

FABRIKSVEJ 13 ApS
C/O NCAP Denmark ApS,
Bredgade 30,
1260 København K

Annual report for 2022

Adopted at the annual general meeting on
19 April 2023



chairman

CVR-nr. 40 07 32 48

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STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The supervisory board and executive board have today discussed and approved the annual report of Fabriksvej 13 ApS for the financial year 1 January - 31 December 2022.

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 company's financial position at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 19 April 2023

Executive board



Morten Haugen
Director

Supervisory board



Jaakko Petteri Onali
chairman



Øyvind Christensen



Trygve Nakling



Thomas Holtan Leskovsky

INDEPENDENT AUDITOR'S REPORT

To the shareholder of Fabriksvej 13 ApS

Opinion

We have audited the financial statements of Fabriksvej 13 ApS for the financial year 1 January - 31 December 2022, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. 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 company's financial position at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022 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 requirements and 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 the 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:

INDEPENDENT AUDITOR'S REPORT

- 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 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.

INDEPENDENT AUDITOR'S REPORT

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 Statements Act. We did not identify any material misstatement of management's review.

Copenhagen, 19 April 2023

MAZARS

Statsautoriseret Revisionspartnerselskab

CVR no. 31 06 17 41



Nicklas Rasmussen

State Authorised Public Accountant

MNE no. mne43474



COMPANY DETAILS

The company	Fabriksvej 13 ApS C/O NCAP Denmark ApS Bredgade 30 1260 København K CVR no.: 40 07 32 48 Reporting period: 1 January - 31 December 2022 Domicile: Copenhagen
Supervisory board	Jaakko Petteri Onali, chairman Øyvind Christensen Trygve Nakling Thomas Holtan Leskovsky
Executive board	Morten Haugen, director
Auditors	Mazars Statsautoriseret Revisionspartnerselskab Midtermolen 1, 2.tv. 2100 København Ø

MANAGEMENT'S REVIEW

Business review

The object of the Company is to conduct business by investment in real estate, including buying and selling of real estate, letting out real estate, administration and management of real estate as well as other related activities.

Financial review

The company's income statement for the year ended 31 December 2022 shows a profit of DKK 5.914.648, and the balance sheet at 31 December 2022 shows equity of DKK 43.917.038.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

ACCOUNTING POLICIES

The annual report of Fabriksvej 13 ApS for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to reporting class B entities, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2022 is presented in DKK

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, other income and other external expenses.

Revenue

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received.

Other external expenses

Other external expenses include expenses related to administration, premises, bad debts, etc.

Value adjustments of investment properties

Value adjustments of investment property comprise the year's changes in the fair value of investment property.

ACCOUNTING POLICIES

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

Tax on profit/loss for the year

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Balance sheet

Tangible assets

Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property

Receivables

Receivables are measured at amortised cost.

Cash and cash equivalents

Cash and cash equivalents comprise cash and deposits at banks.

Equity

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

ACCOUNTING POLICIES

Liabilities

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, the financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest method. Accordingly, the difference between the net proceeds and the nominal value is recognised in the income statement over the term of the loan.

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

Other liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Positive and negative fair values of derivative financial instruments are included in 'Other receivables' or 'Other payables', respectively.

Fair value adjustments of derivative financial instruments designated as and qualifying for hedging of future cash flows are recognised in other receivables or other payables and in the fair value reserve under 'Equity'. If the future transaction results in recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or the liability, respectively. If the future transaction results in income or expenses, amounts previously recognised in equity are transferred to the income statement in the period in which the hedged item affects the income statement.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Gross profit		10.914.430	10.784.096
Fair value adjustment of investment property		-2.000.000	15.600.000
Financial income	2	275.999	320.358
Financial costs	3	-2.735.194	-6.589.377
Profit/loss before tax		6.455.235	20.115.077
Tax on profit/loss for the year	4	-540.587	-4.425.317
Profit/loss for the year		<u>5.914.648</u>	<u>15.689.760</u>
Retained earnings		5.914.648	15.689.760
		<u>5.914.648</u>	<u>15.689.760</u>

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
ASSETS			
Land and buildings	5	<u>128.000.000</u>	<u>130.000.000</u>
Tangible assets		<u>128.000.000</u>	<u>130.000.000</u>
Total non-current assets		<u>128.000.000</u>	<u>130.000.000</u>
Receivables from group entities		0	19.166
Other receivables		5.804.519	24.479
Prepayments		<u>0</u>	<u>189.527</u>
Receivables		<u>5.804.519</u>	<u>233.172</u>
Cash at bank and in hand		<u>4.601.627</u>	<u>453.585</u>
Total current assets		<u>10.406.146</u>	<u>686.757</u>
Total assets		<u><u>138.406.146</u></u>	<u><u>130.686.757</u></u>

BALANCE SHEET 31 DECEMBER

	Note	2022 DKK	2021 DKK
EQUITY AND LIABILITIES			
Share capital		50.001	50.001
Share premium account		8.525.001	8.525.001
Reserve for current value of hedging		4.441.607	0
Retained earnings		30.900.429	24.985.782
Equity		43.917.038	33.560.784
Provision for deferred tax	6	8.053.702	6.325.489
Total provisions		8.053.702	6.325.489
Subordinate loan capital		0	13.574.892
Mortgage loans		70.551.953	71.816.687
Total non-current liabilities	7	70.551.953	85.391.579
Short-term part of long-term debet	7	3.990.590	3.104.000
Payables to group entities		11.027.554	0
Corporation tax		0	100.803
Other payables		865.309	2.204.102
Total current liabilities		15.883.453	5.408.905
Total liabilities		86.435.406	90.800.484
Total equity and liabilities		138.406.146	130.686.757

STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium account	Reserve for current value of hedging	Retained earnings	Total
Equity at 1 January 2022	50.001	8.525.001	0	24.985.781	33.560.783
Fair value adjustment of hedging instruments	0	0	4.441.607	0	4.441.607
Net profit/loss for the year	0	0	0	5.914.648	5.914.648
Equity at 31 December 2022	<u>50.001</u>	<u>8.525.001</u>	<u>4.441.607</u>	<u>30.900.429</u>	<u>43.917.038</u>



NOTES

	<u>2022</u> DKK	<u>2021</u> DKK
1 STAFF COSTS		
Average number of employees	<u>0</u>	<u>0</u>
2 FINANCIAL INCOME		
Other financial income	14.137	0
Exchange gains	<u>261.862</u>	<u>320.358</u>
	<u>275.999</u>	<u>320.358</u>
3 FINANCIAL COSTS		
Financial expenses, group entities	107.534	1.413.460
Other financial costs	<u>2.627.660</u>	<u>5.175.917</u>
	<u>2.735.194</u>	<u>6.589.377</u>
4 TAX ON PROFIT/LOSS FOR THE YEAR		
Current tax for the year	65.136	100.802
Deferred tax for the year	<u>475.451</u>	<u>4.324.515</u>
	<u>540.587</u>	<u>4.425.317</u>
5 TANGIBLE ASSETS		
		<u>Land and buildings</u>
Cost at 1 January 2022		<u>113.280.006</u>
Cost at 31 December 2022		<u>113.280.006</u>
Revaluations at 1 January 2022		16.719.994
Revaluations for the year		<u>-2.000.000</u>
Revaluations at 31 December 2022		<u>14.719.994</u>
Carrying amount at 31 December 2022		<u>128.000.000</u>

NOTES

Fair value estimation

The fair value measurement is based on the principal market. If no principal market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset or liability less transaction and/ or transport costs.

All assets and liabilities which are measured at fair value, or whose fair value is disclosed, are classified based on the fair value hierarchy, see below:

Level 1: Value in an active market for similar assets/ liabilities

Level 2: Value based on recognised valuation methods on the basis of observable market information

Level 3: Value based on recognised valuation methods and reasonable estimates (non-observable market information).

Fair value estimation

The Company's investments property is measured at fair value after the fair value hierarchy level 3.

The fair value of investment property has been estimated for every single property by discounting the expected, future cash flows, using a relevant discount factor. Expected future cash flows are based on budgets, approved by management, for the coming 18 year period and an estimated terminal value for the remaining life of the property concerned.

The discount factor comprises the risk-free interest rate and a risk premium for the property concerned.

Independent valuers are consulted for purposes of estimating the fair values.

The most significant fair value assumptions are:

Discount rate; 16.93% for year 1 and 9.625% for year 2. 8.625% for remaining years.

Inflation; 10.3 % for year 1, 3% year 2. 2% for the remaining years

Exit yield 15%

Value of the terminal period DKK 2 million.

	2022	2021
	DKK	DKK
6 PROVISION FOR DEFERRED TAX		
Provision for deferred tax at 1 January 2022	6.325.489	2.000.974
Deferred tax recognised in income statement	475.452	4.324.515
Deferred tax recognised in equity	1.252.761	0
Provision for deferred tax at 31 December 2022	8.053.702	6.325.489

NOTES

7 LONG TERM DEBT

	Debt at 1 January 2022	Debt at 31 December 2022	Instalment next year	Debt outstanding after 5 years
Subordinate loan capital	13.574.892	0	0	0
Mortgage loans	71.816.687	70.551.953	3.990.590	57.920.330
	<u>85.391.579</u>	<u>70.551.953</u>	<u>3.990.590</u>	<u>57.920.330</u>

8 CONTINGENT LIABILITIES

The company is jointly taxed with the other companies in the group, and jointly and severally liable with other jointly taxed entities for payment of income taxes for income year 2022 onwards as well as for payment of withholding taxes on dividends, interest and royalties which fall due for payment on or after 1 July 2023.

9 MORTGAGES AND COLLATERAL

As security for mortgage debt to credit institution, DKK 70.552 thousand, the company has provided security in land and buildings of which booked value amounted to DKK 128 million at 31 December 2022.

Mortgages and collateral vis-à-vis the parent company, group entities and associates and participating interests

The Company has issued guarantee of DKK 500.000 for Ejendomsselskabet Venusvej, Kolding ApS, for their credit facility.

NOTES

10 FINANCIAL INSTRUMENTS

DERIVATIVE FINANCIAL INSTRUMENTS

The Company has entered into a interest swap agreements with Nordea Bank Abp.

The interest swap agreement has been entered into for the purpose of hedging the interest rate risk associated with the mortgage debt with a nominal value of DKK 77.7 million.

The nominal amount of the agreement is DKK 60 million and the termination date is set to December 2031.

The floating rate CIBOR6 has been swapped to a fixed rate of 1.74 % p.a.

The fair values has been calculated by Nordea Bank Abp based on the agreement's discounted cash flow using the market interest at 31 December 2022.

The fair value of the interest swaps amounts to DKK 5.6 million at 31 December 2022. The fair value of the interest swaps has been recognised as Other receivables.

11 RELATED PARTIES AND OWNERSHIP STRUCTURE

Consolidated financial statements

The company is reflected in the group report of the parent company Middelfart Eiendomsinvest AS, which is domiciled in Norway.

Verification

Transaction 09222115557491154108

Document

Fabriksvej 13 ApS 2022 - Årsrapport
Main document
29 pages
Initiated on 2023-04-19 13:54:53 CEST (+0200) by Vika Business Management AS (VBMA)
Finalised on 2023-04-20 13:10:55 CEST (+0200)

Initiator

Vika Business Management AS (VBMA)
Vika Business Management
post@vikabm.no

Signing parties

Jaakko Onali (JO)
Jaakko.Onali@unitedbankers.fi



Signed 2023-04-19 14:10:34 CEST (+0200)

Morten Haugen (MH)
morten.haugen@unitedbankers.com

 **bank ID**



The name returned by Norwegian BankID was "Morten Haugen"

BankID issued by "Danske Bank A/S"
2022-05-13 13:33:00 CEST (+0200)

Signed 2023-04-19 14:00:24 CEST (+0200)

Øyvind Christensen (ØC)
oyvind.christensen@nhp.no

 **bank ID**

Øyvind Christensen

The name returned by Norwegian BankID was "Øyvind Christensen"

BankID issued by "SpareBank 1 Utvikling DA"
2022-07-21 18:16:23 CEST (+0200)

Signed 2023-04-20 13:10:55 CEST (+0200)

Thomas Holtan Leskovsky (THL)
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 **bank ID**



The name returned by Norwegian BankID was "Thomas Holtan Leskovsky"

BankID issued by "Danske Bank A/S"
2022-11-11 13:29:30 CET (+0100)

Signed 2023-04-19 14:49:22 CEST (+0200)

Trygve Nakling (TN)



Verification

Transaction 09222115557491154108

trygve.nakling@vikabm.no
+4798849561

Trygve Nakling

Signed 2023-04-19 15:45:56 CEST (+0200)

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