



## Euro Economics Xii ApS

Amaliegade 22, 1.  
1256 Copenhagen K  
CVR No. 40475370

## Annual report 2021

The Annual General Meeting adopted the  
annual report on 24.06.2022

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**Claus Molbech Bendtsen**

Chairman of the General Meeting

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# Entity details

## Entity

Euro Economics Xii ApS

Amaliegade 22, 1.

1256 Copenhagen K

Business Registration No.: 40475370

Registered office: Copenhagen

Financial year: 01.01.2021 - 31.12.2021

## Executive Board

Claus Molbech Bendtsen

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

City Tower, Værkmestergade 2

8000 Aarhus C

# Statement by Management

The Executive Board has today considered and approved the annual report of Euro Economics Xii ApS for the financial year 01.01.2021 - 31.12.2021.

The annual report is presented in accordance with the Danish Financial Statements Act.

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2021 and of the results of its operations for the financial year 01.01.2021 - 31.12.2021.

I believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

I recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 24.06.2022

**Executive Board**

**Claus Molbech Bendtsen**

# Independent auditor's extended review report

## To the shareholders of Euro Economics Xii ApS

### Conclusion

We have performed an extended review of the financial statements of Euro Economics Xii ApS for the financial year 01.01.2021 - 31.12.2021, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

Based on our extended review, in our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2021 and of the results of its operations for the financial year 01.01.2021 - 31.12.2021 in accordance with the Danish Financial Statements Act.

### Basis for conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section. We are independent of the Entity 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

### 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 Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

### Auditor's responsibilities for the extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

#### **Statement on the management commentary**

Management is responsible for the management commentary.

Our conclusion on the financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our extended review of the financial statements our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the extended review or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with 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 commentary.

Aarhus, 24.06.2022

#### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

#### **Morten Gade Steinmetz**

State Authorised Public Accountant  
Identification No (MNE) mne34145

#### **Sune Pagh Sølvesten**

State Authorised Public Accountant  
Identification No (MNE) mne47819

# Management commentary

## Primary activities

The Company's activity consists of acquiring and operating real estate.

## Development in activities and finances

Loss for the year of DKK 6,793k is considered as expected.

The Company has lost all its share capital and the Company expects to be able to reestablish the entire share capital through its own earnings in the coming years. Management believes that the Company through its own earnings, can maintain capital reserves for continued operations. Until the the Mother Company will support The Company financially.

## Uncertainty relating to recognition and measurement

The Company's investment properties are measured at fair value. The fair value of the investment properties are recognized at DKK 159,000k. Revaluations and impairment losses of investment properties are based on accounting judgements based on market value calculations of the net rent.

The required rate of return is set so that it is considered to reflect the market's actual required rate of return on similar properties. There is uncertainty related to determining the required rate of return and an increase in this of 0.5 percentage points will reduce the fair value by approx. DKK 22,4m as per the mentioning in the annual report's notes for investment properties.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income statement for 2021

	Notes	2021 DKK	2020 DKK
<b>Gross profit/loss</b>		<b>463,496</b>	<b>1,295,720</b>
Fair value adjustments of investment property		174,581	417,925
Staff costs	2	(1,307,045)	(2,500,499)
<b>Operating profit/loss</b>		<b>(668,968)</b>	<b>(786,854)</b>
Other financial income	3	355,299	477,262
Financial expenses from group enterprises		(6,002,258)	(5,812,238)
Other financial expenses		(476,666)	(514,268)
<b>Profit/loss before tax</b>		<b>(6,792,593)</b>	<b>(6,636,098)</b>
Tax on profit/loss for the year		0	0
<b>Profit/loss for the year</b>		<b>(6,792,593)</b>	<b>(6,636,098)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(6,792,593)	(6,636,098)
<b>Proposed distribution of profit and loss</b>		<b>(6,792,593)</b>	<b>(6,636,098)</b>



# Balance sheet at 31.12.2021

## Assets

	Notes	2021 DKK	2020 DKK
Investment property		159,000,000	144,700,000
Other fixtures and fittings, tools and equipment		1,006,287	121,295
<b>Property, plant and equipment</b>	4	<b>160,006,287</b>	<b>144,821,295</b>
<b>Fixed assets</b>		<b>160,006,287</b>	<b>144,821,295</b>
Other receivables		11,163,890	7,605,089
Prepayments		4,515	4,170
<b>Receivables</b>		<b>11,168,405</b>	<b>7,609,259</b>
<b>Cash</b>		<b>3,668,446</b>	<b>21,571,739</b>
<b>Current assets</b>		<b>14,836,851</b>	<b>29,180,998</b>
<b>Assets</b>		<b>174,843,138</b>	<b>174,002,293</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2021 DKK</b>	<b>2020 DKK</b>
Contributed capital		50,000	50,000
Retained earnings		(16,568,138)	(9,775,545)
<b>Equity</b>		<b>(16,518,138)</b>	<b>(9,725,545)</b>
Mortgage debt		31,866,920	32,780,640
Deposits		307,584	631,292
<b>Non-current liabilities other than provisions</b>	<b>5</b>	<b>32,174,504</b>	<b>33,411,932</b>
Current portion of non-current liabilities other than provisions	5	915,122	912,769
Trade payables		2,973,285	243,116
Payables to group enterprises		152,278,265	147,596,504
Income tax payable		2,617,912	1,297,415
Other payables		402,188	266,102
<b>Current liabilities other than provisions</b>		<b>159,186,772</b>	<b>150,315,906</b>
<b>Liabilities other than provisions</b>		<b>191,361,276</b>	<b>183,727,838</b>
<b>Equity and liabilities</b>		<b>174,843,138</b>	<b>174,002,293</b>
Going concern	1		
Assets charged and collateral	6		

# Statement of changes in equity for 2021

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	50,000	(9,775,545)	(9,725,545)
Profit/loss for the year	0	(6,792,593)	(6,792,593)
<b>Equity end of year</b>	<b>50,000</b>	<b>(16,568,138)</b>	<b>(16,518,138)</b>

# Notes

## 1 Going concern

The Company has lost all its share capital and the Company expects to be able to reestablish the entire share capital through its own earnings in the coming years. Management believes that the Company, through its own earnings, can maintain capital reserves for continued operations. Until The Mother Company will support the Company financially.

## 2 Staff costs

	<b>2021</b>	<b>2020</b>
	<b>DKK</b>	<b>DKK</b>
Wages and salaries	1,300,000	2,500,000
Other social security costs	4,902	189
Other staff costs	2,143	310
	<b>1,307,045</b>	<b>2,500,499</b>
Average number of full-time employees	<b>1</b>	<b>1</b>

## 3 Other financial income

	<b>2021</b>	<b>2020</b>
	<b>DKK</b>	<b>DKK</b>
Other interest income	355,299	477,262
	<b>355,299</b>	<b>477,262</b>

## 4 Property, plant and equipment

	<b>Investment property</b>	<b>Other fixtures and fittings, tools and equipment</b>
	<b>DKK</b>	<b>DKK</b>
Cost beginning of year	144,209,079	121,295
Additions	14,125,419	884,992
<b>Cost end of year</b>	<b>158,334,498</b>	<b>1,006,287</b>
Fair value adjustments beginning of year	490,921	0
Fair value adjustments for the year	174,581	0
<b>Fair value adjustments end of year</b>	<b>665,502</b>	<b>0</b>
<b>Carrying amount end of year</b>	<b>159,000,000</b>	<b>1,006,287</b>

Revaluations and impairment losses of investment properties are based on accounting judgements using market value calculations of the net rent.

As described under accounting policies, investment properties are measured at fair value using the return-based model. The average required rate of return of the Company's properties is 3.05% at 31.12.2021 and 3,25% at 31.12.2020. An increase of the required rate of return of 0.5 percentage points would reduce the total fair value by DKK 22.4 m. A reduction of the required rate of return of 0.5 percentage points would increase the value by DKK 31.1 m.

The size of the properties is 2,454 m<sup>2</sup>, primarily consisting of residential rentals and commercial rentals. The properties is situated in Copenhagen. The actual rent per m<sup>2</sup> of properties amounts to DKK 463 against DKK 898 last year.

In the financial year, there has been major vacancy as a result of vacating and renovation.

The Company has signed leases with tenants, which are terminable at three months' notice.

The fair value of the Company's investment properties amounts to DKK 159,000k at the balance sheet date against DKK 144,700k last year. This yields a change in the fair value of DKK 175k, which is recognised directly in the income statement.

No external valuation expert has been engaged to determine the fair value.

## 5 Non-current liabilities other than provisions

	Due within 12 months 2021 DKK	Due within 12 months 2020 DKK	Due after more than 12 months 2021 DKK	Outstanding after 5 years 2021 DKK
Mortgage debt	915,122	912,769	31,866,920	28,537,315
Deposits	0	0	307,584	0
	<b>915,122</b>	<b>912,769</b>	<b>32,174,504</b>	<b>28,537,315</b>

## 6 Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties.

The carrying amount of mortgaged properties is DKK 159,000k.

The company guarantees for all mortgage debt of the group enterprises below:

Euro Economics ApS - Central Business Registration No 32763138  
Euro Economics I ApS - Central Business Registration No 36730862  
Euro Economics II ApS - Central Business Registration No 36074698  
Euro Economics III ApS - Central Business Registration No 32788823  
Euro Economics IV ApS - Central Business Registration No 37362670  
Euro Economics V ApS - Central Business Registration No 37546208  
Euro Economics VI ApS - Central Business Registration No 38133365  
Euro Economics VII ApS - Central Business Registration No 38428276  
Euro Economics VIII ApS - Central Business Registration No 38472739  
Euro Economics IX ApS - Central Business Registration No 38667629

Euro Economics X ApS - Central Business Registration No 20805285

Euro Economics XI ApS - Central Business Registration No 40304118

Euro Economics Commercial Properties ApS - Central Business Registration No 41692278

The company has provided a guarantee for a maximum of DKK 4.000k to the companies supplier.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year, however with some reclassifications.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue and other external expenses.

### Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

### Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

**Property costs**

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

**Staff costs**

Staff costs comprise salaries and wages, and social security contributions, pension contributions, etc for entity staff.

**Other financial income**

Other financial income comprises interest income etc.

**Financial expenses from group enterprises**

Financial expenses from group enterprises comprise interest expenses etc from payables to group enterprises.

**Other financial expenses**

Other financial expenses comprise interest expenses, etc.

**Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

**Balance sheet****Property, plant and equipment**

Other fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

Interest expenses on loans for the financing of the manufacture of property, plant and equipment are included in cost if they relate to the manufacturing period. All other finance costs are recognised in the income statement.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

Other fixtures and fittings, tools and equipment	3-5 years
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Estimated useful lives and residual values are reassessed annually.

**Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.



Fair value is determined by applying the yield-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required yield rate that reflects current market yield rates for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**Prepayments**

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

**Cash**

Cash comprises bank deposits.

**Mortgage debt**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

**Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

**Tax receivable or payable**

Current tax receivable or payable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.