

## **Green Point ApS**

Gothersgade 14, 1.  
1123 København K  
CVR No. 42861677

### **Annual report 26.11.2021 - 31.12.2022**

The Annual General Meeting adopted the  
annual report on 14.04.2023

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**Jens Damgaard Pedersen**  
Chairman of the General Meeting

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# Entity details

## Entity

Green Point ApS  
Gothersgade 14, 1.  
1123 København K

Business Registration No.: 42861677  
Registered office: København  
Financial year: 26.11.2021 - 31.12.2022

## Board of Directors

Markus Wickenträger  
Morten Gustafson  
Dan Ingemann Petersen  
Sebastian Schneider

## Executive Board

Jens Damgaard Pedersen

## Auditors

PWC STATS AUTORISERET REVISIONSANPARTSSELSKAB  
Strandvejen 44  
2900 Hellerup  
CVR No.: 33771231

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Green Point ApS for the financial year 26.11.2021 - 31.12.2022.

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 Entity's financial position at 31.12.2022 and of the results of its operations for the financial year 26.11.2021 - 31.12.2022.

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

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

Copenhagen, 14.04.2023

## Executive Board

**Jens Damgaard Pedersen**

## Board of Directors

**Markus Wickenträger**

**Morten Gustafson**

**Dan Ingemann Petersen**

**Sebastian Schneider**

# Independent auditor's report

## To the shareholders of Green Point ApS

### Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022, and of the results of the Company's operations for the financial year 26 November 2021 - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Green Point ApS for the financial year 26 November 2021 - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("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 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.

### Statement on the management commentary

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover 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 Management's Review and, in doing so, consider whether 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 Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, 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 in Management's Review.

### 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 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 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 judgment and maintain professional skepticism 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 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.

Hellerup, 14.04.2023

**PRICEWATERHOUSECOOPERS STATS AUTORISERET REVISIONSPARTNERSELSKAB**

CVR No. 33771231

**Maj-Britt Nørskov Nannestad**

Statsautoriseret revisor

Identification No (MNE) mne32198

**Christopher Kowalczyk**

Statsautoriseret revisor

Identification No (MNE) mne47863

# Management commentary

## Primary activities

The companies purpose is to own, develop, operate as investment and later on transfer the property located on Hørkær 8, 2730 Herlev, as well as other activities related here to.

## Description of material changes in activities and finances

The company has for this reporting year, a loss of 113,295 kr., the equity now comprises 101,553,979 kr.

## Events after the balance sheet date

After the balance sheet there has been an increase of capital, contributed capital 5,000 DKK and share premium 36,554,338 DKK.

Except from this no events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.



# Income statement for 2021/22

	Notes	2021/22 DKK
<b>Gross profit/loss</b>		<b>(145,249)</b>
<b>Profit/loss before tax</b>		<b>(145,249)</b>
Tax on profit/loss for the year		31,955
<b>Profit/loss for the year</b>		<b>(113,294)</b>
<b>Proposed distribution of profit and loss</b>		
Retained earnings		(113,294)
<b>Proposed distribution of profit and loss</b>		<b>(113,294)</b>

# Balance sheet at 31.12.2022

## Assets

	Notes	2021/22 DKK
Investment property		350,849,663
<b>Property, plant and equipment</b>	2	<b>350,849,663</b>
<b>Fixed assets</b>		<b>350,849,663</b>
Deferred tax		31,955
Other receivables		40,000
<b>Receivables</b>		<b>71,955</b>
<b>Cash</b>		<b>16,255,085</b>
<b>Current assets</b>		<b>16,327,040</b>
<b>Assets</b>		<b>367,176,703</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2021/22 DKK</b>
Contributed capital		63,215
Share premium		101,604,058
Retained earnings		(113,294)
<b>Equity</b>		<b>101,553,979</b>
Mortgage debt		92,000,000
Payables to group enterprises		166,876,340
<b>Non-current liabilities other than provisions</b>		<b>258,876,340</b>
Trade payables		6,646,384
Other payables		100,000
<b>Current liabilities other than provisions</b>		<b>6,746,384</b>
<b>Liabilities other than provisions</b>		<b>265,622,724</b>
<b>Equity and liabilities</b>		<b>367,176,703</b>
Events after the balance sheet date	1	
Employees	3	

# Statement of changes in equity for 2021/22

	<b>Contributed capital DKK</b>	<b>Share premium DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Contributed upon formation	40,000	0	0	40,000
Increase of capital	23,215	101,604,058	0	101,627,273
Profit/loss for the year	0	0	(113,294)	(113,294)
<b>Equity end of year</b>	<b>63,215</b>	<b>101,604,058</b>	<b>(113,294)</b>	<b>101,553,979</b>

# Notes

## 1 Events after the balance sheet date

After the balance sheet there has been an increase of capital, contributed capital 5,000 DKK and share premium 36,554,338 DKK.

Except from this no events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

## 2 Property, plant and equipment

	<b>Investment property DKK</b>
Additions	350,849,663
<b>Cost end of year</b>	<b>350,849,663</b>
<b>Carrying amount end of year</b>	<b>350,849,663</b>
Interest recognised for the year	14,275,042

## 3 Employees

There are no employees except from the Executive officer. The Executive Officer has not received any remuneration

# 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 a few provisions for reporting class C.

The annual report is presented in Danish Kroner.

## 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 other external expenses.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies etc.

### 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.

## Balance sheet

### Investment property

Investment properties are under construction and measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**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.

**Cash**

Cash comprises cash in hand and bank deposits.

**Mortgage debt**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

**Other financial liabilities**

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