

Euro V DK K/S

c/o CEJ Ejendomsadministration A/S
Meldahls­gade 5, 1.
1613 København V
Denmark

CVR no. 41 95 06 09

Annual report 2021

The annual report was presented and approved at
the Company's annual general meeting on

26 April 2022

Godfrey Andrew Abel

Chairman of the annual general meeting

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Euro V DK K/S
Annual report 2021
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Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of Euro V DK K/S for the financial year 1 January – 31 December 2021.

The annual report has been 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 assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021.

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, 26 April 2022
Executive Board:

Rowena Jane Doreen
Giordani

Godfrey Andrew Abel

Independent auditor's report

To the shareholder of Euro V DK K/S

Opinion

We have audited the financial statements of Euro V DK K/S for the financial year 1 January – 31 December 2021 comprising 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 Company's assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 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 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 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.

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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 company 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 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 Statements Act. We did not identify any material misstatement of the Management's review.

Copenhagen 26 April 2022

KPMG

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Henrik Y. Jensen
State Authorised
Public Accountant
mne35442

Euro V DK K/S
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CVR no. 41 95 06 09

Management's review

Company details

Euro V DK K/S
c/o CEJ Ejendomsadministration A/S
Meldahlsgade 5, 1.
1613 København V
Denmark

CVR no.:	41 95 06 09
Established:	16 December 2020
Registered office:	Copenhagen
Financial year:	1 January – 31 December

Executive Board

Rowena Jane Doreen Giordani
Godfrey Andrew Abel

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
DK-2100 København Ø
CVR no. 25 57 81 98

Management's review

Operating review

Principal activities

The object of the Company is to own, develop, rent and manage real estate, directly and indirectly, as well as related business.

Development in activities and financial position

The Company's income statement for 2021 shows a profit of DKK 938,296 as against DKK -242,080 for the period 16 December - 31 December 2020. Equity in the Company's balance sheet at 31 December 2021 stood at DKK 26,986,219 as against DKK 26,047,923 at 31 December 2020.

Uncertainty regarding recognition and measurement

The Company's investment properties are measured at fair value using the income capitalisation method.

The required return on investment is subject to material accounting estimates where fair value could deviate from the actual value of the investment properties.

Events after the balance sheet date

No events have occurred after the balance sheet date which could significantly affect the Company's financial position.

Financial statements 1 January – 31 December

Income statement

DKK	Note	2021	16/12 2020- 31/12 2020
Gross result		5,086,150	-3,665
Result before financial income and expenses		5,086,150	-3,665
Fair value adjustment of investment properties		-831,609	0
Other financial income		124,907	0
Other financial expenses	3	-3,441,152	-238,415
Result for the year		938,296	-242,080
Proposed profit appropriation/distribution of loss			
Retained earnings		938,296	-242,080
		938,296	-242,080

Financial statements 1 January – 31 December

Balance sheet

DKK	Note	31/12 2021	31/12 2020
ASSETS			
Fixed assets			
Property, plant and equipment	4		
Investment properties		<u>126,850,000</u>	<u>104,953,693</u>
Investments	5		
Deposits		<u>0</u>	<u>2,037,117</u>
Total fixed assets		<u>126,850,000</u>	<u>106,990,810</u>
Current assets			
Receivables			
Trade receivables		9,421	116,499
Other receivables		<u>0</u>	<u>316,488</u>
		<u>9,421</u>	<u>432,987</u>
Cash at bank and in hand		<u>6,279,401</u>	<u>16,216,846</u>
Total current assets		<u>6,288,822</u>	<u>16,649,833</u>
TOTAL ASSETS		<u><u>133,138,822</u></u>	<u><u>123,640,643</u></u>

Financial statements 1 January – 31 December

Balance sheet

DKK	Note	31/12 2021	31/12 2020
EQUITY AND LIABILITIES			
Equity			
Contributed capital		262,900	262,900
Retained earnings		<u>26,723,319</u>	<u>25,785,023</u>
Total equity		<u>26,986,219</u>	<u>26,047,923</u>
Liabilities			
Non-current liabilities			
Shareholder loan	6	45,459,533	45,459,533
Debt to credit institutions		<u>58,738,195</u>	<u>0</u>
		<u>104,197,728</u>	<u>45,459,533</u>
Current liabilities			
Current portion of non-current liabilities		131,910	0
Bank loan		0	49,016,074
Trade payables		1,101,010	2,716,060
Payables to group entities		332,864	401,053
Other payables		<u>389,091</u>	<u>0</u>
		<u>1,954,875</u>	<u>52,133,187</u>
Total liabilities		<u>106,152,603</u>	<u>97,592,720</u>
TOTAL EQUITY AND LIABILITIES		<u>133,138,822</u>	<u>123,640,643</u>
Average number of full-time employees			
	2		
Mortgages and collateral			
	7		
Related party disclosures			
	8		

Financial statements 1 January – 31 December

Statement of changes in equity

DKK	Contributed capital	Retained earnings	Total
Equity at 1 January 2021	262,900	25,785,023	26,047,923
Transferred over the profit appropriation	0	938,296	938,296
Equity at 31 December 2021	262,900	26,723,319	26,986,219

Financial statements 1 January – 31 December

Notes

1 Accounting policies

The annual report of Euro V DK K/S for 2021 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Income statement

Gross result

Pursuant to section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross result.

Revenue

Rental revenue from operating leases is recognised as income on a straight line basis over the lease period. When the Company provides incentives to its tenants, the cost of incentives is recognised over the lease period on a straight line basis.

Other external costs

Other external costs comprise costs incurred during the year as a result of the rental of the Company's property and administration.

Fair value adjustment of investment properties

Fair value adjustment of investment properties comprises the year's changes in the fair value of investment properties.

Financial income and expenses

Financial income and expenses comprise interest income and expense, amortisation of financial assets and liabilities as well as surcharges and refunds under the on-account tax scheme, etc.

Financial statements 1 January – 31 December

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1 Accounting policies (continued)

Balance sheet

Property, plant and equipment

Investment properties comprise properties held to earn rentals, held for capital appreciation or both.

On initial recognition, investment properties are measured at cost including purchase price and directly related costs. The carrying amount also includes costs for improvements if the recognition criteria are met.

Subsequent to initial recognition, investment properties are stated at fair value. Gains or losses arising from changes in the fair values are included in the income statement in the year in which they arise.

The properties are valued using the income capitalisation method where a property's fair value is estimated based on the normalised net operating income generated by the property, which is divided by the capitalisation rate. The calculated value is adjusted with expected future change in rental value, voids, capital expenses and other special circumstances.

Investments

Deposits consist of prepayments related to the purchase of investment properties handed over in 2021.

Impairment of fixed assets

The carrying amount of property, plant and equipment and investments is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Financial statements 1 January – 31 December

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1 Accounting policies (continued)

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast 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 at bank and in hand

Cash at bank and in hand comprise cash at bank.

Liabilities

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

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

Corporation tax and deferred tax

The Company is not subject to taxation.

Financial statements 1 January – 31 December

Notes

DKK	2021	16/12 2020- 31/12 2020
2 Average number of full-time employees		
Average number of full-time employees	0	0
3 Other financial expenses		
Interest expense to group entities	2,727,572	87,615
Other financial costs	713,580	150,800
	3,441,152	238,415
4 Property, plant and equipment		
DKK		Investment properties
Cost at 1 January 2021		104,953,693
Additions for the year		23,100,000
Disposals for the year		-372,104
Cost at 31 December 2021		127,681,589
Revaluations at 1 January 2021		0
Revaluations for the year		-831,589
Revaluations at 31 December 2021		-831,589
Carrying amount at 31 December 2021		126,850,000
Key assumptions:		
The properties totalling 4,466 sqm. comprise retail properties with various location in Denmark. In the valuation of the properties an exit yield of 4.9% has been applied. According to the external report at 31 December 2021, the valuation amounts to DKK 126.9 million.		
Sensitivity analysis:		
An increase of the exit yield by 0.25 percentage points would reduce the properties value by DKK 4.9 millions and a decrease in the exit yield by 0.25 percentage points would increase the properties value by DKK 8.2 millions at the balance sheet date.		
5 Investments		
DKK		Deposits
Cost at 1 January 2021		2,037,117
Disposals for the year		-2,037,117
Cost at 31 December 2021		0
Carrying amount at 31 December 2021		0

Financial statements 1 January – 31 December

Notes

6 Non-current liabilities

DKK	Total debt at 31/12 2021	Repayment, first year	Outstanding debt after five years
Shareholder loan	45,459,533	0	45,459,533
Debt to credit institutions	58,738,195	131,910	53,138,763
	<u>104,197,728</u>	<u>131,910</u>	<u>98,598,296</u>

7 Mortgages and collateral

As security for mortgage debt, DKK 58,870 thousand, the Company has provided collateral in land and buildings with a carrying amount of DKK 126,850 thousand at 31 December 2021.

8 Related party disclosures

Euro V DK K/S is 100% owned by Euro V DK LP S.á.r.l.