



Euro Economics Xii ApS

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

Annual report 2020

The Annual General Meeting adopted the
annual report on 01.07.2021

Claus Molbech Bendtsen

Chairman of the General Meeting

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Entity details

Entity

Euro Economics Xii ApS

Amaliegade 22, 1.

1256 København K

CVR No.: 40475370

Registered office: København

Financial year: 01.01.2020 - 31.12.2020

Executive Board

Claus Mølbech Bendtsen, direktør

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

City Tower, Værkmestergade 2

8000 Aarhus C

Statement by Management

The Executive Board have today considered and approved the annual report of Euro Economics Xii ApS for the financial year 01.01.2020 - 31.12.2020.

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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020.

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

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

Copenhagen, 01.07.2021

Executive Board

Claus Molbech Bendtsen
direktør

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 01.01.2020 - 31.12.2020, 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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020 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' 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. 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 opinion 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, 01.07.2021

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Morten Gade Steinmetz

State Authorised Public Accountant
Identification No (MNE) mne34145

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 6,636k 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 144,700k. 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 19,2m 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 2020

	Notes	2020 DKK	2019 DKK
Gross profit/loss		1,295,720	1,301,987
Fair value adjustments of investment property		417,925	72,996
Staff costs	2	(2,500,499)	0
Operating profit/loss		(786,854)	1,374,983
Other financial income	3	477,262	528,256
Financial expenses from group enterprises		(5,812,238)	(5,576,355)
Other financial expenses		(514,268)	(231,911)
Profit/loss before tax		(6,636,098)	(3,905,027)
Tax on profit/loss for the year		0	0
Profit/loss for the year		(6,636,098)	(3,905,027)
Proposed distribution of profit and loss			
Retained earnings		(6,636,098)	(3,905,027)
Proposed distribution of profit and loss		(6,636,098)	(3,905,027)

Balance sheet at 31.12.2020

Assets

	Notes	2020 DKK	2019 DKK
Investment property		144,700,000	140,200,000
Other fixtures and fittings, tools and equipment		121,295	0
Property, plant and equipment	4	144,821,295	140,200,000
Fixed assets		144,821,295	140,200,000
Receivables from group enterprises		0	34,638,256
Other receivables		7,605,089	258,785
Prepayments		4,170	0
Receivables		7,609,259	34,897,041
Cash		21,571,739	333,123
Current assets		29,180,998	35,230,164
Assets		174,002,293	175,430,164

Equity and liabilities

	Notes	2020 DKK	2019 DKK
Contributed capital		50,000	50,000
Retained earnings		(9,775,545)	(3,139,447)
Equity		(9,725,545)	(3,089,447)
Mortgage debt		32,780,640	34,446,350
Deposits		631,292	630,000
Non-current liabilities other than provisions	5	33,411,932	35,076,350
Mortgage debt		912,769	193,701
Trade payables		243,116	165,893
Payables to group enterprises		147,596,504	143,075,515
Income tax payable		1,297,415	0
Other payables		266,102	8,152
Current liabilities other than provisions		150,315,906	143,443,261
Liabilities other than provisions		183,727,838	178,519,611
Equity and liabilities		174,002,293	175,430,164
Going concern	1		
Assets charged and collateral	6		

Statement of changes in equity for 2020

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50,000	(3,139,447)	(3,089,447)
Profit/loss for the year	0	(6,636,098)	(6,636,098)
Equity end of year	50,000	(9,775,545)	(9,725,545)

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 The Mother Company will support The Company financially.

2 Staff costs

	2020	2019
	DKK	DKK
Wages and salaries	2,500,000	0
Other social security costs	189	0
Other staff costs	310	0
	2,500,499	0
Average number of full-time employees	0	0

3 Other financial income

	2020	2019
	DKK	DKK
Financial income from group enterprises	0	528,256
Other interest income	477,262	0
	477,262	528,256

4 Property, plant and equipment

	Investment property	Other fixtures and fittings, tools and equipment
	DKK	DKK
Cost beginning of year	140,127,004	0
Additions	4,082,075	121,295
Cost end of year	144,209,079	121,295
Fair value adjustments beginning of year	72,996	0
Fair value adjustments for the year	417,925	0
Fair value adjustments end of year	490,921	0
Carrying amount end of year	144,700,000	121,295

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

As described under accounting policies, investment properties are measured at fair value using the returnbased model. The average required rate of return of the Company's properties is 3,25% at 31.12.2020. An increase of the required rate of return of 0.5 percentage points will decrease the value by approx. DKK 19,2m. A reduction of the required rate of return of 0.5 percentage points will increase the fair value by approx. DKK 26,2m.

The estimated rent per m2 of the property amounts to DKK 2.133. The size of the property is 2.454 m2. The property has undergone improvements and is valued from a normalized operation.

5 Non-current liabilities other than provisions

	Due after more than 12 months 2020 DKK	Outstanding after 5 years 2020 DKK
Mortgage debt	32,780,640	29,463,510
Deposits	631,292	0
	33,411,932	29,463,510

6 Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties.

For security a mortgage deed registered to the mortgagor with a nominal value of DKK 286,000k has been registered in the company's property. The mortgage deed registered to the mortgagor are not mortgaged per. 31.12.2020.

The carrying amount of mortgaged properties is DKK 144,700k.

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

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 certain provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Non-comparability

Last year's financial period of the company covered the period 26.04.2019 - 31.12.2019. This year's financial period consists of 12 months. Thus, there is no direct comparison with the comparable figures.

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.