WRE Denmark - RVA6 ApS

Lyngby Hovedgade 4, DK-2800 Kongens Lyngby

Annual Report for 1 January - 31 December 2021

CVR No 40 05 86 72

The Annual Report was presented and adopted at the Annual General Meeting of the Company on 20/04 2022

Peter Back Chairman of the General Meeting



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Management's Statement

The Executive Board has today considered and adopted the Annual Report of WRE Denmark - RVA6 ApS for the financial year 1 January - 31 December 2021.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In my opinion the Financial Statements give a true and fair view of the financial position at 31 December 2021 of the Company and of the results of the Company operations for 2021.

I recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 20 April 2022

Executive Board

Peter Back Executive Officer



Independent Auditor's Report

To the Shareholder of WRE Denmark - RVA6 ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company 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.

We have audited the Financial Statements of WRE Denmark - RVA6 ApS for the financial year 1 January - 31 December 2021, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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.

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



Independent Auditor's Report

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.

Hellerup, 20 April 2022 **PricewaterhouseCoopers** Statsautoriseret Revisionspartnerselskab *CVR No 33 77 12 31*

Jacob F Christiansen statsautoriseret revisor mne18628 Jesper Bo Winther statsautoriseret revisor mne26864



Company Information

The Company WRE Denmark - RVA6 ApS

Lyngby Hovedgade 4 DK-2800 Kongens Lyngby

CVR No: 40 05 86 72

Financial period: 1 January - 31 December Municipality of reg. office: Lyngby-Taarbæk

Executive Board Peter Back

Auditors PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

Strandvejen 44 DK-2900 Hellerup



Income Statement 1 January - 31 December

	Note	2021	2020
		DKK	DKK
Income from investments in subsidiaries		934.906	5.254.162
Other external expenses	_	-35.921	-34.477
Gross profit/loss		898.985	5.219.685
Other financial expenses	3	-786.022	-839.542
Profit/loss before tax		112.963	4.380.143
Tax on profit/loss for the year	4	120.604	118.676
Net profit/loss for the year		233.567	4.498.819
Distribution of profit			
Proposed distribution of profit			
Reserve for net revaluation under the equity method		699.917	3.127.506
Retained earnings		-466.350	1.371.313
	_	233.567	4.498.819



Balance Sheet 31 December

Assets

	Note	2021	2020
		DKK	DKK
Investments in subsidiaries	5	26.179.597	25.479.691
Fixed asset investments		26.179.597	25.479.691
Fixed assets		26.179.597	25.479.691
Corporation tax receivable from group enterprises		300.192	245.588
Receivables		300.192	245.588
Cash at bank and in hand		16.100	8.222
Currents assets		316.292	253.810
Assets		26.495.889	25.733.501



Balance Sheet 31 December

Liabilities and equity

	Note	2021	2020
		DKK	DKK
Share capital		60.041	60.041
Reserve for net revaluation under the equity method		3.827.423	3.127.506
Retained earnings		8.076.924	8.543.274
Equity		11.964.388	11.730.821
Payables to group enterprises		14.279.980	13.728.958
Long-term debt	6	14.279.980	13.728.958
Other payables		251.521	273.722
Short-term debt		251.521	273.722
Debt		14.531.501	14.002.680
Liabilities and equity		26.495.889	25.733.501
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Statement of Changes in Equity

		Reserve for net revaluation		
		under the equity	Retained	
	Share capital	method	earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	60.041	3.127.506	8.543.274	11.730.821
Net profit/loss for the year	0	699.917	-466.350	233.567
Equity at 31 December	60.041	3.827.423	8.076.924	11.964.388



1 Subsequent events

The company expect to enter into solvent liquidation in 2022 and the company's assets are expected to be realized at a value exceeding the book values

2 Key activities

The purpose of the Company is investment, owner-ship, administration, development and sale of properties and any business related hereto.

		2021	2020
3	Other financial expenses	DKK	DKK
	Interest expenses to group enterprises	786.022	745.700
	Other financial expenses	0	93.842
		786.022	839.542
4	Tax on profit/loss for the year		
	Current tax for the year	-120.604	-118.676
		-120.604	-118.676



		2021	2020
_	Investments in subsidiaries	DKK	DKK
5	investments in substutaries		
	Cost at 1 January	22.352.185	22.352.185
	Additions for the year		0
	Cost at 31 December	22.352.174	22.352.185
	Value adjustments at 1 January	3.127.506	-2.126.656
	Net profit/loss for the year	934.917	5.254.162
	Dividend to the Parent Company	-235.000	0
	Value adjustments at 31 December	3.827.423	3.127.506
	Carrying amount at 31 December	26.179.597	25.479.691

Investments in subsidiaries are specified as follows:

	Place of		Votes and		Net profit/loss
Name	registered office	Share capital	ownership	Equity	for the year
	Kongens			_	_
RVA6 ApS	Lyngby	72.257	100%	26.179.597	934.906

6 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:

	2021	2020
Payables to group enterprises	DKK	DKK
Between 1 and 5 years	14.279.980	13.728.958
Long-term part	14.279.980	13.728.958
Within 1 year	0	0
	14.279.980	13.728.958



7 Contingent assets, liabilities and other financial obligations

Contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as for Danish withholding taxes through dividend tax and tax on unearned income.

The company has a part of debt to credit institutions mortgage the investment properties across the Danish companies within this fund.



8 Accounting Policies

The Annual Report of WRE Denmark - RVA6 ApS for 2021 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 2021 are presented in DKK.

Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

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



8 Accounting Policies (continued)

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.

Income Statement

Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of other external expenses.

Income from investments in subsidiaries

The item "Income from investments in subsidiaries" in the income statement includes the proportionate share of the profit for the year.

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 consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with wholly owned Danish subsidiaries. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance Sheet

Investments in subsidiaries

Investments in subsidiaries are recognised and measured under the equity method.

The item"Investments in subsidiaries" in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition with deduction or addition of unrealised intercompany profits or losses and with addition of the remaining value of any increases in value and goodwill calculated at the time of acquisi-



8 Accounting Policies (continued)

tion of the enterprises.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to "Reserve for net revaluation under the equity method" under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Subsidiaries with a negative net asset value are recognised at DKK o. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

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

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

