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# ***Build-for-life K/S***

c/o CEJ Ejendomsadministration A/S, Meldahlsgade 5,1, DK-1613 Copenhagen V

## **Annual Report for 2023**

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CVR No. 42 88 10 07

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 8/5 2024

Maj Blach  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Annual Report of Build-for-life K/S for the financial year 1 January - 31 December 2023.

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 2023 of the Company and of the results of the Company operations for 2023.

In our opinion, 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.

Copenhagen V, 8 May 2024

## Executive Board

Maj Blach

Lars Thylander

# Independent Auditor's report

To the limited partners of Build-for-life K/S

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Build-for-life K/S for the financial year 1 January - 31 December 2023, 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 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 Management's Review

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.

# Independent Auditor's report

## 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 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, 8 May 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Henrik Ødegaard  
State Authorised Public Accountant  
mne31489

Henrik Nyvang  
State Authorised Public Accountant  
mne34355

## Company information

<b>The Company</b>	Build-for-life K/S c/o CEJ Ejendomsadministration A/S Meldahlsgade 5,1 DK-1613 Copenhagen V  CVR No: 42 88 10 07 Financial period: 1 January - 31 December Municipality of reg. office: Copenhagen
<b>Executive Board</b>	Maj Blach Lars Thylander
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup
<b>General partner</b>	Build-for-life GP ApS

# Management's review

## Key activities

The purpose of the limited partnership is to generate a return on the limited partnership's share capital by making investments and develop rental properties with a pronounced emphasis on high quality architecture and an ambitious carbon reduction scheme. The company is starting up and has had no investment activity in 2023

## Development in the year

The income statement of the Company for 2023 shows a loss of DKK 1,790,231, and at 31 December 2023 the balance sheet of the Company shows a negative equity of DKK 2,488,668.

New investors have committed to pay in new capital, which will be called as investments are made.

## Subsequent events

The company's investors contributed capital in April 2024, after which the company's equity was re-established. In addition, no events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

## Income statement 1 January - 31 December

	Note	2023	2021/22
		DKK 12 months	DKK 13 months
Other external expenses		-1,790,231	-698,438
Gross loss		<b>-1,790,231</b>	<b>-698,438</b>
Net profit/loss for the year		<b>-1,790,231</b>	<b>-698,438</b>

### Distribution of profit

	2023	2021/22
	DKK	DKK
Proposed distribution of profit		
Retained earnings	-1,790,231	-698,438
	<b>-1,790,231</b>	<b>-698,438</b>



# Balance sheet 31 December

## Assets

	Note	2023	2021/22
		DKK	DKK
Assets		<b>0</b>	<b>0</b>

# Balance sheet 31 December

## Liabilities and equity

	Note	2023	2021/22
		DKK	DKK
Retained earnings		-2,488,668	-698,438
<b>Equity</b>		<b>-2,488,668</b>	<b>-698,438</b>
Payables to group enterprises		0	673,438
Other payables		2,488,668	25,000
<b>Short-term debt</b>		<b>2,488,668</b>	<b>698,438</b>
<b>Debt</b>		<b>2,488,668</b>	<b>698,438</b>
<b>Liabilities and equity</b>		<b>0</b>	<b>0</b>
Going concern	1		
Accounting Policies	2		

## Statement of changes in equity

	Retained earnings	Total
	DKK	DKK
Equity at 1 January	-698,437	-698,437
Net profit/loss for the year	-1,790,231	-1,790,231
<b>Equity at 31 December</b>	<b>-2,488,668</b>	<b>-2,488,668</b>

# Notes to the Financial Statements

## 1. Going concern

New investors have committed to pay in new capital, which will be called as investments are made.

Based on this, it is the management's assessment that the company's capital resources are sufficient.

# Notes to the Financial Statements

## 2. Accounting policies

The Annual Report of Build-for-life K/S for 2023 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 accounting policies applied remain unchanged from last year.

The Financial Statements for 2023 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.

### Income statement

#### Other external expenses

External costs include costs for administration, lawyer, audit, etc.

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

As the limited partnership is not an independent tax subject, the accounts do not include current or deferred tax.

### 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.

#### Financial liabilities

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