

# DK Bella ApS

C/O Harbour House  
Sundkrogsgade 21,  
2100 Copenhagen

CVR No. 40440771

## Annual Report 2022

4. financial year

The Annual Report was presented and  
adopted at the Annual General Meeting of  
the Company on 29 June 2023

DocuSigned by:

*Pilvi Peltomäki*

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Pilvi Peltomäki  
Chairman

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DK Bella ApS

## Management's Statement

Today, Management has considered and adopted the Annual Report of DK Bella ApS for the financial year 1 January 2022 - 31 December 2022.

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

In our opinion, the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January 2022 - 31 December 2022.

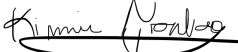
In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

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


Copenhagen, 29 June 2023

## Executive Board

Kimmie Kubis Tronborg  
CEO

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Leif Fredrik Ingemar Söderlund  
CEO

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Holger Leonhard Zilleken  
CEO

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## Independent Auditor's Report

### To the shareholders of DK Bella ApS

#### Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022, and of the results of the Company's operations for the financial year 1 January 2022 - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of DK Bella ApS for the financial year 1 January 2022 - 31 December 2022, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes ("financial statements").

#### Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibility under those standards and requirements are further described in the "Auditors' responsibility 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 (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statement 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 Financial 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.

#### 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 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.

## Independent Auditor's Report

### The auditor's responsibility 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 judgment and maintain professional skepticism 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.

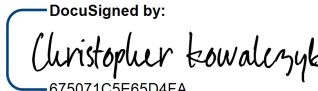
Hellerup, 29 June 2023

### PricewaterhouseCoopers

#### Statsautoriseret revisionspartnerselskab

CVR-no. 33771231

  
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Maj-Britt Nørskov Nannestad  
State Authorised Public Accountant  
mne32198

  
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Christopher Kowalczyk  
State Authorised Public Accountant  
mne47863

DK Bella ApS

## Company details

### Company

DK Bella ApS  
C/O Harbour House  
Sundkrogsgade 21,  
2100 Copenhagen  
CVR No.: 40440771  
Date of formation: 1 April 2019  
Registered office: København

### Executive Board

Kimmie Kubis Tronborg, CEO  
Leif Fredrik Ingemar Söderlund, CEO  
Holger Leonhard Zilleken, CEO

### Auditors

PricewaterhouseCoopers  
Statsautoriseret revisionspartnerselskab  
Strandvejen 44  
2900 Hellerup  
CVR-no.: 33771231

## Management's Review

### **The Company's principal activities**

The Company's principal activities consist in being the general partner in DK Bella 11 K/S and DK Bella 12 K/S.

### **Development in activities and the financial situation**

The Company's Income Statement of the financial year 1 January 2022 - 31 December 2022 shows a result of DKK 62.493 and the Balance Sheet at 31 December 2022 a balance sheet total of DKK 5.774.959 and an equity of DKK 222.262.

### **Expected development of the company, including specific prerequisites and uncertainties**

It is management's assessment that the current geopolitical situation and increase for energy, raw materials, interest rates and inflation will have limited effect on the Company's activities.

### **Significant events occurring after the end of the financial year**

After the end of the financial year, no further events have occurred which may change the financial position of the entity substantially.

## Accounting Policies

### Reporting Class

The Annual Report of DK Bella ApS for 1 January 2022 - 31 December 2022 has been presented 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 intercompany accounts this year is presented separated, which changes the receivables to group enterprises last year.

In addition to the above the accounting policies applied remain unchanged from last year.

### Reporting currency

The annual report is presented in Danish kroner.

### Translation policies

Transactions in foreign currencies are translated into DKK at the exchange rate prevailing at the date of transaction. Monetary assets and liabilities in foreign currencies are translated into DKK based on the exchange rates prevailing at the balance sheet day. Realised and unrealised foreign exchange gains and losses are included in the Income Statement under Financial Income and Expenses.

## General information

### Basis of recognition and measurement

Income is recognised in the Income Statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortised cost. 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 accrue 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 attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the Annual Report, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

## Income statement

### Revenue

Income consists of the annual risk premium, which the company receives for being the general partner.

### Other external expenses

Other external expenses comprise operating expenses such as administration, etc.



## Accounting Policies

### Financial income and expenses

Financial income and expenses are recognised in the Income Statement based on the amounts that concern the financial year.

### Tax on net profit for the year

Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity.

## Balance sheet

### Receivables

Receivables are measured at amortized cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

### Current tax receivables and liabilities

Current tax liabilities and current tax receivables are recognised in the Balance Sheet as calculated tax on the expected taxable income for the year, adjusted for tax on taxable income for previous years as well as for prepayments of tax prepaid.

### Other payables

Other payables are measured at amortized cost, which usually corresponds to the nominal value.

### Contingent assets and liabilities

Contingent assets and liabilities are not recognised in the Balance Sheet but appear only in the notes.

## Income Statement

	Note	2022 kr.	2021 kr.
Revenue		287.838	165.612
Other external expenses		-266.517	-151.464
<b>Gross result</b>		<b>21.321</b>	<b>14.148</b>
Employee costs	1	0	0
<b>Profit from ordinary operating activities</b>		<b>21.321</b>	<b>14.148</b>
Financial income	2	47.931	36.766
Financial expenses		-129	-1.881
<b>Profit from ordinary activities before tax</b>		<b>69.123</b>	<b>49.033</b>
Tax expense		-6.630	-11.815
<b>Net profit/loss for the year</b>		<b>62.493</b>	<b>37.218</b>
<b>Proposed distribution of results</b>			
Retained earnings		62.493	37.218
<b>Distribution of profit</b>		<b>62.493</b>	<b>37.218</b>

DK Bella ApS

**Balance Sheet as of 31 December**

	<b>Note</b>	<b>2022 kr.</b>	<b>2021 kr.</b>
<b>Assets</b>			
Intercompany receivables		5.692.526	280.700
Other receivables		12.867	31.052
<b>Receivables</b>		<b>5.705.393</b>	<b>311.752</b>
<b>Cash and cash equivalents</b>		<b>69.566</b>	<b>4.049.832</b>
<b>Current assets</b>		<b>5.774.959</b>	<b>4.361.584</b>
<b>Assets</b>		<b>5.774.959</b>	<b>4.361.584</b>

## Balance Sheet as of 31 December

	Note	2022 kr.	2021 kr.
<b>Liabilities and equity</b>			
Contributed capital		50.000	50.000
Retained earnings		172.262	109.769
<b>Equity</b>		<b>222.262</b>	<b>159.769</b>
Trade payables		67.012	25.000
Intercompany payables		0	618.000
Tax payables		5.456.946	3.519.912
Other payables		28.739	38.903
<b>Short-term debt</b>		<b>5.552.697</b>	<b>4.201.815</b>
<b>Debt</b>		<b>5.552.697</b>	<b>4.201.815</b>
<b>Liabilities and equity</b>		<b>5.774.959</b>	<b>4.361.584</b>
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**Statement of changes in Equity**

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Total</b>
Equity 1 January 2022	50.000	109.769	159.769
Net profit/loss for the year	0	62.493	62.493
<b>Equity 31 December 2022</b>	<b>50.000</b>	<b>172.262</b>	<b>222.262</b>

**Notes**

	2022	2021
<b>1. Employee costs</b>		
Average number of employees	0	0
<b>2. Financial income</b>		
	<b>2022</b>	<b>2021</b>
	kr.	kr.
Financial income from intercompany	47.931	36.766
	<b>47.931</b>	<b>36.766</b>

**3. Unusual circumstances**

It is management's assessment that the current geopolitical situation and increase for energy, raw materials, interest rates and inflation will have limited effect on the Company's activities.

**4. Contingent liabilities**

As a complement to the companies below, the company is responsible for all obligations of these companies pr. December 31, 2022 constitutes the companies' debt and equity the following:

DK Bella 11 K/S  
Equity: DKK 317.985.031  
Debt: DKK 213.680.247

DK Bella 12 K/S  
Equity: DKK 154.154.292  
Debt: DKK 113.042.907

Administration agreement liability at 31 December 2022 equals TDKK 75.

**5. Related parties**

Related parties with controlling interest:  
Axa Investment Managers Deutschland GmbH