
AIP Euro Nordics BC 1 ApS

c/o Fokus Asset Management A/S, Bomhusvej 13, 1.
th., DK-2100 København Ø

Annual Report for 1 January - 31 December 2021

CVR No 40 06 84 06

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
02/06 2022

Tonny Nielsen
Chairman of the General
Meeting



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Management's Statement

The Executive Board has today considered and adopted the Annual Report of AIP Euro Nordics BC 1 ApS for the financial year 1 January - 31 December 2021.

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 2021 of the Company and of the results of the Company operations for 2021.

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

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

Copenhagen, 2 June 2022

Executive Board

Seong Hwan Byun
Executive Officer

In Seok Heo
Executive Officer

Tonny Nielsen
Executive Officer

Independent Auditor's Report

To the Shareholder of AIP Euro Nordics BC 1 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 AIP Euro Nordics BC 1 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.

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.

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 Financials 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.

Independent Auditor's Report

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 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

Independent Auditor's Report

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, 2 June 2022

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Maj-Britt Nørskov Nannestad

statsautoriseret revisor

mne32198

Jacob Dannefer

statsautoriseret revisor

mne47886

Company Information

The Company

AIP Euro Nordics BC 1 ApS
c/o Fokus Asset Management A/S
Bomhusvej 13, 1. th.
DK-2100 København Ø

CVR No: 40 06 84 06
Financial period: 1 January - 31 December
Incorporated: 3 December 2018
Financial year: 3rd financial year
Municipality of reg. office: København

Executive Board

Seong Hwan Byun
In Seok Heo
Tonny Nielsen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Management's Review

Key activities

The company's key activity is to act as a holding company, owning shares in companies who invests in investment properties.

Development in the year

The income statement of the Company for 2021 shows a profit of DKK 5,934,313, and at 31 December 2021 the balance sheet of the Company shows equity of DKK 157,549,609.

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	2021 DKK	2020 DKK
Income from investments in subsidiaries	1	31.171.752	35.356.641
Other external expenses		-83.130	-96.070
Gross profit/loss		31.088.622	35.260.571
Profit/loss before financial income and expenses		31.088.622	35.260.571
Other financial expenses	2	-18.594.690	-19.891.713
Profit/loss before tax		12.493.932	15.368.858
Tax on profit/loss for the year	3	-6.559.619	-4.908.826
Net profit/loss for the year		5.934.313	10.460.032

Distribution of profit

	2021 DKK	2020 DKK
Proposed distribution of profit		
Retained earnings	5.934.313	10.460.032
	5.934.313	10.460.032

Balance Sheet 31 December

Assets

	Note	2021 DKK	2020 DKK
Investments in subsidiaries	4	494.394.989	508.223.237
Fixed asset investments		494.394.989	508.223.237
Fixed assets		494.394.989	508.223.237
Deferred tax asset		0	258.493
Corporation tax		348.592	0
Receivables		348.592	258.493
Cash at bank and in hand		3.789	61.111
Currents assets		352.381	319.604
Assets		494.747.370	508.542.841

Balance Sheet 31 December

Liabilities and equity

	Note	2021 DKK	2020 DKK
Share capital		60.000	60.000
Retained earnings		157.489.609	151.555.296
Equity		157.549.609	151.615.296
Provision for deferred tax		194.718	0
Provisions		194.718	0
Payables to group enterprises		294.430.037	317.184.177
Long-term debt	5	294.430.037	317.184.177
Payables to group enterprises	5	42.555.325	38.258.642
Corporation tax		0	1.463.476
Other payables		17.681	21.250
Short-term debt		42.573.006	39.743.368
Debt		337.003.043	356.927.545
Liabilities and equity		494.747.370	508.542.841
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Statement of Changes in Equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January 2021	60.000	151.555.296	151.615.296
Net profit/loss for the year	0	5.934.313	5.934.313
Equity at 31 December 2021	60.000	157.489.609	157.549.609

Notes to the Financial Statements

	2021 DKK	2020 DKK
1 Income from investments in subsidiaries		
Share of profits of subsidiaries	31.171.752	35.356.641
	31.171.752	35.356.641
2 Other financial expenses		
Interest paid to group enterprises	18.541.952	19.891.713
Other financial expenses	52.738	0
	18.594.690	19.891.713
3 Tax on profit/loss for the year		
Current tax for the year	6.106.408	7.174.310
Deferred tax for the year	453.211	-2.289.293
Adjustment of tax concerning previous years	0	23.809
	6.559.619	4.908.826

Notes to the Financial Statements

4 Investments in subsidiaries

	2021 DKK	2020 DKK
Cost at 1 January 2021	982.194.389	982.194.389
Cost at 31 December 2021	982.194.389	982.194.389
Value adjustments at 1 January 2021	-473.971.152	-477.052.140
Net profit/loss for the year	31.171.752	35.356.641
Dividend to the Parent Company	-45.000.000	-32.275.653
Value adjustments at 31 December 2021	-487.799.400	-473.971.152
Carrying amount at 31 December 2021	494.394.989	508.223.237

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Votes and ownership	Equity	Net profit/loss for the year
Euro Nordics Soborg P/S	Copenhagen	DKK 3.000.000	100%	494.270.928	31.171.752
Euro Nordics GP 1 ApS	Copenhagen	DKK 125.000	100%	124.061	0

5 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 DKK	2020 DKK
Payables to group enterprises		
After 5 years	0	0
Between 1 and 5 years	294.430.037	317.184.177
Long-term part	294.430.037	317.184.177
Other short-term debt to group enterprises	42.555.325	38.258.642
	336.985.362	355.442.819

Notes to the Financial Statements

6 Contingent assets, liabilities and other financial obligations

Contingent assets

The Company has a taxable carry-forward EBITDA-balance of DKK 13.759k. Its nominal value of 22% is DKK 3.027k. As it is uncertain when the EBITDA-balance can be used, it is not recognized in the Financial Statements.

Contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

Notes to the Financial Statements

7 Accounting Policies

The Annual Report of AIP Euro Nordics BC 1 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 order of the items of the income statement differs from the format prescribed by the Danish Financial Statements Act as the order has been adjusted to the nature of the Company's activities.

The Financial Statements for 2021 are presented in DKK.

Recognition and measurement

The Financial Statements have been prepared under the historical cost method.

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

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.

Notes to the Financial Statements

7 Accounting Policies (continued)

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

Income Statement

Other external expenses

Other external expenses comprise administration fees and office expenses, etc.

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 and foreign 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.

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 0. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

Notes to the Financial Statements

7 Accounting Policies (continued)

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.

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

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.