DEREIF Copenhagen V ApS

c/o DEAS A/S
Dirch Passers Allé 76
2000 Frederiksberg

CVR No. 41912804

Annual Report 2021/22

2. financial year

The Annual Report was presented and adopted at the Annual General Meeting of the Company on 7 December 2022

Jean Wantz
(Chairman)

Contents

Management's Statement

Today, Management has considered and adopted the Annual Report of DEREIF Copenhagen V ApS for the financial year 1 October 2021 - 30 September 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 assets, liabilities and financial position of the Company at 30 September 2022 and of the results of the Company's operations for the financial year 1 October 2021 - 30 September 2022.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

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

Frederiksberg, 7 December 2022

Executive Board

Charles Ernest Franck Marie Meyer Manager	Joachim Matthias Gallus Manager	Jean Wantz Manager
Hans Bernd Jakob Zens Manager		

Independent Auditors' Report

To the shareholders of DEREIF Copenhagen V ApS

Opinion
We have audited the financial statements of DEREIF Copenhagen V ApS for the financial year 1 October 2021 - 30 September 2022, which comprise an income statement, balance sheet, statement of changes in equity and notes. 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 Company's financial position at 30 September 2022 and of the results of its operations for the financial year 1 October 2021 - 30 September 2022 in accordance with the Danish Financial Statements Act.

Basis of opinion
We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibility under those standards and requirements are further described in the “Auditors' responsibility for the Audit of the Financial Statements” section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statement 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 responsibility 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 considers 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 either liquidate the Company or suspend 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 additional requirements applicable in Denmark, we exercise professional judgement and maintain an attitude of professional skepticism throughout the audit. We also:

* Identify and assess the risk of material misstatements in 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 a material misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or 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

Independent Auditors' Report

Company's internal control.

* Evaluate whether the accounting policies used are appropriate and whether the accounting estimates and the related disclosures made by Management are reasonable.

* Conclude on whether Management's use of the going concern basis of accounting in preparing the financial statements is appropriate and, based on the audit evidence obtained, conclude on whether a material uncertainty exists relating to events or conditions, which could 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 auditors' 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 auditors' report. However, future events or conditions may imply that the Company can no longer remain a going concern.

* Evaluate the overall presentation, structure and contents of the financial statements, including note disclosures, and whether the financial statements reflect 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 which we identify during our audit.

Statement on Management's 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, 7 December 2022

Deloitte Statsautoriseret
Revisionspartnerselskab
CVR-no. 33963556

Thomas Frommelt Hertz
State Authorised Public Accountant
mne31543

Company details

Company	DEREIF Copenhagen V ApS c/o DEAS A/S Dirch Passers Allé 76 2000 Frederiksberg
CVR No.	41912804
Date of formation	4 December 2020
Registered office	Frederiksberg
Executive Board	Charles Ernest Franck Marie Meyer, Manager Joachim Matthias Gallus, Manager Jean Wantz, Manager Hans Bernd Jakob Zens, Manager
Auditors	Deloitte Statsautoriseret Revisionspartnerselskab Weidekampsgade 6 2300 København S CVR-no.: 33963556

Management's Review

The Company's principal activities

The objective of the Company is to acquire real estate properties for investment purposes.

Development in activities and the financial situation

The Company's Income Statement of the financial year 1 October 2021 - 30 September 2022 shows a result of DKK 2.609.291 and the Balance Sheet at 30 September 2022 a balance sheet total of DKK 477.134.384 and an equity of DKK 102.269.448.

It is the company's First full financial year

Post financial year events

After the end of the financial year, no events have occurred which may change the financial position of the entity substantially.

Accounting Policies

Reporting Class
The annual report of DEREIF Copenhagen V ApS for 2021/22 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B. The accounting policies applied to these financial statements are consistent with those applied last year.

Non-comparability
The company had it's first financial year last year. The financial year covers 12 months against 10 months last year.

Reporting currency
The annual report is presented in Danish kroner.

General information

Basis of recognition and measurement
The financial statement have been prepared under the historical cost principle.

Income is recognised in the income statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortized cost. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortization, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will accrue to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow out of the 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 item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the financial statement, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

Income statement

Revenue
Revenue, comprising rental income, is recognised in the period which it relates.

Other external expenses
Other external costs include costs for administration, loss of debitors and other operating costs etc..

Fair value adjustment of investment assets and debts
Adjustments of investment assets and debts measured at fair value are recognised as a separate item in the income statement.

Accounting Policies

Financial income and expenses
Financial income and expenses are recognised in the Income Statement based on the amounts that concern the financial year. Financial income and expenses include interest revenue and expenses, financial expenses of finance leases, realised and unrealised capital gains and losses regarding securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the tax prepayment scheme.

Tax on net profit for the year
Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity.

Tangible assets
Investment property
Investment property comprises investment in land and buildings for the purpose of achieving a return on the invested capital in the form of regular operating income and a capital gain on resale.

On initial recognition, investment properties are measured at cost, which comprises the cost of the property and any directly related expenses.

Investment properties are subsequently measured at their value. The fair value of the properties is reassessed annually based on the return-based valuation model.

The fair value is determined based on the net return on commercial properties located in the same geographical area as the properties. Net return is calculated taking into consideration the existing leases, the state of repair of the properties and the budget for the next year.

Net return is calculated as total rental income less direct costs for property taxes, insurance, maintenance and housing management incurred on the investment properties divided by the carrying amounts of the investment properties less deposits.

Change in fair value are recognised in the income statement under value adjustment of investment properties.

As the investment properties are measured at fair value, they are not depreciated.

Receivables
Receivables are measured at amortized cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Impairment of accounts receivables past due is established on individual assessment of receivables.

Accrued income, assets
Accrued income recognised in assets comprises prepaid costs regarding subsequent financial years.

Cash and cash equivalents
Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

Equity
Equity comprises the working capital and a number of equity items that may be statutory or stipulated in the articles of association.

Deferred tax
Deferred tax and the associated adjustments for the year are determined according to the liability method as the

Accounting Policies

tax base of all temporary differences between carrying amounts and the tax bases of assets and liabilities.

Deferred tax assets, including the tax base of tax losses allowed for carryforward, are recognised at the value at which they are expected to be used, either by elimination in tax on future earnings or by set-off against deferred tax liabilities in enterprises within the same legal entity and jurisdiction.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation applicable at the balance sheet date when the deferred tax is expected to crystallize as current tax.

Current tax liabilities
Current tax liabilities and current tax receivables are recognised in the Balance Sheet as calculated tax on the expected taxable income for the year, adjusted for tax on taxable income for previous years as well as for tax prepaid.

Liabilities
Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the Income Statement over the life of the financial instrument.

Mortgage debt is accordingly measured at amortised cost, corresponding to the outstanding balance in case of cash loans. In case of bond loans, amortised cost corresponds to the outstanding balance determined as the underlying cash value of the loans at the time of borrowing adjusted for amortisation of capital losses on the loans over the repayment period.

Other liabilities, comprising deposits, trade payables and other payable, are measured at amortised cost, which usually corresponds to the nominal value.

Income Statement

	Note	2021/22 kr.	2020/21 kr.
Gross profit		**14.093.006**	**10.907.811**
(Loss)/Gain from current value adjustments of investment assets		-5.191.194	4.443.896
Profit from ordinary operating activities		**8.901.812**	**15.351.707**
Finance expenses	1	-5.555.890	-4.556.658
Profit from ordinary activities before tax		**3.345.922**	**10.795.049**
Tax on profit/loss for the year	2	-736.631	-2.374.892
Profit		**2.609.291**	**8.420.157**

Proposed distribution of results			
Proposed dividend recognised in equity		0	0
Retained earnings		2.609.291	8.420.157
Distribution of profit		**2.609.291**	**8.420.157**

Balance Sheet as of 30 September

	Note	2021/22 kr.	2020/21 kr.
Assets			
Investment property	3	453.000.000	457.400.000
Property, plant and equipment		**453.000.000**	**457.400.000**
Fixed assets		**453.000.000**	**457.400.000**
Short-term trade receivables		0	6.060.486
Short-term receivables from group enterprises		2.269.702	0
Other short-term receivables		0	18.318
Deferred income		28.634	0
Receivables		**2.298.336**	**6.078.804**
Cash and cash equivalents		**21.836.048**	**14.987.648**
Current assets		**24.134.384**	**21.066.452**
Total Assets		**477.134.384**	**478.466.452**

Balance Sheet as of 30 September

	Note	2021/22 kr.	2020/21 kr.
Equity and liabilities			
Contributed capital		40.001	40.001
Retained earnings		102.229.447	99.620.156
Equity		**102.269.448**	**99.660.157**
Provisions for deferred tax	4	1.336.849	1.727.630
Provisions		**1.336.849**	**1.727.630**
Subordinate loan capital		142.000.000	142.000.000
Tax payables		1.774.674	647.262
Long-term liabilities other than provisions	5	**143.774.674**	**142.647.262**
Prepayments received from customers		0	4.724.242
Payables to shareholders and management		0	111.750
Other payables	6	223.246.535	223.135.104
Deposits, liabilities other than provisions		6.506.878	6.460.307
Short-term liabilities other than provisions		**229.753.413**	**234.431.403**
Total Liabilities other than provisions within the business		**373.528.087**	**377.078.665**
Total Equity and liabilities		**477.134.384**	**478.466.452**
Related parties	7		
Working conditions	8		

Statement of changes in Equity

	Contributed capital	Retained earnings	Total
Equity 1 October 2021	40.001	99.620.156	99.660.157
Profit (loss)	0	2.609.291	2.609.291
Equity 30 September 2022	**40.001**	**102.229.447**	**102.269.448**

Notes

1. Finance expenses

	2021/22	2020/21
Finance expenses arising from group enterprises	3.905.000	3.037.222
Other finance expenses	1.650.890	1.519.436
	5.555.890	**4.556.658**

2. Tax on profit/loss for the year

	2021/22	2020/21
Current Tax	1.127.412	647.262
Change in deferred tax	-390.781	1.727.630
	736.631	**2.374.892**

3. Investment property

	2021/22	2020/21
Cost at the beginning of the year	452.956.103	0
Addition during the year, incl. improvements	791.194	452.956.103
Cost at the end of the year	**453.747.297**	**452.956.103**
Revaluations at the beginning of the year	4.443.897	0
Revaluations for the year	-5.191.194	4.443.897
Revaluations at the end of the year	**-747.297**	**4.443.897**
Carrying amount at the end of the year	**453.000.000**	**457.400.000**

The company's investment properties are residential buildings with 10 offices, units located in the Carlsberg City District in Copenhagen. The investment properties, cf. the description of accounting policies, are measured at fair value based on a discounted cash flow valuation model.

Yield, which are the basis for the terminal value and discount rate is fixed for the individual properties in consideration of location, condition, tenant mix, non-terminability profile, tenants' standing and on an estimate of how the general property market is developing.

Yield used for the valuation at 30 September 2022 is 3.66-3.87%(2020/21 3.6%) for each property. An increase in the required rate of return by 0.5% points will reduce the fair value by approx. 53.4 mio.DKK in total.

A decrease in the required rate of return by 0.5% will increase the fair value by approx. 69.9 mio.DKK in total.
An external appraiser has been used to determine the fair value of the properties.

4. Provisions for deferred tax

	2021/22	2020/21
Deferred tax	-1.336.849	-1.727.630
Balance at the end of the year	**-1.336.849**	**-1.727.630**

Notes

5. Long-term liabilities

	Due after 1 year	Due within 1 year	Due after 5 years
Payables to group enterprises	-142.000.000	0	-142.000.000
Tax payables	-1.774.674	0	0
	-143.774.674	**0**	**-142.000.000**

6. Other payables

	2021/22	2020/21
VAT	-1.096.865	-139.065
Interest	0	-1.293.559
Bridge loan	-221.607.700	-221.618.726
Audit payables	-91.000	0
Legal and consulting fees	-268.838	0
Other payables	-182.132	-83.754
	-223.246.535	**-223.135.104**

The bridge loan and interest has been lent from DEVK Rückversicherungs und Beteiligungs AG – DEVK RE. The bridge loan has been extended until March 31, 2023.

7. Related parties

The financial statements of Dereif Copenhagen V ApS is included in the consolidated financial statements of DEREIF SICAV – FIS, 31-33 Rue de Hollerich, L-1741 Luxemburg, where they can be obtained.

8. Working conditions

The entity has no employees.