

DK Bella 12 K/S

C/O 30136 Newsec PAM Denmark A/S
Lyngby Hovedgade 4,
2800 Kongens Lyngby

CVR No. 40541667

Annual Report 2020

2. financial year

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 15 April 2021



Ditte Heltborg Kjæfgaard
Chairman

Contents

Management's Statement	3
Independent Auditor's Report	4
Company Information	6
Management's Review	7
Accounting Policies	8
Income Statement	11
Balance Sheet	12
Statement of changes in Equity	14
Notes	15

DK Bella 12 K/S

Management's Statement

Today, Management has considered and adopted the Annual Report of DK Bella 12 K/S for the financial year 1 January 2020 - 31 December 2020.

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

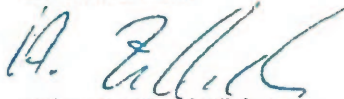
In our opinion, the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January 2020 - 31 December 2020.

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.

Kgs. Lyngby, 15 April 2021

Executive Board



Holger Leonhard Zilleken
CEO



Leif Fredrik Ingemar Söderlund
CEO



Ditte Heltborg Kjærgaard
CEO

DK Bella 12 K/S

Independent Auditor's Report

To the shareholders of DK Bella 12 K/S

Opinion

In our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2020 and of the results of its operations and cash flows for the financial year 1 January 2020 - 31 December 2020 in accordance with the Danish Financial Statements Act.

We have audited the financial statements of DK Bella 12 K/S for the financial year 1 January 2020 - 31 December 2020, which comprise an 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.

Basis of 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. 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 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 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

Independent Auditor's Report

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.

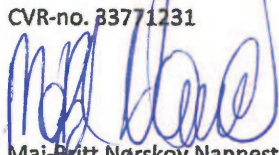
As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- * 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, 15 April 2021

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR-no. 83771231



Maj-Britt Nørskov Nannestad
State Authorised Public Accountant
mne32198

DK Bella 12 K/S

Company details

Company

DK Bella 12 K/S
C/O 30136 Newsec PAM Denmark A/S
Lyngby Hovedgade 4,
2800 Kongens Lyngby
CVR No.: 40541667
Date of formation: 22 May 2019
Registered office: Lyngby-Tårnbæk

Executive Board

Holger Leonhard Zilleken, CEO
Leif Fredrik Ingemar Söderlund, CEO
Ditte Heltborg Kjærgaard, 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 are to own, develop, lease and manage real estate, directly and indirectly, and related business.

Development in activities and financial matters

The Company's Income Statement of the financial year 1 January 2020 - 31 December 2020 shows a profit of DKK 4,569,505 and the Balance Sheet at 31 December 2020 a balance sheet total of DKK 253,928,196 and an equity of DKK 142,166,824.

The board has decided to change measurement basis for property from historical-cost to fair value measurements. Comparatives have been restated accordingly.

Shareholders loan of TDKK 106.245 returned to the share holders. New facility agreement has been stated with SEB at May 2020.

The outbreak of Covid-19 and the measures taken by governments around the world to mitigate its effects are having a major impact on the world economy.

The valuation of the company's investment property per. December 31, 2020 is based on presumptions that may be different from those that management has at the time of approval of the annual report.

Changes in Accounting Policies

Accounting policies has been changed as follows:

The company has this year changed accounting policies for similarities to the rest of the Group Entreprises. The Group recognizes all properties at fair value, which is why a change in accounting policies has been chosen this year at fair value instead of cost price. There is no accumulated effect of the change of policy for 2020. For 2019, the result for the year is changed by 1.148.939 DKK whereas the balance sheet total for 2019 is increased by 1.148.939 DKK and equity at 1 January 2019 is increased by 1.148.939 DKK.

Expected development of the company, including specific prerequisites and uncertainties

It is management's assessment that the current situation in regards to Covid-19 will have limited effect on the Company's activities, as the demand for rental housing is not highly impacted by Covid-19. Therefore management's view is that the Covid-19 crisis does not have a material impact on the Company's activities in 2021.

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 12 K/S for 1 January 2020 - 31 December 2020 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.

Changes in Accounting Policies

Accounting policies has been changed as follows:

The company has this year changed accounting policies for similarities to the rest of the Group Enterprises. The Group recognizes all properties at fair value, which is why a change in accounting policies has been chosen this year at fair value instead of cost price. There is no accumulated effect of the change of policy for 2020. For 2019, the result for the year is changed by 1.148.939 DKK whereas the balance sheet total for 2019 is increased by 1.148.939 DKK and equity at 31 December 2019 is increased by 1.148.939 DKK.

Apart from the above mentioned fields, the accounting policies are consistent with those of the previous year. Comparative figures have been adapted to the changed accounting policies.

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 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 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.

DK Bella 12 K/S

Accounting Policies

Income Statement

Revenue

Revenues includes rental income. Revenue is recognised exclusive VAT and net of sales discounts.

Other external expenses

Other external costs include costs for administration, property cost, loss of debtors etc. and write-downs of receivables recognized under current assets.

Property costs include costs incurred in operating the company's property portfolio in fiscal year, including repair and maintenance costs, property taxes and electricity, water and heat that is not charged directly to the tenants.

Fair value adjustment of investment assets

Adjustments of investment properties measured at fair value are recognised as a separate item in the Income Statement.

Financial income and expenses

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

Tax expenses

The company is subject to the rules regarding tax-transparent companies.

Balance Sheet

Investment property

Investment properties comprises investments in land and buildings for purposes of gaining a return on the invested capital in the form of regular operating income and/or capital gains on resale.

On acquisition, investment properties is measured at cost, comprising the purchase price, including purchase costs.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

Fair value is the amount for which the property could be exchanged between knowledgeable , willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of investment properties has been assessed by an independent assessor firm 31 December 2020.

The fair value is determined using a DCF model, where the expected future cash flows are discounted to the present value. The calculations are based on the property's budget for the coming years.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

Receivables

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

Impairment of accounts receivables past due is established on individual assessment of receivables.

Accounting Policies

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.

Liabilities

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the Income Statement over the life of the financial instrument.

Other liabilities, comprising deposits, trade payables and other payable, are measured at amortised cost, which usually corresponds to the nominal value.

Prepayments

Accruals and deferred income entered as liabilities consist of payments received regarding income in the subsequent financial years.

Contingent assets and liabilities

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

The Company is transparent in taxation context and therefore no local taxation of income is accounted for.

DK Bella 12 K/S

Income Statement

	Note	2020 kr.	22.05.2019 - 31.12.2019 kr.
Revenue		10.664.485	6.316.352
Other operating income		0	2.700
Other external expenses		-4.008.533	-437.991
Gross result		<u>6.655.952</u>	<u>5.881.061</u>
Value adjustments of investment property		188.924	-101.110
Profit from ordinary operating activities		<u>6.844.876</u>	<u>5.779.951</u>
Finance expenses	1	-2.275.371	-1.976.732
Profit from ordinary activities before tax		<u>4.569.505</u>	<u>3.803.219</u>
Net profit/loss for the year		<u>4.569.505</u>	<u>3.803.219</u>
Proposed distribution of results			
Retained earnings		<u>4.569.505</u>	<u>3.803.219</u>
Distribution of profit		<u>4.569.505</u>	<u>3.803.219</u>

DK Bella 12 K/S

Balance Sheet as of 31 December

	Note	2020 kr.	2019 kr.
Assets			
Investment property	2	<u>243.100.000</u>	<u>243.500.000</u>
Property, plant and equipment		<u>243.100.000</u>	<u>243.500.000</u>
Fixed assets		<u>243.100.000</u>	<u>243.500.000</u>
Short-term trade receivables		206.085	0
Short-term receivables from group enterprises		0	266.547
Other short-term receivables		<u>272.728</u>	<u>165.953</u>
Receivables		<u>478.813</u>	<u>432.500</u>
Cash and cash equivalents		<u>10.349.383</u>	<u>7.294.798</u>
Current assets		<u>10.828.196</u>	<u>7.727.298</u>
Assets		<u>253.928.196</u>	<u>251.227.298</u>

DK Bella 12 K/S

Balance Sheet as of 31 December

	Note	2020 kr.	2019 kr.
Liabilities and equity			
Contributed capital		133.794.101	133.794.101
Retained earnings		8.372.723	3.803.219
Equity		142.166.824	137.597.320
Debt to banks		107.059.901	0
Payables to group enterprises		0	106.245.000
Deposits, liabilities other than provisions		3.908.276	0
Long-term liabilities other than provisions	3	110.968.177	106.245.000
Payables to group enterprises		93.419	123.425
Trade payables		7.135	0
Other payables		692.641	3.368.085
Prepayments		0	1.018.367
Deposits, liabilities other than provisions		0	2.875.101
Short-term debt		793.195	7.384.978
Debt		111.761.372	113.629.978
Liabilities and equity		253.928.196	251.227.298
Unusual circumstances	4		
Contingent liabilities	5		
Collaterals and assets pledges as security	6		
Related parties	7		

Statement of changes in Equity

	Contributed capital	Retained earnings	Total
Equity 1 January 2020	133.794.101	2.654.280	136.448.381
Changes of equity through changes in accounting policies	0	1.148.938	1.148.938
Adjusted equity 1 January 2020	133.794.101	3.803.218	137.597.319
Profit (loss)	0	4.569.505	4.569.505
Equity 31 December 2020	133.794.101	8.372.723	142.166.824

Notes

	2020 kr.	22.05.2019 - 31.12.2019 kr.
1. Finance expenses		
Premium risk interest, group	20.392	48.756
Interest, group enterprises	1.208.665	1.910.798
Other depreciation	259.136	0
Interest bank	56.629	16.804
Interest SEB TDKK 109.047	713.477	0
Interest, suppliers	0	374
Foreign exchange loss, realised	17.072	0
	<u>2.275.371</u>	<u>1.976.732</u>
	2020 kr.	2019 kr.
2. Investment property		
Cost at the beginning of the year	243.601.110	0
Addition during the year	0	243.601.110
Disposal during the year	-588.924	0
Cost at the end of the year	<u>243.012.186</u>	<u>243.601.110</u>
Fair value adjustments at the beginning of the year	-101.110	0
Adjustments for the year	188.924	-101.110
Fair value adjustments at the end of the year	<u>87.814</u>	<u>-101.110</u>
Carrying amount at the end of the year	<u>243.100.000</u>	<u>243.500.000</u>

Assumptions underlying the determination of fair value of investment properties:

Operating expenses total 14,2 % of rentals.

Administrative expenses total 1,6 % of rentals.

Maintenance costs total 2,0 % of rentals

Rate of return 3,76 %

The Company's investment property are 100 % residential (multi-family house).

The investment property are located in the area of Copenhagen.

Sensitivity in determination of fair value of investment properties:

An individually determined required rate of return of 3,76 % has been applied in the market value assessment at 31 December 2020.

Changes in the estimated required rate of return for investment properties will affect the value of investment properties recognised in the balance sheet as well as value adjustments carried in the income statement.

	-0,25 %	Base	0,25 %
Changes in average required rate of return	3,51	3,76	4,01
Rate of return	260.415.000	243.100.000	227.944.000
Fair value	17.315.000	0	-15.156.000
Change in fair value			

Notes**3. Long-term liabilities**

	Due after 1 year kr.	Due within 1 year kr.	Due after 5 years kr.
Debt to banks	107.059.901	0	107.059.901
Deposits	3.908.276	0	3.908.276
	<u>110.968.177</u>	<u>0</u>	<u>110.968.177</u>

4. Unusual circumstances

The outbreak of Covid-19 and the measures taken by governments around the world to mitigate its effects are having a major impact on the world economy.

The valuation of the company's investment property per. December 31, 2020 is based on presumptions that may be different from those that management has at the time of approval of the annual report.

It is management's assessment that the current situation in regards to Covid-19 will have limited effect on the Company's activities, as the demand for rental housing is not highly impacted by Covid-19. Therefore management's view is that the Covid-19 crisis does not have a material impact on the Company's activities in 2021.

5. Contingent liabilities

No contingent liabilities exist at the balance sheet date.

6. Charges and security

The company has a joint loan with DK Bella 11 K/S. The properties in DK Bella 11 K/S and DK Bella 12 K/S are secured by the joint loan.

Mortgage deeds registered to the mortgagor totalling TDKK 329.852, providing security on investment properties at a joint total carrying amount of TDKK 701.800, of which the investment property in DK Bella 12 K/S constitutes TDKK 243.100.

7. Related parties

Related parties with controlling interest:

AXA Investment Managers Deutschland GmbH