

# Andrea Properties K/S

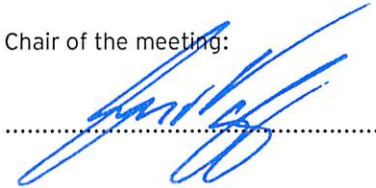
Trianglen 4, 3. tv, 2100 København Ø

CVR no. 41 34 10 92

## Annual report 2022

Approved at the Company's annual general meeting on 22 May 2023

Chair of the meeting:



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## Contents

<b>Statement by the Board of Directors</b>	<b>2</b>
<b>Independent auditor's report</b>	<b>3</b>
<b>Management's review</b>	<b>5</b>
<b>Financial statements 1 January - 31 December</b>	<b>7</b>
Income statement	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10

## Statement by the Board of Directors

Today, the Management has discussed and approved the annual report of Andrea Properties K/S 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.

Copenhagen, 22 May 2023

Executive Board of the general partner Kaj GP ApS::



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Carl Edgar Serge Vøgg



.....  
Katia Ciesielska



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Harry Duncan Macdonald

## Independent auditor's report

To the limited partners of Andrea Properties K/S

### Opinion

We have audited the financial statements of Andrea Properties K/S 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.

## Independent auditor's report

- ▶ 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 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.

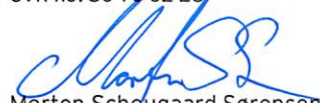
Our opinion on the financial statements does not cover the Management's review, and we do not express any form of assurance conclusion thereon.

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.

Odense, 22 May 2023  
EY Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28



Morten Schougaard Sørensen  
State Authorised Public Accountant  
mne32129

## Management's review

### Company details

Name	Andrea Properties K/S
Address, Postal code, City	C/O Pears Global Real Estate Denmark ApS Trianglen 4, 3. tv, 2100 København Ø
CVR no.	41 34 10 92
Established	1 May 2020
Financial year	1 January - 31 December
General Partner	Harry Duncan MacDonald Katia Ciesielska Carl Edgar Serge Vøgg
Auditors	EY Godkendt Revisionspartnerselskab Cortex Park Vest 3, 5230 Odense M, Denmark

## **Management's review**

### **Business review**

The company's purpose is to own and hold shares in companies, buying, selling and renting real estate and any other related business.

### **Financial review**

The income statement for 2022 shows a profit of DKK 317,653 against a profit of DKK 3,632,177 last year, and the balance sheet at 31 December 2022 shows equity of DKK 13,558,690.

### **Events after the balance sheet date**

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end 2022.

## Financial statements 1 January - 31 December

### Income statement

Note	DKK	<u>2022</u>	<u>2021</u>
	<b>Gross profit</b>	1,816,798	5,658,863
	Amortisation/depreciation and impairment of property, plant and equipment	-673,581	-747,944
	<b>Profit before net financials</b>	<u>1,143,217</u>	<u>4,910,919</u>
	Financial income	103,741	20,249
	Financial expenses, group enterprises	-749,373	-1,030,809
	Other financial expenses	-179,932	-268,182
	<b>Profit for the year</b>	<u><u>317,653</u></u>	<u><u>3,632,177</u></u>
	<b>Recommended appropriation of profit</b>		
	Proposed dividend recognised under equity	0	2,000,000
	Retained earnings	<u>317,653</u>	<u>1,632,177</u>
		<u><u>317,653</u></u>	<u><u>3,632,177</u></u>



## Financial statements 1 January - 31 December

### Balance sheet

Note	DKK	<u>2022</u>	<u>2021</u>
	<b>ASSETS</b>		
	<b>Fixed assets</b>		
	<b>Property, plant and equipment</b>		
	Land and buildings	42,471,659	45,913,905
		<u>42,471,659</u>	<u>45,913,905</u>
	<b>Investments</b>		
	Other receivables	4,133,242	4,074,845
		<u>4,133,242</u>	<u>4,074,845</u>
	<b>Total fixed assets</b>	<u>46,604,901</u>	<u>49,988,750</u>
	<b>Non-fixed assets</b>		
	<b>Receivables</b>		
	Trade receivables	45,821	48,427
	Receivables from group enterprises	82,765	75,000
	Other receivables	453,714	416,398
	Prepayments	52,044	52,044
		<u>634,344</u>	<u>591,869</u>
	<b>Cash</b>	<u>1,737,908</u>	<u>6,196,645</u>
	<b>Total non-fixed assets</b>	<u>2,372,252</u>	<u>6,788,514</u>
	<b>TOTAL ASSETS</b>	<u>48,977,153</u>	<u>56,777,264</u>
	<b>EQUITY AND LIABILITIES</b>		
	<b>Equity</b>		
	Share capital	1	1
	Retained earnings	13,558,689	13,241,036
	Dividend proposed	0	2,000,000
	<b>Total equity</b>	<u>13,558,690</u>	<u>15,241,037</u>
	<b>Liabilities other than provisions</b>		
3	<b>Non-current liabilities other than provisions</b>		
	Mortgage debt	24,121,680	25,893,712
	Group internal subordinate loan	9,405,887	12,941,749
	Deposits	466,606	630,722
		<u>33,994,173</u>	<u>39,466,183</u>
	<b>Current liabilities other than provisions</b>		
	Trade payables	45,157	54,512
	Payables to group enterprises	1,285,235	0
	Other payables	93,898	2,015,532
		<u>1,424,290</u>	<u>2,070,044</u>
	<b>Total liabilities other than provisions</b>	<u>35,418,463</u>	<u>41,536,227</u>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<u>48,977,153</u>	<u>56,777,264</u>

- 1 Accounting policies
- 2 Staff costs
- 4 Collateral
- 5 Related parties

## Financial statements 1 January - 31 December

### Statement of changes in equity

DKK	Share capital	Retained earnings	Dividend proposed	Total
Equity at 1 January 2021	1	11,608,859	0	11,608,860
Transfer through appropriation of profit	0	1,632,177	2,000,000	3,632,177
Equity at 1 January 2022	1	13,241,036	2,000,000	15,241,037
Transfer through appropriation of profit	0	317,653	0	317,653
Dividend distributed	0	0	-2,000,000	-2,000,000
Equity at 31 December 2022	1	13,558,689	0	13,558,690

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Andrea Properties K/S 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.

The accounting policies used in the preparation of the financial statements are listed below.

#### Reporting currency

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

#### Income statement

##### Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Revenue comprises rental income from leases of properties. Revenue is recognised on an accrual basis.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties.

##### Gross profit

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

##### Other operating income

Other operating income comprise items of a secondary nature relative to the Company's core activities, including gains on the sale of fixed assets.

##### Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to administration, premises, bad debts etc.

##### Depreciation

The item comprises depreciation of property.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	50 years
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Land is not depreciated.

##### Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Balance sheet

##### Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

##### Investments

Other receivables comprises of deposits at Grundejernes Investeringsfond.

##### Impairment of fixed assets

The carrying amount of property 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.

##### Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

##### Cash

Cash comprise bank balances.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Equity

##### *Proposed dividends*

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

##### Income taxes

The company is not an individual taxpayer thus tax of the company's operating profit/loss is not included in the financial 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.

#### 3 Non-current liabilities other than provisions

Of the long-term liabilities, DKK 33,971 thousand falls due for payment after more than 5 years after the balance sheet date.

#### 4 Collateral

As security for the company's mortgage debt, the company has placed assets with carrying amount of DKK 42,472 thousand.

#### 5 Related parties

##### Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
Cornway Ltd.	Cyprus	Giannou Kranidioti & Spyrou Kyprianou, 1st Floor, Nicosia 1065 Cyprus