



## CER III Denmark Residential 5 K/S

Bredgade 45 A, 2. tv  
1260 København K København K  
CVR No. 42869821

## Annual report 01.07.2023 - 30.06.2024

The Annual General Meeting adopted the  
annual report on 06.12.2024

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**Mikkel Hanskov**  
Chairman of the General Meeting

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# Entity details

## Entity

CER III Denmark Residential 5 K/S

Bredgade 45 A, 2. tv

1260 København K København K

Business Registration No.: 42869821

Registered office: Copenhagen

Financial year: 01.07.2023 - 30.06.2024

## Executive Board

CER III Denmark 3 ApS

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

# Statement by Management

The Executive Board has today considered and approved the annual report of CER III Denmark Residential 5 K/S for the financial year 01.07.2023 - 30.06.2024.

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 30.06.2024 and of the results of its operations for the financial year 01.07.2023 - 30.06.2024.

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, 06.12.2024

**Executive Board**

**CER III Denmark 3 ApS**

# Independent auditor's report

## To the shareholders of CER III Denmark Residential 5 K/S

### Opinion

We have audited the financial statements of CER III Denmark Residential 5 K/S for the financial year 01.07.2023 - 30.06.2024, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 30.06.2024 and of the results of its operations for the financial year 01.07.2023 - 30.06.2024 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

Copenhagen, 06.12.2024

**Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

**Thomas Frommelt Hertz**

State Authorised Public Accountant

Identification No (MNE) mne31543

**Niels Frøland Johansen**

State Authorised Public Accountant

Identification No (MNE) mne50624

# Management commentary

## Primary activities

The objective of the Company is to acquire real estate properties for investment purposes.

## Development in activities and finances

The result for the year 2023/24 is a loss of DKK 62,480 thousand compared to a loss of DKK 168,599 thousand in 2022/23. The Company's balance sheet at 30 June 2024 shows a negative equity of DKK 43,962 thousand.

The result is significantly affected by the fair value adjustment of the company's investment properties, as it is recognized at fair value based on a discounted cashflow model. This year's fair value adjustment, which is recognized in the income statement, amounts to a loss of DKK 60,900 thousand.

The company's continued operations depends on the injection of additional liquidity. The company has received a financial support declaration from its shareholders, ensuring financial support until 30 June 2025.

On this basis, the 2023/24 annual report has been prepared under the assumption of continued operations.

For further regarding going concern, we refer to note 1.

## Uncertainty relating to recognition and measurement

The company's Investment properties are measured at fair value, which at the balance date is DKK 675,7M. The fair value of the property is calculated on the basis of a number of assumptions, including the expected normal earnings of the property and fixed yield claims, as mentioned in the description of the accounting policies used.

The yield requirement is set so that it is considered to reflect the current yield requirements of the market on similar property.

For further description we refer to note 3.

## Events after the balance sheet date

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

# Income statement for 2023/24

	Notes	2023/24 DKK	2022/23 DKK
<b>Gross profit/loss</b>		<b>19,311,168</b>	<b>20,537,161</b>
Fair value adjustments of investment property		(60,900,000)	(168,200,000)
<b>Operating profit/loss</b>		<b>(41,588,832)</b>	<b>(147,662,839)</b>
Other financial income		17,503	0
Other financial expenses	2	(20,908,877)	(20,936,118)
<b>Profit/loss for the year</b>		<b>(62,480,206)</b>	<b>(168,598,957)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(62,480,206)	(168,598,957)
<b>Proposed distribution of profit and loss</b>		<b>(62,480,206)</b>	<b>(168,598,957)</b>

# Balance sheet at 30.06.2024

## Assets

	Notes	2023/24 DKK	2022/23 DKK
Investment property		675,700,000	736,600,000
<b>Property, plant and equipment</b>	3	<b>675,700,000</b>	<b>736,600,000</b>
<b>Fixed assets</b>		<b>675,700,000</b>	<b>736,600,000</b>
Other receivables		61,079	34,164
Prepayments		182,867	101,789
<b>Receivables</b>		<b>243,946</b>	<b>135,953</b>
<b>Cash</b>		<b>3,859,174</b>	<b>4,408,546</b>
<b>Current assets</b>		<b>4,103,120</b>	<b>4,544,499</b>
<b>Assets</b>		<b>679,803,120</b>	<b>741,144,499</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2023/24</b> <b>DKK</b>	<b>2022/23</b> <b>DKK</b>
Contributed capital		19,661,106	19,661,106
Share premium		176,949,954	176,949,954
Retained earnings		(240,573,202)	(178,092,996)
<b>Equity</b>		<b>(43,962,142)</b>	<b>18,518,064</b>
Mortgage debt		405,547,667	405,547,667
Payables to group enterprises		300,499,713	300,499,713
<b>Non-current liabilities other than provisions</b>	<b>4</b>	<b>706,047,380</b>	<b>706,047,380</b>
Deposits		9,775,551	8,831,460
Prepayments received from customers		2,746,466	2,500,248
Trade payables		393,725	181,470
Payables to group enterprises		3,735,720	3,745,955
Other payables		1,066,420	1,319,922
<b>Current liabilities other than provisions</b>		<b>17,717,882</b>	<b>16,579,055</b>
<b>Liabilities other than provisions</b>		<b>723,765,262</b>	<b>722,626,435</b>
<b>Equity and liabilities</b>		<b>679,803,120</b>	<b>741,144,499</b>
Uncertainty related to going concern	1		
Employees	5		
Assets charged and collateral	6		

# Statement of changes in equity for 2023/24

	<b>Contributed capital DKK</b>	<b>Share premium DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	19,661,106	176,949,954	(178,092,996)	18,518,064
Profit/loss for the year	0	0	(62,480,206)	(62,480,206)
<b>Equity end of year</b>	<b>19,661,106</b>	<b>176,949,954</b>	<b>(240,573,202)</b>	<b>(43,962,142)</b>

# Notes

## 1 Uncertainty related to going concern

The company's parent CER III Master Holdco S.á.r.l. (Luxemburg) and CER Fund III SCS SICAV SIF (Luxemburg) has issued a financial support statement for grants of financial resources for the continued operations in the coming 12 months.

## 2 Other financial expenses

	2023/24	2022/23
	DKK	DKK
Financial expenses from group enterprises	15,045,680	15,024,986
Other interest expenses	5,863,197	5,911,132
	<b>20,908,877</b>	<b>20,936,118</b>

## 3 Property, plant and equipment

	Investment property DKK
Cost beginning of year	913,848,971
<b>Cost end of year</b>	<b>913,848,971</b>
Fair value adjustments beginning of year	(177,248,971)
Fair value adjustments for the year	(60,900,000)
<b>Fair value adjustments end of year</b>	<b>(238,148,971)</b>
<b>Carrying amount end of year</b>	<b>675,700,000</b>

The company's investment property consists of 5 residential building with 4 located in Aarhus, Denmark, and 1 in Copenhagen, Denmark. The properties combine a total of 304 units with a lettable area of 20,081 m<sup>2</sup>. Furthermore, the units comprise of 3 commercial rental units with a lettable area of 566 m<sup>2</sup>, in Aarhus.

The investment property, cf. the description of accounting policies, is measured at fair value based on a discounted cash flow valuation model.

The exit yield and discount rate, which is the basis for the valuation, is fixed for the property, considering the specific location, condition, tenant mix, non-terminability profile, tenants' standing and on an estimate of how the general property market is developing.

The exit yield used for the valuation of the Aarhus rentals as of 30 June 2024 ranges from 4,64% to 5,16% (2022/23: 4,41% to 4,80%), meanwhile the Copenhagen rental applies an exit yield of 4,22% (2022/23: 3,90%). The discount rate used for the valuation of the Aarhus rentals as of 30 June 2024 ranges from 6,61% to 7,10% (2022/23: 6,43% to 6,82%), meanwhile the Copenhagen rental applies a discount rate of 6,19% (2022/23: 5,93%). A combined increase in these key figures by 0,5% points will reduce the combined fair value by DKK 70,4M. A combined decrease in these key figures by 0,5% points will increase the combined fair value by DKK 79,9M.

An external appraiser has been used to determine the fair value.

#### 4 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2023/24 DKK</b>	<b>Outstanding after 5 years 2023/24 DKK</b>
Mortgage debt	405,547,667	405,457,667
Payables to group enterprises	300,499,713	300,499,713
	<b>706,047,380</b>	<b>705,957,380</b>

#### 5 Employees

The Entity has no employees other than the Executive Board.

#### 6 Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties. The mortgage also comprises the plant and machinery deemed part of the property. The carrying amount mortgaged properties are DKK 675,7M.

# 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 accounting policies applied to these financial statements are consistent with those applied last year.

## 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 revenue, and other external expenses.

### Revenue

Revenue, comprising rental income, is recognised in the period which it relates.

### Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

### Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

**Other financial income**

Other financial income comprises interest income, including interest income from bank and transactions in foreign currencies.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises and amortisation of financial liabilities.

**Balance sheet****Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

Fair value is determined by using the DCF model as the calculated value in use of expected cash flows from each property. To determine expected cash flows, the budgeted cash flows for each property for the next 10 years are used, including increases in price and rent levels, and a calculated terminal value which reflects the amount of normalised cash flows expected to be generated by the property after the budget period. The cash flows so calculated are discounted to net present value by using a discount rate that is estimated to reflect current market -required yield rates for similar properties inclusive of expected inflation.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

**Receivables**

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

**Prepayments**

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

**Cash**

Cash comprises cash in 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.

**Prepayments received from customers**

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.