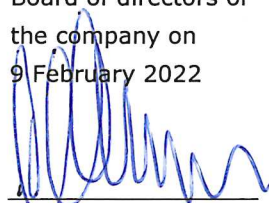


# PFA Audley PropCo P/S

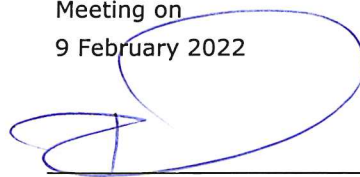
## Annual Report for 2021

As approved by the  
Board of directors of  
the company on  
9 February 2022



Michael Bruhn  
Chairman

As approved on the  
company's General  
Meeting on  
9 February 2022



Trine Damsgaard Vissing  
Chairperson of the meeting

## Table of contents

Company information	3
Management report	4
Management's statement	5
Independent auditor's report	6
Financial statements	
General Accepted Accounting Polices	9
Income statement	11
Balance sheet	12
Statement of changes in equity	13
Notes	14

## Company information

### Company

PFA Audley PropCo P/S  
Sundkrogsgade 4  
2100 Copenhagen Ø  
Danmark

Telephone: +45 39 17 50 00

CVR number.: 41 07 06 25

Financial year: 1 January – 31 December

Municipality: Copenhagen

### Ownership

PFA Pension, forsikringsaktieselskab  
Sundkrogsgade 4  
2100 Copenhagen Ø  
owns 96 percent of share capital and voting rights

Audley Denmark ApS  
c/o BSA Solutions  
Philip Heymans Alle 3, 5.  
2900 Hellerup  
owns 4 percent of share capital and voting rights

### General partner

Komplementarselskabet PFA Audley PropCo ApS

### Board of Directors

Michael Bruhn (chairman)  
Malcom Nicholas Sanderson  
Mikael Arne Fogemann  
Jesper Brask Fischer

### Registered director

Mikael Arne Fogemann

### Auditor

Deloitte  
Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
2300 Copenhagen S

## Management report

### Activities

The purpose of company is directly or indirectly to own, develop and sell real estate and to carry out related activities allowed under the Danish Financial Business Act.

The company and the investments conducted by the company are part of PFA Pension's investment strategy, including PFA's goals and policies for managing financial risks.

PFA Pension owns 96 percent of the share capital and the voting rights and is part of the consolidated financial statements for PFA Holding A/S Group.

PFA describes the work with corporate social responsibility, targets and policies for the underrepresented gender in management in the CR report for 2021. The report is based on PFA's policies in the areas of corporate social responsibility and international guidelines such as the UN Global Compact's 10 principles. The report also includes a description of PFA's policy for ethics of data. The report has been made public on PFA.dk.

Please refer to the PFA Group's Annual Report on Climate Reporting (ESG ratios).

The management is looking into several projects and expect that investments will be made in 2022. The investments will be financed with capital contributions.

### Development in activities and financial position

The financial result for the period amounts to a loss of DKK -21,808 thousand and is due to start-up costs of the business.

The company has lost all of the share capital and the management proposes that a capital increase be adopted at the annual general meeting to restore the share capital.

### Subsequent events

From the balance sheet date until today, no circumstances have arisen that upset the assessment of the annual report.

### Outlooks for 2022

A loss of approx. million 20 DKK is expected in 2022.

## Management's statement

The Board of Directors and the Registered Director have today considered and adopted the Annual Report of PFA Audley PropCo P/S.

The Annual Report have been prepared in accordance with the requirements in the Danish Financial Statements Act.

In our opinion the Annual Report gives a true and fair view of the company's assets and liabilities, financial position as of 31 December 2021 and of the result of the company's activities for the financial period 1 January – 31 December 2021. Further it is our opinion that the management report contains a fair description of the matters included in the report.

We recommend that the Annual Report be approved at the Annual General Meeting.

Copenhagen, 9 February 2022

### Registered Director



Mikael Arne Fogemann

### Board of Directors



Michael Bruhn  
Chairman



Malcolm Nicholas Sanderson



Mikael Arne Fogemann



Jesper Brask Fischer

## **Independent auditor's report**

### **To the shareholders of PFA Audley PropCo P/S**

#### **Opinion**

We have audited the financial statements of PFA Audley PropCo P/S for the financial period 1 January 2021 - 31 December 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.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31 December 2021 and of the results of its operations and cash flows for the financial period 1 January 2021 - 31 December 2021 in accordance with the Danish Financial Statements Act.

#### **Basis for opinion**

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, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements 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 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 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 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 audit 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 audit 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 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 commentary.

Copenhagen, 9 February 2022

Deloitte  
Statsautoriseret Revisionspartnerselskab  
CVR-nr. 33 96 35 56



Michael Thorø Larsen  
State Authorised Public Accountant  
mne35823



Kristian Ehrenreich Hansen  
State Authorised Public Accountant  
mne46662



## **General Accepted Accounting Policies**

### **General information**

The annual report is presented in accordance with the Danish Financial Statements Act requirements for accounting class B with the addition of some requirements for accounting class C.

All amounts in the income statement, balance sheet, statement of equity and notes are presented in DKK thousands. Each amount is rounded therefore rounding differences can appear in the totals compared to the sum of the amounts.

The General Accepted Accounting Policies applied have not changed compared to last year.

### **Group relations and related parties**

PFA Pension, forsikringsaktieselskab owns 96 % of the share capital of the company and is therefore included in the consolidated financial statements for PFA Holding A/S. The consolidated financial statements for PFA Holding A/S can be requested from PFA Holding A/S, Sundkrogsgade 4, 2100 Copenhagen Ø.

The company have entered into an administration agreement with PFA Pension, forsikringsaktieselskab on the use of common facilities. The use is settled on a cost-covering basis in accordance with the estimated resource load.

Transactions with related parties take place on market-based terms and are made on a written base.

### **General principle of recognition and measurement**

In the income statement, all income is recognized as it is earned, and all expenses as they are incurred. Value adjustments of tangible assets and debts are recognized in the income statement as value adjustments or financial costs respectively.

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

Assets and liabilities are initially recognized at cost and measured subsequently as described below for each type of asset and liability.

At the initial recognition and subsequent measurement foreseeable risks and losses which appears prior to the approval of the annual report and that approve or dismiss matters existing at balance sheet date.

### **Income statement**

#### **Administration expenses**

Administration expenses includes expenses for administration services.

**Income tax**

The company is not independently liable to tax. Current and deferred tax on the company's activities are therefore not included in the annual report as these are the responsibility of the parent company.

**Balance sheet****Receivables**

Receivables are measured at amortized costs which is the same as fair value.

**Cash and bank**

Cash and bank include all cash and bank deposits and are measured at nominal value.

**Equity**

Dividends including dividends declared on account during the financial year are recognized as a debt at the date for approved by the appropriate Board or on General Assembly as required by local legislation.

Proposed dividend for the financial year is presented as a separate line under the equity.

**Current liabilities**

Current liabilities are measured at amortized costs which is the same as fair value.

## Income statement

DKK thousand

Note	2021	2/1 2020- 31/12 2020
1 Administration expenses	<u>-21,800</u>	<u>-225</u>
<b>Operating result</b>	<b>-21,800</b>	<b>-225</b>
Other financial expenses	<u>-8</u>	<u>0</u>
<b>Result for the period</b>	<b><u>-21,808</u></b>	<b><u>-225</u></b>

Which the management proposes distributed as follows:

Reserves	<u>-21,808</u>	<u>-225</u>
Total	<b><u>-21,808</u></b>	<b><u>-225</u></b>

## Balance sheet

DKK thousand

Note	2021	2020
<b>AKTIVER</b>		
<b>Current assets</b>		
Other receivables	204	0
Cash and bank	<u>361</u>	<u>400</u>
<b>Total current assets</b>	<u>565</u>	<u>400</u>
<b>Total assets</b>	<u>565</u>	<u>400</u>
 <b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	1,400	400
Retained earnings	<u>-22,033</u>	<u>-225</u>
<b>Total equity</b>	<u>-20,633</u>	<u>175</u>
<b>Current liabilities</b>		
Payable to related parties	0	225
Other liabilities	<u>21,199</u>	<u>0</u>
<b>Total current liabilities</b>	<u>21,199</u>	<u>225</u>
<b>Total liabilities</b>	<u>21,199</u>	<u>225</u>
<b>Total equity and liabilities</b>	<u>565</u>	<u>400</u>

2 **Contingent liabilities**

3 **Related parties**

## Statement of changes in equity

DKK thousand

	Share capital	Retained earnings	Total
Equity at 1 January 2021	400	-225	175
Result for the year	0	-21,808	-21,808
Capital increase 10 February 2021	1,000	0	1,000
<b>Equity at 31 December 2021</b>	<b>1,400</b>	<b>-22,033</b>	<b>-20,633</b>

	Share capital	Retained earnings	Total
Paid in 2 January 2020	400	0	400
Result for the period	0	-225	-225
<b>Equity at 31 December 2020</b>	<b>400</b>	<b>-225</b>	<b>175</b>

## Notes

2020

2/1 2020-  
31/12 2020

DKK thousand

### 1 Administration expenses

The company's management has not received salary or other remuneration

Average number of fulltime employees

0

0

### 2 Contingent liabilities

The company is not independently liable to tax. Current and deferred tax on the company's activities are therefore not included in the annual report as these are the responsibility of the parent company. The company is unlimitedly and jointly and severally liable with other companies in the joint taxation for corporate taxes and withholding taxes on dividends, interest and royalties.

The joint taxation companies' net obligation to the tax authorities is presented in the administration company's consolidated financial statements. Any subsequent corrections in the joint taxable income and withholding taxes etc. could result in the company's liability constituting a different amount.

### 3 Related parties

#### Related parties with controlling influence

PFA Pension, forsikringsaktieselskab owns 96 % of the share capital and voting rights.

PFA Audley PropCo P/S is included in the consolidated financial statement of PFA Holding A/S, which is the largest and smallest group for which consolidated financial statements are prepared.