



Østhavnsvej 37 ApS

Skowejen 11, st.
8000 Aarhus C
CVR No. 41618027

**Annual report 12.08.2020 -
30.06.2021**

The Annual General Meeting adopted the
annual report on 12.08.2021

Michael Brichmann Andersen
Chairman of the General Meeting

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Entity details

Entity

Østhavnsvej 37 ApS

Skovvejen 11, st.

8000 Aarhus C

CVR No.: 41618027

Registered office: Aarhus

Financial year: 12.08.2020 - 30.06.2021

Executive Board

William Kanta, CEO

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

Statement by Management

The Executive Board have today considered and approved the annual report of Østhavnsvej 37 ApS for the financial year 12.08.2020 - 30.06.2021.

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

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 30.06.2021 and of the results of its operations for the financial year 12.08.2020 - 30.06.2021.

I believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

I recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 12.08.2021

Executive Board

William Kanta
CEO

Independent auditor's report

To the shareholders of Østhavnsvej 37 ApS

Opinion

We have audited the financial statements of Østhavnsvej 37 ApS for the financial year 12.08.2020 - 30.06.2021, 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 30.06.2021 and of the results of its operations for the financial year 12.08.2020 - 30.06.2021 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 of 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.

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, 12.08.2021

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Chris Middelhede

State Authorised Public Accountant
Identification No (MNE) mne45823

Management commentary

Primary activities

The company's main activity is to hold, develop, manage and sale properties and business related to the same.

Development in activities and finances

The result of the year is 38,125 TDKK, which by the management is considered satisfying.

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 2020/21

	Notes	2020/21 DKK
Gross profit/loss		8,169,375
Fair value adjustments of investment property		46,034,347
Operating profit/loss		54,203,722
Other financial income	1	9,025
Other financial expenses	2	(5,334,729)
Profit/loss before tax		48,878,018
Tax on profit/loss for the year	3	(10,753,000)
Profit/loss for the year		38,125,018
Proposed distribution of profit and loss		
Retained earnings		38,125,018
Proposed distribution of profit and loss		38,125,018

Balance sheet at 30.06.2021

Assets

	Notes	2020/21 DKK
Investment property		176,000,000
Property, plant and equipment	4	176,000,000
Fixed assets		176,000,000
Cash		690,529
Current assets		690,529
Assets		176,690,529

Equity and liabilities

	Notes	2020/21 DKK
Contributed capital		40,000
Retained earnings		57,335,943
Equity		57,375,943
Deferred tax		10,753,000
Provisions		10,753,000
Bank loans		96,225,000
Deposits		2,362,500
Non-current liabilities other than provisions	5	98,587,500
Bank loans		4,000,000
Trade payables		35,065
Payables to group enterprises		5,167,877
Other payables		771,144
Current liabilities other than provisions		9,974,086
Liabilities other than provisions		108,561,586
Equity and liabilities		176,690,529
Contingent liabilities	6	
Assets charged and collateral	7	

Statement of changes in equity for 2020/21

	Contributed capital DKK	Share premium DKK	Retained earnings DKK	Total DKK
Contributed upon formation	40,000	19,210,925	0	19,250,925
Transferred from share premium	0	(19,210,925)	19,210,925	0
Profit/loss for the year	0	0	38,125,018	38,125,018
Equity end of year	40,000	0	57,335,943	57,375,943

Notes

1 Other financial income

	2020/21
	DKK
Financial income from group enterprises	9,025
	9,025

2 Other financial expenses

	2020/21
	DKK
Financial expenses from group enterprises	26,620
Other interest expenses	5,308,109
	5,334,729

3 Tax on profit/loss for the year

	2020/21
	DKK
Change in deferred tax	10,753,000
	10,753,000

4 Property, plant and equipment

	Investment property DKK
Additions	129,965,653
Cost end of year	129,965,653
Fair value adjustments for the year	46,034,347
Fair value adjustments end of year	46,034,347
Carrying amount end of year	176,000,000

The company's investment property consist of a property located in Aarhus. The property in Aarhus is a large office and logistics property located at the Port of Aarhus.

The investment property is recorded at fair value using a "Discounted Cash Flow" model (DCF model), with an discount factor of 6.5%. The discount factors are set so that they are assessed to reflect the market's current required rate of return on similar properties, including expected inflation of 1.5%.

In calculating the future cash flows, a budget have been prepared containing rental income, vacancy and operating and maintenance costs, as well as improvement costs and these have formed the basis for recognition in the DCF model. The budgeted rental income is based on the current rental situation, and a rent increase of 1.5% has been recognized based on the budgeted income or in accordance with concluded leases, where specific rental prices have been agreed. Idle is also budgeted based on the current rental situation and is determined on the basis of the budgeted idle, just as expected maintenance costs are budgeted per property and projected with an annual increase of between 1,0 % and 2,0 %.

The terminal value is calculated as the budgeted cash flow in year 11, divided by the set discount factor including inflation.

Determination of the discount factor is associated with accounting estimates, with which there is uncertainty associated with the determination. An increase in the discount factor by 0.50 percentage points will reduce the value of the properties by DKK 16.7 million, while a decrease in the discount factor by 0.50 percentage points will increase the value of the properties by DKK 20.4 million.

5 Non-current liabilities other than provisions

	Due after more than 12 months 2020/21 DKK	Outstanding after 5 years 2020/21 DKK
Bank loans	96,225,000	80,225,000
Deposits	2,362,500	0
	98,587,500	80,225,000

6 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where CL Denmark ApS serves as the administration company. 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 the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

7 Assets charged and collateral

Bank debt of nominal TDKK 100,225 is secured by deposited mortgage deeds on the investment property with a book value of TDKK 176,000.

The company has provided a guarantee for the bank debt in Bostad DS 4 ApS. The bank debt at year end in BoStad DS 4 ApS at year end is 0 TDKK.

Bank debt in BoStad DS 4 ApS of nominal TDKK 0 is secured by deposited mortgage deeds on the investment property with a book value of TDKK 176,000.

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 certain provisions for reporting class C.

Non-comparability

There is no comparative figures, as this is the company's first financial year.

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 revenue, other operating income and other external expenses.

Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

Other financial income

Other financial income comprises, interest income, including interest income on receivables from group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises.

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**Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

Fair value is determined by using the DCF model as the calculated value in use of expected cash flows from each property. To determine expected cash flows, the budgeted cash flows for each property for the next 10 years is used, including increases in price and rent levels, and a calculated terminal value which reflects the amount of normalised cash flows expected to be generated by the property after the budget period. The cash flows so calculated are discounted to net present value by using a discount rate that is estimated to reflect current market -required yield rates for similar properties inclusive of expected inflation.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

Cash

Cash comprises bank deposits.

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.

Deferred tax relating to retaxation of previously deducted losses in foreign subsidiaries is recognised on the basis of an actual assessment of the purpose of each subsidiary.

Other financial liabilities

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