

# United Denmark 2019 Propco K/S

c/o Harbour House  
Sundkrogsgade 21  
2100 København Ø  
Denmark

CVR no. 40 47 30 09

## Annual report 2021

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

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Katrine Kofoed Hansen  
Chairman of the annual general meeting

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*Katrine Kofoed Hansen*

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**United Denmark 2019 Propco K/S**  
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## Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of United Denmark 2019 Propco K/S for the financial year 1 January – 31 December 2021.


The annual report has been prepared in accordance with the Danish Financial Statements Act.

In my opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021.

Further, in my opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

I recommend that the annual report be approved at the annual general meeting.

Copenhagen,  
On behalf of Mileway Director Co S.A.:

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Allison Breland

## Independent auditor's report

### To the shareholder of United Denmark 2019 Propco K/S

#### Opinion

We have audited the financial statements of United Denmark 2019 Propco K/S for the financial year 1 January – 31 December 2021 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 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.

#### 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 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.

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.

## Independent auditor's report

- 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.

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,


**Deloitte**

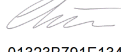
Statsautoriseret Revisionspartnerselskab

CVR no. 33 96 35 56

Lars Andersen  
State Authorised  
Public Accountant  
mne34506

Chris Middelhede  
State Authorised  
Public Accountant  
mne45823

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**United Denmark 2019 Propco K/S**  
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## **Management's review**

### **Company details**

United Denmark 2019 Propco K/S  
c/o Harbour House  
Sundkrogsgade 21  
2100 København Ø  
Denmark

CVR no.:	40 47 30 09
Established:	24 April 2019
Registered office:	Copenhagen
Financial year:	1 January – 31 December

### **On behalf of Mileway Director Co S.A.**

Allison Breland

### **Auditor**

Deloitte  
Statsautoriseret Revisionspartnerselskab  
Værkmestergade 2, 18.  
DK-8000 Aarhus C  
CVR no. 33 96 35 56

## **Management's review**

### **Operating review**

#### **Principal activities**

The Company's main activity is to hold, develop, manage and sale properties and business related to the same.

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

The Company's income statement for 2021 shows a profit of DKK 13,896 thousand as against DKK 14,979 thousand in 2020. Equity in the Company's balance sheet at 31 December 2021 stood at DKK 99,381 thousand as against DKK 85,485 thousand at 31 December 2020.

#### **Events after the balance sheet date**

No events have occurred after the balance sheet date that materialy affect the Company's financial position.

## Financial statements 1 January – 31 December

### Income statement

DKK'000	Note	2021	2020
<b>Gross profit</b>		34,581	27,924
Depreciation, amortisation and impairment losses		<u>-5,582</u>	<u>-5,364</u>
<b>Profit before financial income and expenses</b>		28,999	22,560
Other financial income	3	1,001	866
Other financial expenses	4	<u>-16,104</u>	<u>-8,447</u>
<b>Profit before tax</b>		13,896	14,979
Tax on profit for the year		<u>0</u>	<u>0</u>
<b>Profit for the year</b>		<u>13,896</u>	<u>14,979</u>
<b>Proposed profit appropriation</b>			
Retained earnings		<u>13,896</u>	<u>14,979</u>
		<u>13,896</u>	<u>14,979</u>



## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	31/12 2021	31/12 2020
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>			
	5		
Investment properties		410,414	415,891
Investment properties in progress		4,313	0
		<u>414,727</u>	<u>415,891</u>
<b>Total fixed assets</b>		<u>414,727</u>	<u>415,891</u>
<b>Current assets</b>			
<b>Receivables</b>			
Trade receivables		475	482
Receivables from group entities		35,289	30,256
Other receivables		3,450	5,729
Prepayments		2,024	1,704
		<u>41,238</u>	<u>38,171</u>
<b>Cash at bank and in hand</b>		<u>14,937</u>	<u>17,808</u>
<b>Total current assets</b>		<u>56,175</u>	<u>55,979</u>
<b>TOTAL ASSETS</b>		<u>470,902</u>	<u>471,870</u>

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	31/12 2021	31/12 2020
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		100	100
Share premium		65,259	65,259
Retained earnings		<u>34,022</u>	<u>20,126</u>
<b>Total equity</b>		<u>99,381</u>	<u>85,485</u>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Debt to credit institutions	6	252,338	251,510
Payables to group entities		94,722	110,887
Deposits		<u>1,320</u>	<u>1,754</u>
		<u>348,380</u>	<u>364,151</u>
<b>Current liabilities</b>			
Current portion of non-current liabilities	6	751	898
Prepayments received from customers		321	1,875
Trade payables		5,834	5,602
Payables to group entities	6	13,264	7,784
Other payables		970	4,508
Deferred income		0	56
Deposits	6	<u>2,001</u>	<u>1,511</u>
		<u>23,141</u>	<u>22,234</u>
<b>Total liabilities</b>		<u>371,521</u>	<u>386,385</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>470,902</u></u>	<u><u>471,870</u></u>
<b>Average number of full-time employees</b>	2		

## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK'000	<u>Contributed capital</u>	<u>Share premium</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2021	100	65,259	20,126	85,485
Transferred over the profit appropriation	<u>0</u>	<u>0</u>	<u>13,896</u>	<u>13,896</u>
<b>Equity at 31 December 2021</b>	<u><u>100</u></u>	<u><u>65,259</u></u>	<u><u>34,022</u></u>	<u><u>99,381</u></u>

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of United Denmark 2019 Propco K/S for 2021 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.

#### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables, payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

### 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 reflects an aggregation of revenue, other operating income and other external costs.

#### Revenue

Rental income is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Rental income is net of all types of discounts granted.

#### Other operating income

Other operating income comprises items secondary to the activities of the entity, including gains on the disposal of property, plant and equipment.

#### Other external costs

Other external costs include costs related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

#### Financial income and expenses

Financial income and expenses comprise interest income and expense, gains and losses on payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

##### Tax on profit for the year

The Company is not independently liable to tax and consequently tax has not been recognized.

##### Balance sheet

##### Property, plant and equipment

Investment properties are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads are recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Investment properties	50 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Land is not depreciated.

Fixed assets under construction are recognised and measured at cost at the balance sheet date. Upon entry into service, the cost is transferred to the relevant group of property, plant and equipment.

Gains and losses on the disposal of property, plant and equipment are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised in the income statement as other operating income or other operating costs, respectively.

##### Impairment of fixed assets

The carrying amount of property, plant and equipment is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

##### Receivables

Receivables are measured at amortised cost.

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

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

##### Prepayments

Prepayments comprise prepayment of costs incurred relating to subsequent financial years.

##### Cash at bank and in hand

Cash at bank and in hand comprise cash and bank deposits.

##### Liabilities

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

Other liabilities are measured at amortised cost.

##### Deferred income

Deferred income comprises advance invoicing regarding income in subsequent years.

##### Corporation tax and deferred tax

The Company is not independently liable to tax and consequently tax has not been recognized.

## Financial statements 1 January – 31 December

### Notes

DKK'000	<u>2021</u>	<u>2020</u>	
<b>2 Average number of full-time employees</b>			
Average number of full-time employees	0	0	
	<u>0</u>	<u>0</u>	
<b>3 Other financial income</b>			
Interest income from group entities	0	531	
Other financial income	1,001	335	
	<u>1,001</u>	<u>866</u>	
	<u>1,001</u>	<u>866</u>	
<b>4 Other financial expenses</b>			
Interest expense to group entities	5,885	7,064	
Other financial costs	10,219	1,383	
	<u>16,104</u>	<u>8,447</u>	
	<u>16,104</u>	<u>8,447</u>	
<b>5 Property, plant and equipment</b>			
DKK'000	Investment properties	Investment properties in progress	Total
Cost at 1 January 2021	423,553	0	423,553
Additions for the year	105	4,313	4,418
Cost at 31 December 2021	<u>423,658</u>	<u>4,313</u>	<u>427,971</u>
Depreciation and impairment losses at 1 January 2021	-7,662	0	-7,662
Depreciation for the year	-5,582	0	-5,582
Depreciation and impairment losses at 31 December 2021	<u>-13,244</u>	<u>0</u>	<u>-13,244</u>
<b>Carrying amount at 31 December 2021</b>	<u>410,414</u>	<u>4,313</u>	<u>414,727</u>
	<u>410,414</u>	<u>4,313</u>	<u>414,727</u>
<b>6 Non-current liabilities</b>			
DKK'000	Total debt	Repayment, first year	Outstanding debt after five years
Debt to credit institutions	253,089	751	0
Payables to group entities	107,986	13,264	0
Deposits	3,321	2,001	0
	<u>364,396</u>	<u>16,016</u>	<u>0</u>
	<u>364,396</u>	<u>16,016</u>	<u>0</u>