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# ***PADK Gads K/S***

Adelgade , 2., 15, DK-1304 København K

## **Annual Report for 2022**

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CVR No. 42 51 21 09

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the limited  
partnership  
on 23/6 2023

Emil Skov  
Chairman of the  
general meeting



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# Management's statement

The Executive Board and Board of Directors have today considered and adopted the Financial Statements of PADK Gads 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 at 31 December 2022 of the Company and of the results of the Company operations for 1 January - 31 December 2022.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Copenhagen, 23 June 2023

## Executive Board

Anders Skovgaard Klingbeil  
CEO

## Board of Directors

Peter Matzen Drachmann  
Chairman

Anders Skovgaard Klingbeil

Eric Scott Linden Laird Craig

Albert Cornelis Tol

# Independent Auditor's report

To the limited partners of PADK Gads K/S

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Limited Partnership at 31 December 2022 and of the results of the Limited Partnership's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of PADK Gads 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 a summary of significant accounting policies ("the Financial Statements").

## 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 Limited Partnership 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 Limited Partnership'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 Limited Partnership 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 Limited Partnership's internal control.

# Independent Auditor's report

- 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 Limited Partnership'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 Limited Partnership 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.

Hellerup, 23 June 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Morten Jørgensen

State Authorised Public Accountant

mne32806

Qasam Hussain

State Authorised Public Accountant

mne44159

## Company information

<b>The Company</b>	PADK Gads K/S Adelgade , 2., 15 DK-1304 København K  CVR No: 42 51 21 09 Financial period: 1 January - 31 December Incorporated: 29 June 2021 Financial year: 2nd financial year Municipality of reg. office: København K
<b>Board of Directors</b>	Peter Matzen Drachmann, chairman Anders Skovgaard Klingbeil Eric Scott Linden Laird Craig Albert Cornelis Tol
<b>Executive Board</b>	Anders Skovgaard Klingbeil
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup
<b>Bankers</b>	Jyske Bank A/S Vesterbrogade 9 1780 København V

## Income statement 1 January - 31 December

	Note	2022	2021
		DKK 12 months	DKK 6 months
Gross profit before value adjustments		15,336,095	5,063,305
Value adjustments of assets held for investment		-53,820,757	27,356,040
Gross profit/loss after value adjustments		<u>-38,484,662</u>	<u>32,419,345</u>
Financial expenses	3	-4,629,910	-2,341,967
Net profit/loss for the year		<u>-43,114,572</u>	<u>30,077,378</u>

### Distribution of profit

	2022	2021
	DKK	DKK
Proposed distribution of profit		
Proposed dividend for the year	21,102,935	0
Retained earnings	<u>-64,217,507</u>	<u>30,077,378</u>
	<u>-43,114,572</u>	<u>30,077,378</u>

## Balance sheet 31 December

### Assets

	Note	2022 DKK	2021 DKK
Investment properties		402,000,000	455,500,000
<b>Property, plant and equipment</b>	4	<b>402,000,000</b>	<b>455,500,000</b>
<b>Fixed assets</b>		<b>402,000,000</b>	<b>455,500,000</b>
Receivables from group enterprises		73,347	360,882
Other receivables		215,420	280,204
Prepayments		0	54,608
<b>Receivables</b>		<b>288,767</b>	<b>695,694</b>
<b>Cash at bank and in hand</b>		<b>22,844,101</b>	<b>12,322,626</b>
<b>Current assets</b>		<b>23,132,868</b>	<b>13,018,320</b>
<b>Assets</b>		<b>425,132,868</b>	<b>468,518,320</b>



## Balance sheet 31 December

### Liabilities and equity

	Note	2022 DKK	2021 DKK
Share premium account		90,500,000	90,500,000
Retained earnings		-34,140,129	30,077,378
Proposed dividend for the year		21,102,935	0
<b>Equity</b>		<b>77,462,806</b>	<b>120,577,378</b>
Mortgage loans		285,248,839	285,360,260
Payables to group enterprises		54,000,000	54,000,000
Deposits		6,018,032	5,856,200
<b>Long-term debt</b>	5	<b>345,266,871</b>	<b>345,216,460</b>
Mortgage loans	5	201,112	201,251
Trade payables		291,413	383,330
Payables to group enterprises	5	753,895	758,191
Other payables		1,156,771	1,381,710
<b>Short-term debt</b>		<b>2,403,191</b>	<b>2,724,482</b>
<b>Debt</b>		<b>347,670,062</b>	<b>347,940,942</b>
<b>Liabilities and equity</b>		<b>425,132,868</b>	<b>468,518,320</b>
Key activities	1		
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## Statement of changes in equity

	Share premium account	Retained earnings	Proposed dividend for the year	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	90,500,000	30,077,378	0	120,577,378
Net profit/loss for the year	0	-64,217,507	21,102,935	-43,114,572
<b>Equity at 31 December</b>	<b>90,500,000</b>	<b>-34,140,129</b>	<b>21,102,935</b>	<b>77,462,806</b>

# Notes to the Financial Statements

## 1. Key activities

The purpose of the company is to function as an acquisition company for an alternative investment fund, including acquiring and holding shares in subsidiaries that conduct business in buying and owning real estate, and related business.

## 2. Staff

Average number of employees

	2022	2021
	0	0

## 3. Financial expenses

Interest paid to group enterprises  
Other financial expenses

	2022	2021
	DKK	DKK
Interest paid to group enterprises	2,700,000	1,331,507
Other financial expenses	1,929,910	1,010,460
	<u>4,629,910</u>	<u>2,341,967</u>

## 4. Assets measured at fair value

	Investment properties DKK
Cost at 1 January	428,143,960
Additions for the year	320,757
Cost at 31 December	<u>428,464,717</u>
Value adjustments at 1 January	27,356,040
Revaluations for the year	-53,820,757
Value adjustments at 31 December	<u>-26,464,717</u>
Carrying amount at 31 December	<u>402,000,000</u>

### Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods (DCF calculations) based on management's assessment of future cash flow, return requirements etc. The fair value adjustment for the year has been recognised in the Income Statement.

# Notes to the Financial Statements

	<u>2022</u>
Budget period	10 years
Exit Yield	3,9%
Initial Yield	3,9%
Growth in terminal period	0%

The fair value of investment properties at 31 December 2022 has been assessed by an independent assessor.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

## 5. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>Mortgage loans</b>		
After 5 years	280,758,660	284,556,650
Between 1 and 5 years	<u>4,490,179</u>	<u>803,610</u>
Long-term part	285,248,839	285,360,260
Within 1 year	<u>201,112</u>	<u>201,251</u>
	<b><u>285,449,951</u></b>	<b><u>285,561,511</u></b>
<b>Payables to group enterprises</b>		
After 5 years	<u>54,000,000</u>	<u>54,000,000</u>
Long-term part	<u>54,000,000</u>	<u>54,000,000</u>
Within 1 year	0	0
Other short-term debt to group enterprises	<u>753,895</u>	<u>758,191</u>
Short-term part	<u>753,895</u>	<u>758,191</u>
	<b><u>54,753,895</u></b>	<b><u>54,758,191</u></b>

# Notes to the Financial Statements

## Deposits

After 5 years	6,521,129	5,856,200
Between 1 and 5 years	-503,097	0
Long-term part	<u>6,018,032</u>	<u>5,856,200</u>
Within 1 year	0	0
Other deposits	<u>0</u>	<u>0</u>
Short-term part	<u>0</u>	<u>0</u>
	<u>6,018,032</u>	<u>5,856,200</u>
	<u>2022</u>	<u>2021</u>
	DKK	DKK

## 6. Contingent assets, liabilities and other financial obligations

### Charges and security

The following assets have been placed as security with mortgage credit institutes:

Investment properties with a carrying amount of	402,000,000	455,500,000
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### Other contingent liabilities

The company is a limited partnership for the unlimited partner PADK Gads & Trier Komplementar ApS, which means that the unlimited partner has unlimited liability for the limited partnerships obligations, which amount to DKK 347,940,000 as per 31 December 2022.

## 7. Related parties

The company is included in the consolidated financial statements for the ultimate parent company, NPS EUROPEAN PROPERTY III SCSp, 41, avenue de la Liberté, L-1931 Luxembourg.

# Notes to the Financial Statements

## 8. Accounting policies

The Annual Report of PADK Gads K/S for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The Financial Statements for 2022 are presented in DKK.

### Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, 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 flow 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 will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

### Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

### Income statement

#### Net sales

Revenue includes rental income from operating leases, service charges and management charges on properties.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

#### Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales as well as office expenses, etc.

# Notes to the Financial Statements

## Gross profit

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

## Tax on profit/loss for the year

The company is not independently liable to tax and consequently tax has not been recognized

## Balance sheet

### Investment properties

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed assets comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use.

Interest expenses on loans contracted directly for financing the construction of properties are recognised in cost over the construction period.

Interest expenses on loans contracted directly for financing the construction of properties are recognised in cost over the construction period. After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The estimates applied are based on historical information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

### *Discounted Cash Flow model*

The fair value of investment properties has been determined at 31 December 2022 for each property by using a Discounted Cash Flow model under which expected future cash flows are discounted to present value. The calculations are based on property budgets for the coming years. Allowance has been made for developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The individual, budgeted cash flows are discounted at an individually fixed discount rate added a terminal value. The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

### Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

# Notes to the Financial Statements

## Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

## Equity

### Dividend

Dividend distribution proposed by Management for the year is disclosed as a separate Dividend item.

### Financial debts

Loans, such as mortgage loans, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.