

Brynet Option Holding ApS

c/o Taurus Ejendomsadministration
Skovvejen 11, st., 8000 Aarhus C

CVR no. 40 64 86 90

Annual report 2022

Approved at the Company's annual general meeting on 24 April 2023

Chair of the meeting:

.....
Juha Matti Salokoski

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Statement by the Board of Directors and the Executive Board

Today, the Executive Board has discussed and approved the annual report of Brynet Option Holding ApS for the financial year 1 January - 31 December 2022.

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

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 - 31 December 2022.

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

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

Aarhus, 24 April 2023
Executive Board:

.....
Peter Gill
CEO

.....
Juha Matti Salokoski
Director

.....
Torsten Bjerregaard
Director

Independent auditor's report

To the shareholders of Brynet Option Holding ApS

Opinion

We have audited the financial statements of Brynet Option Holding ApS for the financial year 1 January - 31 December 2022, which comprise 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 financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 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 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 the 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 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.

Independent auditor's report

- ▶ 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 note 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 Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 24 April 2023
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Management's review

Company details

Name	Brynet Option Holding ApS
Address, Postal code, City	c/o Taurus Ejendomsadministration Skovvejen 11, st., 8000 Aarhus C
CVR no.	40 64 86 90
Established	9 July 2019
Registered office	Aarhus
Financial year	1 January - 31 December
Executive Board	Peter Gill, CEO Juha Matti Salokoski, Director Torsten Bjerregaard, Director
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management's review

Business review

The purpose of the company is, directly or indirectly, to acquire and own shares in other companies and related companies.

Financial review

The income statement for 2022 shows a loss of DKK 4,214,718 against a loss of DKK 2,908,872 last year, and the balance sheet at 31 December 2022 shows equity of DKK 28,547,407.

As the company's purpose is to invest in companies which owns properties, the Company's business processes and the valuation of investment properties in the Company's subsidiaries is affected by changes in the property market, including the general level of interest rates and economic conditions.

The market situation in the real estate sector is affected by uncertainty, as a result high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to sales prices of properties which is reflected in the lower transaction volume for investment properties in late 2022.

This has been reflected in the valuation of the company's investments.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements 1 January - 31 December

Income statement

Note	DKK	2022	2021
	Gross profit/ loss	-1,343,766	-63,560
	Income from investments in group enterprises	-76,342	0
3	Financial income	2,506,615	2,577,304
4	Financial expenses	-3,539,309	-3,541,227
	Profit/ loss before tax	-2,452,802	-1,027,483
5	Tax for the year	-1,761,916	-1,881,389
	Profit/ loss for the year	-4,214,718	-2,908,872
	 Recommended appropriation of profit/ loss		
	Retained earnings/ accumulated loss	-4,214,718	-2,908,872
		-4,214,718	-2,908,872

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2022	2021
	ASSETS		
	Fixed assets		
6	Investments		
	Investments in group enterprises	53,838,618	53,165,645
	Receivables from group enterprises	36,699,613	44,208,677
		<u>90,538,231</u>	<u>97,374,322</u>
	Total fixed assets	<u>90,538,231</u>	<u>97,374,322</u>
	Non-fixed assets		
	Receivables		
	Receivables from group enterprises	20,004	1,299,244
		<u>20,004</u>	<u>1,299,244</u>
	Cash	175,555	366,775
	Total non-fixed assets	<u>195,559</u>	<u>1,666,019</u>
	TOTAL ASSETS	<u>90,733,790</u>	<u>99,040,341</u>
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	51,000	51,000
	Retained earnings	28,496,407	32,711,125
	Total equity	<u>28,547,407</u>	<u>32,762,125</u>
	Liabilities other than provisions		
7	Non-current liabilities other than provisions		
	Payables to group entities	58,137,388	60,682,308
		<u>58,137,388</u>	<u>60,682,308</u>
	Current liabilities other than provisions		
7	Short-term part of long-term liabilities other than provisions	620,308	3,537,694
	Trade payables	2,116,771	38,244
	Payables to group enterprises	50,000	50,000
	Joint taxation contribution payable	1,261,916	1,881,389
	Other payables	0	88,581
		<u>4,048,995</u>	<u>5,595,908</u>
	Total liabilities other than provisions	<u>62,186,383</u>	<u>66,278,216</u>
	TOTAL EQUITY AND LIABILITIES	<u>90,733,790</u>	<u>99,040,341</u>

- 1 Accounting policies
- 2 Staff costs
- 8 Contractual obligations and contingencies, etc.
- 9 Collateral
- 10 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2021	51,000	35,619,997	35,670,997
Transfer through appropriation of loss	0	-2,908,872	-2,908,872
Equity at 1 January 2022	51,000	32,711,125	32,762,125
Transfer through appropriation of loss	0	-4,214,718	-4,214,718
Equity at 31 December 2022	51,000	28,496,407	28,547,407

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Brynet Option Holding ApS for 2022 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

In accordance with section 110(1) of the Danish Financial Statements Act, the Company has not prepared consolidated financial statements.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Basis of recognition and measurement

Revenue is recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement.

Assets are recognized in the balance sheet when it is probable that future economic benefits will flow to the company, and the value of the asset can be reliably measured.

Liabilities are recognized in the balance sheet when it is probable that future economic benefits will be deducted 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 accounting item below.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Income statement

Gross profit/ loss

The items revenue and external expenses have been aggregated into one item in the income statement called gross profit/loss in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses include the year's expenses relating to the Company's administration etc.

Profit/ loss from investments in subsidiaries

The item includes dividends from investments in subsidiaries and associates. Dividend distributions that either exceed the profit for the year or where the carrying amount of the investments exceeds the consolidated carrying amounts of the subsidiary's net assets will indicate impairment for which reason an impairment test will have to be conducted.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The entity is jointly taxed with other group entities. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Investments in subsidiaries

Investments in subsidiaries and associates are measured at cost, which includes the cost of acquisition calculated at fair value plus direct costs of acquisition. If there is evidence of impairment, an impairment test is conducted. Where the carrying amount exceeds the recoverable amount, a write-down is made to such lower value.

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Staff costs

The Company has no employees.

DKK	2022	2021
3 Financial income		
Interest receivable, group entities	2,506,615	2,577,304
	<u>2,506,615</u>	<u>2,577,304</u>
4 Financial expenses		
Interest expenses, group entities	3,537,694	3,537,694
Other financial expenses	1,615	3,533
	<u>3,539,309</u>	<u>3,541,227</u>
5 Tax for the year		
Estimated tax charge for the year	1,761,916	1,881,389
	<u>1,761,916</u>	<u>1,881,389</u>

6 Investments

DKK	Investments in group enterprises	Receivables from group enterprises	Total
Cost at 1 January 2022	53,216,328	44,208,677	97,425,005
Additions	749,315	0	749,315
Disposals	0	-7,509,064	-7,509,064
Cost at 31 December 2022	<u>53,965,643</u>	<u>36,699,613</u>	<u>90,665,256</u>
Value adjustments at 1 January 2022	-50,683	0	-50,683
Impairment losses	-76,342	0	-76,342
Value adjustments at 31 December 2022	<u>-127,025</u>	<u>0</u>	<u>-127,025</u>
Carrying amount at 31 December 2022	<u>53,838,618</u>	<u>36,699,613</u>	<u>90,538,231</u>

Subsidiaries

Name	Legal form	Interest	Equity DKK	Profit/ loss DKK
Brynet Option Komplementar	ApS	100.00%	22,975	-38,444
Risskov Brynet V	K/S	100.00%	74,893,798	12,126,100
Risskov Brynet VI	K/S	100.00%	84,206,024	15,654,227

Financial statements 1 January - 31 December

Notes to the financial statements

7 Non-current liabilities other than provisions

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

DKK	Total debt at 31/12 2022	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Payables to group entities	58,757,696	620,308	58,137,388	58,137,388
	<u>58,757,696</u>	<u>620,308</u>	<u>58,137,388</u>	<u>58,137,388</u>

8 Contractual obligations and contingencies, etc.

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

9 Collateral

The Company has not provided any security or other collateral in assets at 31 December 2022.

10 Related parties

Information about consolidated financial statements

Parent	Domicile	Requisitioning of the parent company's consolidated financial statements
Capman Nordic Real Estate FCP-RAIF	Luxembourg	1 B Heienhaff, L-1736 Senningerberg, Luxembourg

PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

Torsten Bjerregaard

Executive Board

On behalf of: the Company

Serial number: PID:9208-2002-2-536133813725

IP: 212.161.xxx.xxx

2023-04-24 14:52:58 UTC

NEM ID 

Peter Gill

Executive Board

On behalf of: the Company

Serial number: 084a5126-1da6-475c-ae3f-3ba80b438922

IP: 152.115.xxx.xxx

2023-04-25 14:35:48 UTC

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Salokoski Juha Matti

Executive Board

On behalf of: the Company

Serial number:

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IP: 91.154.xxx.xxx

2023-04-25 14:57:02 UTC

 

Kaare Kristensen

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: CVR:30700228-RID:73827337

IP: 145.62.xxx.xxx

2023-04-27 08:42:30 UTC

NEM ID 

Salokoski Juha Matti

Chairman

On behalf of: the Company

Serial number:

fi_tupas:mobileid:962df575d9f4ce3ea4c951184a8d21cfa4d15801

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