



Padk F1 ApS

Adelgade 15, 2.
1304 København K
CVR No. 41269278

Annual report 2022

The Annual General Meeting adopted the
annual report on 06.07.2023

Emil Skov

Chairman of the General Meeting

Contents

Entity details	2
Statement by Management	3
Independent auditor's report	4
Management commentary	7
Income statement for 2022	8
Balance sheet at 31.12.2022	9
Statement of changes in equity for 2022	11
Notes	12
Accounting policies	14

Entity details

Entity

Padk F1 ApS

Adelgade 15, 2.

1304 København K

Business Registration No.: 41269278

Registered office: København

Financial year: 01.01.2022 - 31.12.2022

Board of Directors

Peter Matzen Drachmann

Christine Milne

Albert Cornelis Tol

Anders Skovgaard Klingbeil

Executive Board

Anders Skovgaard Klingbeil

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Padk F1 ApS for the financial year 01.01.2022 - 31.12.2022.

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 Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022.

We 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, 06.07.2023

Executive Board

Anders Skovgaard Klingbeil

Board of Directors

Peter Matzen Drachmann

Christine Milne

Albert Cornelis Tol

Anders Skovgaard Klingbeil

Independent auditor's report

To the shareholders of Padk F1 ApS

Opinion

We have audited the financial statements of Padk F1 ApS for the financial year 01.01.2022 - 31.12.2022, 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 31.12.2022 and of the results of its operations for the financial year 01.01.2022 - 31.12.2022 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. 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 audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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, 06.07.2023

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Jan Larsen

State Authorised Public Accountant
Identification No (MNE) mne16541

Management commentary

Primary activities

The objects of the Company are directly or indirectly to own, operate, develop, rent, buy and sell properties and other related activities.

The company has realized a loss of DKK 43,260k, compared to a prior year profit of DKK 3,184k. Management considers this to be unsatisfactory.

At 31 December 2022, the company has lost more than half of the share capital. PADK F1 ApS has received a letter of support from the parent company, TransEuropean Prop1 S.á.r.l. in which it is stated that TransEuropean Prop1 S.á.r.l. will provide the necessary financial support to PADK F1 for the foreseeable future, being a period of at least 12 months from 31 December 2022, provided that the Company remains in the Group.

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 2022

	Notes	2022 DKK	2021 DKK
Gross profit/loss		(51,727)	(158,661)
Income from investments in group enterprises		(40,561,104)	4,712,978
Other financial income	2	1,687,789	1,876,024
Other financial expenses	3	(3,562,293)	(3,678,529)
Profit/loss before tax		(42,487,335)	2,751,812
Tax on profit/loss for the year		(773,000)	432,000
Profit/loss for the year		(43,260,335)	3,183,812
Proposed distribution of profit and loss			
Retained earnings		(43,260,335)	3,183,812
Proposed distribution of profit and loss		(43,260,335)	3,183,812

Balance sheet at 31.12.2022

Assets

	Notes	2022 DKK	2021 DKK
Investments in group enterprises		8,514,165	49,075,269
Receivables from group enterprises		41,944,220	24,956,431
Financial assets	4	50,458,385	74,031,700
Fixed assets		50,458,385	74,031,700
Deferred tax		0	773,000
Receivables		0	773,000
Cash		4,955,920	3,492,171
Current assets		4,955,920	4,265,171
Assets		55,414,305	78,296,871

Equity and liabilities

	Notes	2022 DKK	2021 DKK
Contributed capital		40,001	40,001
Reserve for net revaluation according to the equity method		0	5,388,631
Retained earnings		(21,188,272)	16,683,432
Equity		(21,148,271)	22,112,064
Payables to group enterprises		70,642,652	53,809,087
Non-current liabilities other than provisions	5	70,642,652	53,809,087
Trade payables		28,599	23,930
Other payables	6	5,891,325	2,351,790
Current liabilities other than provisions		5,919,924	2,375,720
Liabilities other than provisions		76,562,576	56,184,807
Equity and liabilities		55,414,305	78,296,871
Unusual circumstances	1		
Employees	7		
Contingent liabilities	8		

Statement of changes in equity for 2022

	Contributed capital DKK	Reserve for net revaluation according to the equity method DKK	Retained earnings DKK	Total DKK
Equity beginning of year	40,001	5,388,631	16,683,432	22,112,064
Transfer to reserves	0	(5,388,631)	5,388,631	0
Profit/loss for the year	0	0	(43,260,335)	(43,260,335)
Equity end of year	40,001	0	(21,188,272)	(21,148,271)

Notes

1 Unusual circumstances

At 31 December 2022, the company have lost more than half of the share capital. PADK F1 ApS has received a letter of support from the parent company, TransEuropean Prop1 S.á.r.l. in which it is stated that TransEuropean Prop1 S.á.r.l. will provide the necessary financial support to PADK F1 for the foreseeable future, being a period of at least 12 months from 31 December 2022, provided that the Company remains in the Group.

2 Other financial income

	2022 DKK	2021 DKK
Financial income from group enterprises	1,687,789	1,876,024
	1,687,789	1,876,024

3 Other financial expenses

	2022 DKK	2021 DKK
Financial expenses from group enterprises	3,532,160	3,607,297
Other interest expenses	30,133	24,140
Fair value adjustments	0	47,092
	3,562,293	3,678,529

4 Financial assets

	Investments in group enterprises DKK	Receivables from group enterprises DKK
Cost beginning of year	43,686,638	24,956,431
Additions	0	16,987,789
Cost end of year	43,686,638	41,944,220
Revaluations beginning of year	5,388,631	0
Reversal of revaluations	(5,388,631)	0
Revaluations end of year	0	0
Share of profit/loss for the year	(35,172,473)	0
Impairment losses end of year	(35,172,473)	0
Carrying amount end of year	8,514,165	41,944,220

Investments in subsidiaries	Registered in	Corporate form	Equity interest %
Ejendomsselskabet Nordre Fasanvej ApS	Copenhagen	ApS	100

5 Non-current liabilities other than provisions

	Due after more than 12 months 2022 DKK
Payables to group enterprises	70,642,652
	70,642,652

6 Other payables

	2022 DKK	2021 DKK
Other costs payable	5,891,325	2,351,790
	5,891,325	2,351,790

7 Employees

Apart from its director, the company has no employees

8 Contingent liabilities

The Entity serves as the administration company in a Danish joint taxation arrangement. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for these entities.

PADK F1 has issued a letter of support to Ejendomsselskabet Nordre Fasanvej ApS, in which it is stated that PADK F1 ApS will provide the necessary financial support to Ejendomsselskabet Nordre Fasanvej ApS for the foreseeable future, being a period of at least 12 months from 31 December 2022, provided that the Company remains in the Group.

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.

Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

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 external expenses.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including administrative expenses.

Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of intra-group profits or losses.

Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme 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.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet**Investments in group enterprises**

Investments in group enterprises are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the enterprises' equity value plus unamortised goodwill and plus or minus unrealised intra-group profits or losses.

Group enterprises with negative equity value are measured at DKK 0. Any receivables from these enterprises are written down to net realisable value based on a specific assessment. If the Parent has a legal or constructive obligation to cover the liabilities of the relevant enterprise, and it is probable that such obligation will involve a loss, a provision is recognised that is measured at present value of the costs necessary to settle the obligations at the balance sheet date.

Upon distribution of profit or loss, net revaluation of investments in group enterprises is transferred to reserve for net revaluation according to the equity method in equity.

Investments in group enterprises are written down to the lower of recoverable amount and carrying amount.

Receivables

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

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Cash

Cash comprises cash in hand and bank deposits.

Other financial liabilities

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