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# *Juli Living Denmark ApS*

Århusgade 120, 1., DK-2150 Nordhavn

## Annual Report for 2023

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CVR No. 42 89 54 31

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 27/6 2024

Dorte Clement  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Annual Report of Juli Living Denmark ApS 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.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Nordhavn, 27 June 2024

## Executive Board

Thomas Ebbe Riise-Jakobsen

Rune Højby Kock

Nick Holmelund Melgaard

Diarmiud Phelan

# Independent Auditor's report

To the shareholder of Juli Living Denmark ApS

## 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 Juli Living Denmark ApS 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.

## 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 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.

# 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 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, 27 June 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Thomas Wraae Holm  
State Authorised Public Accountant  
mne30141

Qasam Hussain  
State Authorised Public Accountant  
mne44159

## Company information

### The Company

Juli Living Denmark ApS  
Århusgade 120, 1.  
2150 Nordhavn

CVR No: 42 89 54 31

Financial period: 1 January - 31 December

Incorporated: 7 December 2021

Financial year: 3rd financial year

Municipality of reg. office: Copenhagen

### Executive Board

Thomas Ebbe Riise-Jakobsen  
Rune Højby Kock  
Nick Holmelund Melgaard  
Diarmuid Phelan

### Auditors

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
<b>Gross profit/loss</b>		<b>6,294,326</b>	<b>-641,003</b>
Staff expenses	2	-5,556,420	0
Amortisation and impairment losses of intangible assets		-156,487	0
<b>Profit/loss before financial income and expenses</b>		<b>581,419</b>	<b>-641,003</b>
Financial income		5,040	40
Financial expenses	3	-72,913	-12,906
<b>Profit/loss before tax</b>		<b>513,546</b>	<b>-653,869</b>
Tax on profit/loss for the year	4	-145,110	144,447
<b>Net profit/loss for the year</b>		<b>368,436</b>	<b>-509,422</b>
 <b>Distribution of profit</b>			
		2023	2022
		DKK	DKK
<b>Proposed distribution of profit</b>			
Retained earnings		368,436	-509,422
		<b>368,436</b>	<b>-509,422</b>

## Balance sheet 31 December

### Assets

	Note	2023	2022
		DKK	DKK
Software		5,477,038	0
<b>Intangible assets</b>	5	<b>5,477,038</b>	<b>0</b>
<b>Fixed assets</b>		<b>5,477,038</b>	<b>0</b>
Trade receivables		5,301,960	0
Other receivables		0	55,715
Deferred tax asset		0	144,447
Corporation tax receivable from group enterprises		0	663
<b>Receivables</b>		<b>5,301,960</b>	<b>200,825</b>
<b>Cash at bank and in hand</b>		<b>2,154,835</b>	<b>1,379,740</b>
<b>Current assets</b>		<b>7,456,795</b>	<b>1,580,565</b>
<b>Assets</b>		<b>12,933,833</b>	<b>1,580,565</b>



## Balance sheet 31 December

### Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		40,001	40,000
Reserve for development costs		4,272,090	0
Retained earnings		-2,925,906	-511,771
<b>Equity</b>		<b>1,386,185</b>	<b>-471,771</b>
Payables to group enterprises		3,309,279	1,486,191
<b>Long-term debt</b>	6	<b>3,309,279</b>	<b>1,486,191</b>
Trade payables		1,049,847	141,308
Payables to group enterprises	6	3,300,007	424,837
Other payables		3,888,515	0
<b>Short-term debt</b>		<b>8,238,369</b>	<b>566,145</b>
<b>Debt</b>		<b>11,547,648</b>	<b>2,052,336</b>
<b>Liabilities and equity</b>		<b>12,933,833</b>	<b>1,580,565</b>
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## Statement of changes in equity

	Share capital	Reserve for development costs	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	40,000	0	-511,771	-471,771
Cash capital increase	1	0	1,489,519	1,489,520
Development costs for the year	0	4,272,090	-4,272,090	0
Net profit/loss for the year	0	0	368,436	368,436
<b>Equity at 31 December</b>	<b>40,001</b>	<b>4,272,090</b>	<b>-2,925,906</b>	<b>1,386,185</b>

# Notes to the Financial Statements

## 1. Key activities

The company's key activity is to conduct business related to administration and management of real estate, service of real estate and any other activity that the board of directors deem related thereto and any other activity that the executive board deem related thereto.

	2023	2022
	DKK	DKK
<b>2. Staff Expenses</b>		
Wages and salaries	5,061,957	0
Pensions	441,751	0
Other social security expenses	16,149	0
Other staff expenses	36,563	0
	<u>5,556,420</u>	<u>0</u>
Average number of employees	<u>27</u>	<u>0</u>

	2023	2022
	DKK	DKK
<b>3. Financial expenses</b>		
Interest paid to group enterprises	48,617	2,736
Other financial expenses	5,739	6,253
Exchange adjustments, expenses	18,557	3,917
	<u>72,913</u>	<u>12,906</u>

	2023	2022
	DKK	DKK
<b>4. Income tax expense</b>		
Current tax for the year	856	0
Deferred tax for the year	144,254	-144,447
	<u>145,110</u>	<u>-144,447</u>

# Notes to the Financial Statements

## 5. Intangible fixed assets

	Software	
	DKK	
Cost at 1 January	0	
Additions for the year	5,633,525	
Cost at 31 December	<u>5,633,525</u>	
Impairment losses and amortisation at 1 January	0	
Amortisation for the year	156,487	
Impairment losses and amortisation at 31 December	<u>156,487</u>	
Carrying amount at 31 December	<u>5,477,038</u>	
	<u>2023</u>	<u>2022</u>
	DKK	DKK

## 6. 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:

### Payables to group enterprises

After 5 years	3,309,279	1,486,191
Long-term part	3,309,279	1,486,191
Other short-term debt to group enterprises	3,300,007	424,837
	<u>6,609,286</u>	<u>1,911,028</u>

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

### Other contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as for Danish withholding taxes through dividend tax and tax on unearned income. The total amount of tax payables is included in the Annual Report of the Urban Partners A/S that is the administration Company in relation to the joint taxation from 1 January 2023 (TBL Holding ApS until 31 December 2022).

# Notes to the Financial Statements

## 8. Related parties and disclosure of consolidated financial statements

### Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the largest and smallest group:

<u>Name</u>	<u>Place of registered office</u>
Urban Partners A/S	Copenhagen

# Notes to the Financial Statements

## 9. Accounting policies

The Annual Report of Juli Living Denmark ApS 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.

### Translation policies

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

### Revenue

Revenue from rental income is recognised in the income statement at amounts relating to the financial year when revenue can be measured reliably and it is probable that the economic benefits will flow to the Company.

Revenue is recognised exclusive of VAT and net of discounts.

### Other external expenses

Other external expenses comprise expenses for office expenses, etc.

### Gross profit/loss

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.

# Notes to the Financial Statements

## Staff expenses

Staff costs include wages and salaries including compensated absence and pensions as well as other social security contributions etc. made to the entity's employees.

## Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation and impairment of intangible assets.

## Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

## Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with Danish group enterprises. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

## Balance sheet

### Intangible fixed assets

Software are measured at cost less accumulated amortisation and less any accumulated impairment losses or at a lower value in use.

### Impairment of fixed assets

The carrying amounts of intangible assets are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation.

The recoverable amount of the asset is calculated as the higher of net selling price and value in use. Where a recoverable amount cannot be determined for the individual asset, the assets are assessed in the smallest group of assets for which a reliable recoverable amount can be determined based on a total assessment.

### 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.

### Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

# Notes to the Financial Statements

## **Current tax receivables and liabilities**

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the onaccount taxation scheme are recognised in the income statement in financial income and expenses.

## **Financial liabilities**

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