GR HB Tingskrivervej ApS

Trianglen 4, 3. tv, 2100 København Ø

CVR no. 32 33 49 70

Annual report 2022

Approved at the Company's annual general meeting on 22 May 2023

Chair of the meeting:

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Statement by the Board of Directors and the Executive Board

Today, the Executive Board has discussed and approved the annual report of GR HB Tingskrivervej ApS 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 of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 22 May 2023
Executive Board:

Carl Edgar Serge Vogg

Harry Duncan MacDonald

Katia Ciesielska

Independent auditor's report

To the shareholders of GR HB Tingskrivervej ApS

Opinion

We have audited the financial statements of GR HB Tingskrivervej ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are 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 of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 as to 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 the 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.

Independent auditor's report

- 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 note 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.

Statement on the Management's review

Management is responsible for the Management's review.

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

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Odense, 22 May 2023
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Morten Schougaard Sørensen
State Authorised Public Accountant
mne32129

Management's review

Company details

Name	GR HB Tingskrivervej ApS
Address, Postal code, City	Trianglen 4, 3. tv, 2100 København Ø
CVR no.	32 33 49 70
Established	17 February 2014
Registered office	Copenhagen
Financial year	1 January - 31 December
Executive Board	Carl Edgar Serge Vøgg Harry Duncan MacDonald Katia Ciesielska
Auditors	EY Godkendt Revisionspartnerselskab Cortex Park Vest 3, 5230 Odense M, Denmark

Management's review

Business review

It is the company's objective to own and hold ownership interests in companies, to purchase, own, sell, rent out real estate and all other related activities.

Financial review

The income statement for 2022 shows a profit of DKK 6,515,238 against a profit of DKK 5,497,626 last year, and the balance sheet at 31 December 2022 shows equity of DKK 43,340,020.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end 2022.

Financial statements 1 January - 31 December

Income statement

Note	DKK	2022	2021
	Gross profit	11,662,017	10,821,603
	Amortisation/depreciation and impairment of property, plant and equipment	-4,105,950	-4,084,797
	Profit before net financials	7,556,067	6,736,806
	Financial income, group enterprises	5,440,424	4,336,471
	Financial expenses, group enterprises	-45,812	-43,631
	Financial expenses	-4,571,186	-3,959,621
	Profit before tax	8,379,493	7,070,025
	Tax for the year	-1,864,255	-1,572,399
	Profit for the year	6,515,238	5,497,626
	Recommended appropriation of profit		
	Retained earnings	6,515,238	5,497,626
		6,515,238	5,497,626

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2022	2021
	ASSETS		
	Fixed assets		
	Property, plant and equipment		
	Land and buildings	212,673,541	210,253,355
		212,673,541	210,253,355
	Total fixed assets	212,673,541	210,253,355
	Non-fixed assets		
	Receivables		
	Receivables from group entities	110,928,369	66,722,066
	Other receivables	566,901	111,675
	Prepaid expenses	407,345	17,944
		111,902,615	66,851,685
	Total non-fixed assets	111,902,615	66,851,685
	TOTAL ASSETS	324,576,156	277,105,040
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	80,000	80,000
	Retained earnings	43,260,020	36,744,782
	Dividend proposed for the year	0	0
	Total equity	43,340,020	36,824,782
	Provisions		
	Deferred tax	19,689,719	20,062,713
	Other provisions	4,419,133	4,481,511
4	**Total provisions**	24,108,852	24,544,224
	Liabilities other than provisions		
3	**Non-current liabilities other than provisions**		
	Bank debt	241,907,175	202,435,810
	Deposits	8,853,015	8,408,865
		250,760,190	210,844,675
	Current liabilities other than provisions		
	Trade payables	1,769,637	581,543
	Payables to group entities	962,060	916,248
	Joint taxation contribution payable	2,237,249	2,008,434
	Other payables	1,398,148	1,385,134
		6,367,094	4,891,359
	Total liabilities other than provisions	257,127,284	215,736,034
	TOTAL EQUITY AND LIABILITIES	324,576,156	277,105,040

1 Accounting policies
2 Staff costs
5 Contractual obligations and contingencies, etc.
6 Collateral
7 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Retained earnings	Dividend proposed for the year	Total
Equity at 1 January 2021	80,000	31,247,156	8,200,000	39,527,156
Transfer through appropriation of profit	0	5,497,626	0	5,497,626
Dividend distributed	0	0	-8,200,000	-8,200,000
Equity at 1 January 2022	80,000	36,744,782	0	36,824,782
Transfer through appropriation of profit	0	6,515,238	0	6,515,238
Equity at 31 December 2022	80,000	43,260,020	0	43,340,020

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of GR HB Tingskrivervej ApS for 2022 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Income statement

Revenue

Revenue comprises rental income from the leases of properties. Revenue is recognised on an accruals basis.

Revenue is measured net of all types of discounts/rebates granted. Also, revenue is measured net of VAT and other indirect taxes charged on behalf of third parties.

Gross profit

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Property expenses', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to advertising, administration, bad debts, etc.

Depreciation

The item comprises depreciation of buildings.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	50 years

Land is not depreciated.

Financial expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its group entities are jointly taxed. The income tax charge is allocated between profit making and loss making Danish entities in proportion to their taxable income).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Impairment of fixed assets

Intangible assets, property, plant and equipment are subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation. Impairment tests are conducted in respect of individual assets or groups of assets generating separate cash flows when there is indications of impairment. The assets are written down to the higher of the value in use and net realisable value (recoverable amount) of the asset or group of assets if this is lower than the carrying amount.

Receivables

Receivables are measured at amortised cost, which usually corresponds to the nominal value. Provisions are made for bad debts on the basis of objective evidence that a receivable or a group of receivables are impaired. Provisions are made to the lower of the net realisable value and the carrying amount.

Equity

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

Provisions

Other provisions comprise maintenance liabilities in accordance with section 22 of the Danish Rent Act. Provisions are recognised when, as a result of past events, the company has a legal or a constructive obligation and it is probable that there may be an outflow of resources embodying economic benefits to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

2 Staff costs

The Company has no employees.

3 Non-current liabilities other than provisions

Of the long-term liabilities, DKK 239,212 thousand falls due for payment after more than 5 years after the balance sheet date.

4 Provisions

Provision for deferred tax

The provision for deferred tax primarily relates to timing differences in respect of property, plant and equipment.

Other Provisions

Maintenance liabilities BRL § 22, DKK 4,419 thousand.
Maintenance liabilities reltated to BRL §22 are expected to fall due after 5 years.

5 Contractual obligations and contingencies, etc.

Other contingent liabilities

The company is jointly taxed with other Danish group entities and is jointly and severally liable with other jointly taxed group entities for payment of income taxes as well as withholding taxes on interest and dividends.

6 Collateral

A letter of indemnity totalling DKK 244,017 thousand has been put as security for the company's bank debt.

The carrying amount of these assets put as security is DKK 212,674 thousand.

Financial statements 1 January - 31 December

Notes to the financial statements

7 Related parties

Information about consolidated financial statements

Parent	Domicile	Requisitioning of the parent company's consolidated financial statements
Neptune Ejendomme ApS	Trianglen 4, 3. tv. Copenhagen	www.cvr.dk