



## **Hamlet GP ApS**

**Sundkrogsgade 21**

**C/O Harbour House, DK-2100 Copenhagen**

**CVR no. 42 66 06 20**

## **Annual report for 2021**

Adopted at the annual general  
meeting on 1 August 2022

A handwritten signature in black ink, which appears to read "Cathrine Moesgaard Albertsen".

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Cathrine Moesgaard Albertsen  
chairman

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## Statement by management on the annual report

The executive board has today discussed and approved the annual report of Hamlet GP ApS for the financial year 8 September - 31 December 2021

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 company's financial position at 31 December 2021 and of the results of the company's operations for the financial year 8 September - 31 December 2021.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends to the company in general meeting that the financial statements for 2022 are not to be audited. Management considers the criteria for not auditing the financial statements to be met.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.


Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 1 August 2022



**Executive board**

Yves Barthels



Barbara Wojszycki

The company in general meeting has resolved that the financial statements for the coming financial year are not be audited.

## Company details

Hamlet GP ApS  
C/O Harbour House  
Sundkrogsgade 21  
DK-2100 Copenhagen

CVR-no. 42 66 06 20

Financial year: 8 September - 31 December 2021

Domicile: Copenhagen

### **Executive Board**

Yves Barthels  
Barbara Wojszycki

### **Consolidated financial statements**

The Company is included in the consolidated financial statements of the Fund “European Property Investors Special Opportunities 5 SCSp – SICAV – SIF”

The group annual report of “European Property Investors Special Opportunities 5 SCSp – SICAV – SIF” may be obtained at the following address:

42 - 44, Avenue de la Gare.  
L-1610, Luxembourg.

## Management's review

### **Business review**

The Company's main objective is property investment.

### **Financial review**

The company's income statement for the year ended 31 December 2021 shows a profit of DKK 0, and the balance sheet at 31 December 2021 shows equity of DKK 40.000.

### **Significant events occurring after the end of the financial year**

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

Income statement 8 September - 31 December

|                                 | <u>Note</u> | <u>2021</u><br>DKK |
|---------------------------------|-------------|--------------------|
| <b>Profit/loss for the year</b> |             | <b><u>0</u></b>    |
| <b>Distribution of profit</b>   |             |                    |
| Retained earnings               |             | <u>0</u>           |
|                                 |             | <b><u>0</u></b>    |

Balance sheet 31 December

|                                 | <u>Note</u> | <u>2021</u><br>DKK          |
|---------------------------------|-------------|-----------------------------|
| <b>Assets</b>                   |             |                             |
| Receivables from subsidiaries   |             | <u>40.000</u>               |
| <b>Fixed asset investments</b>  |             | <u><b>40.000</b></u>        |
| <b>Total non-current assets</b> |             | <u><b>40.000</b></u>        |
| <b>Total assets</b>             |             | <u><u><b>40.000</b></u></u> |

Balance sheet 31 December

|                                     | <u>Note</u> | <u>2021</u><br>DKK   |
|-------------------------------------|-------------|----------------------|
| <b>Equity and liabilities</b>       |             |                      |
| Share capital                       |             | <u>40.000</u>        |
| <b>Equity</b>                       |             | <u>40.000</u>        |
| <b>Total equity and liabilities</b> |             | <u><u>40.000</u></u> |
| Staff expenses                      | 1           |                      |



Statement of changes in equity

|                                   | <u>Share capital</u> | <u>Total</u>         |
|-----------------------------------|----------------------|----------------------|
| Equity at 8 September 2021        | 40.000               | 40.000               |
| Net profit/loss for the year      | <u>0</u>             | <u>0</u>             |
| <b>Equity at 31 December 2021</b> | <b><u>40.000</u></b> | <b><u>40.000</u></b> |

Notes

|                             | <u>2021</u> |
|-----------------------------|-------------|
|                             | DKK         |
| <b>1 Staff expenses</b>     |             |
| Average number of employees | <u>0</u>    |

## Accounting policies

The annual report of Hamlet GP ApS for 2021 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The annual report for 2021 is presented in DKK.

As 2021 is the company's first reporting period, no comparatives have been presented.

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, changes in inventories of finished goods and work in progress and other operating income less costs of raw materials and consumables and other external expenses.

## Accounting policies

### **Revenue**

Income comprises of rent, which is recognised in the income statement over the rent period. Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

### **Other external expenses**

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

### **Value adjustments of investment properties**

Value adjustments of investment property comprise the year's changes in the fair value of investment property.

### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

### **Tax on profit/loss for the year**

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

## **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.

## Accounting policies

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.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition.

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

Fair value adjustments are recognised in a separate line item in the statement of profit and loss and other comprehensive income.

### **Receivables**

Receivables are measured at amortised cost.

### **Liabilities**

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.