		-1,935	8,082
Depreciation, amortisation and impairment losses		0	-885
<b>Profit/loss before financial income and expenses</b>		-1,935	7,197
Fair value adjustment of investment properties		1,018	47,668
Other financial expenses	3	-2,600	-752
<b>Profit/loss before tax</b>		-3,517	54,113
Tax on profit/loss for the year	4	761	-11,858
<b>Profit/loss for the year</b>		-2,756	42,255
<b>Proposed profit appropriation/distribution of loss</b>			
Retained earnings		-2,756	42,255
		-2,756	42,255

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	2020	2019
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>	5		
Investment properties under development		<u>232,000</u>	<u>177,500</u>
<b>Total fixed assets</b>		<u>232,000</u>	<u>177,500</u>
<b>Current assets</b>			
<b>Receivables</b>			
Other receivables		<u>0</u>	<u>124</u>
<b>Cash at bank and in hand</b>		<u>82</u>	<u>10,330</u>
<b>Total current assets</b>		<u>82</u>	<u>10,454</u>
<b>TOTAL ASSETS</b>		<u>232,082</u>	<u>187,954</u>

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	2020	2019
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		50	50
Retained earnings		39,846	42,602
<b>Total equity</b>		<u>39,896</u>	<u>42,652</u>
<b>Provisions</b>			
Deferred tax		9,132	9,893
<b>Total provisions</b>		<u>9,132</u>	<u>9,893</u>
<b>Liabilities other than provisions</b>			
<b>Non-current liabilities other than provisions</b>			
Bank debt		0	70,973
<b>Current liabilities other than provisions</b>			
	6		
Banks, current liabilities		115,285	0
Payables to group entities		67,628	62,000
Corporation tax		0	1,612
Other payables		141	824
		<u>183,054</u>	<u>64,436</u>
<b>Total liabilities other than provisions</b>		<u>183,054</u>	<u>135,409</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>232,082</u></u>	<u><u>187,954</u></u>
<b>Average number of employees</b>	2		
<b>Contractual obligations, contingencies, etc.</b>	7		
<b>Mortgages and collateral</b>	8		
<b>Related party disclosures</b>	9		

## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Total
Equity at 1 January 2020	50	42,602	42,652
Transferred over the distribution of loss	0	-2,756	-2,756
<b>Equity at 31 December 2020</b>	<b>50</b>	<b>39,846</b>	<b>39,896</b>

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

### **Notes**

#### **1 Accounting policies**

The annual report of Finsensvej 15 ApS for 2020 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. Gross profit comprises of revenue and other external costs.

#### **Revenue**

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

#### **Other external costs**

Other external costs comprise for administration expenses and costs in relation to buildings etc.

#### **Financial expenses**

Financial cost comprise interest expenses and other financial costs.

#### **Tax on profit/loss for the year**

Tax for the year comprises current tax for the year and changes in deferred tax. The tax expense relating to profit/loss for the year in the income statement at the amount attributable to the profit/loss for the year, and directly in equity at the amount attributable to entries directly in equity.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

### Balance sheet

#### Investment properties under development

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

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

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

The property is 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.

#### Receivables

Receivables are measured at amortised cost.

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

#### Cash at bank and in hand

Cash at bank and in hand comprises cash at bank.

#### 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.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

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.

#### Liabilities other than provision

Bank debt is recognised at cost at the date of borrowing, equivalent to proceeds received less transaction costs paid.

Subsequently, these financial liabilities are measured at amortised cost.

Other liabilities are measured at net realisable value.

## Financial statements 1 January – 31 December

### Notes

DKK'000	<u>2020</u>	<u>2019</u>
<b>2 Average number of employees</b>		
Average number of full-time employees	<u>0</u>	<u>0</u>
<b>3 Other financial expenses</b>		
Interest expense to group entities	2,521	617
Other financial costs	<u>79</u>	<u>135</u>
	<u>2,600</u>	<u>752</u>
<b>4 Tax on profit/loss for the year</b>		
Current tax for the year	0	1,418
Deferred tax for the year	<u>-761</u>	<u>10,440</u>
	<u>-761</u>	<u>11,858</u>



## Financial statements 1 January – 31 December

### Notes

#### 5 Property, plant and equipment

DKK'000	Investment properties under development
Cost at 1 January 2020	131,390
Additions for the year	53,482
Transfers for the year	0
Cost at 31 December 2020	184,872
Revaluations at 1 January 2020	46,110
Revaluations for the year	1,018
Revaluations at 31 December 2020	47,128
<b>Carrying amount at 31 December 2020</b>	<b>232,000</b>

##### Key assumptions:

The property under development is located in Copenhagen and is refurbished to 188 student housings, a café and a common area, totalling, 7,689 sqm.

The refurbishment is expected to be complete by March 2021. In the valuation of the property an exit yield of 4,29% (2019: 4,3%) has been applied for residential units.

##### Sensitivity analysis:

An increase of the exit yield by 0.25 percentage points would reduce the property value by DKK 18 millions. A decrease in the exit yield by 0.25 percentage points would increase the property value by DKK 20 millions at the balance sheet date.

The valuations were performed by Colliers International Danmark A/S, an accredited independent value with a recognised and relevant professional qualification and recent experience of the location and category of the investment property being valued. The valuation model applied is in accordance with that recommended by the International Valuation Standards Committee. These valuation models are consistent with the principles in IFRS 13.

#### 6 Current liabilities other than provisions

Current external and internal loans will be refinanced to mortgage loans upon completion of the investment property under construction in June 2021.

Payments for construction of the property in 2021 will be financed by the business overdraft facility with the bank.

#### 7 Contractual obligations, contingencies, etc.

The Company has guarantees of DKK 20,006 thousand.

The Company is subject to the Danish scheme of joint taxation and unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

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

### **Notes**

#### **8 Mortgages and collateral**

Investment properties under development with a carrying amount of DKK 232 million at 31 December 2020 have been provided as collateral for bank debt of DKK 115 million.

#### **9 Related party disclosures**

##### **Control**

Finsensvej 15 ApS is part of the consolidated financial statements of Blaekhus Luxembourg Holdings SCSp, Ave de la Gare 42-44, 1610 Luxembourg, which is the smallest group in which the Company is included as a subsidiary.

The consolidated financial statements of Blaekhus Luxembourg Holdings SCSp can be obtained by contacting the Company at the address above.