

# **DK Resi Propco Vølundsgade 4 ApS**

**c/o Kereby ApS  
La Cours Vej 7, 2. and 3. floor  
2000 Frederiksberg**

**CVR no. 38 42 87 72**

**Annual report for 2024**

Adopted at the annual general  
meeting on 1 April 2025

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Theis Jacobsen  
chairman

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## **Statement by management on the annual report**

The Executive management has today discussed and approved the annual report of DK Resi Propco Vølundsgade 4 ApS for the financial year 1 January - 31 December 2024.

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 company's financial position at 31 December 2024 and of the results of the company's operations for the financial year 1 January - 31 December 2024.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends to the company in general meeting that the financial statements for 2025 are not to be audited. Management considers the criteria for not auditing the financial statements to be met.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Frederiksberg, 1 April 2025

### **Executive management**

Fernando Bautista

Dorota Marta Roch

Lars Pærregaard

The company in general meeting has resolved that the financial statements for the coming financial year are not be audited.

## **Company details**

### **The company**

DK Resi Propco Vølundsgade 4 ApS  
c/o Kereby ApS  
La Cours Vej 7, 2. and 3. floor  
2000 Frederiksberg

Telephone: +45 39 45 62 00

Website: [www.kereby.dk](http://www.kereby.dk)

CVR no.: 38 42 87 72

Reporting period: 1 January - 31 December 2024

Domicile: Frederiksberg

### **Executive management**

Fernando Bautista  
Dorota Marta Roch  
Lars Pærregaard

### **Consolidated financial statements**

The company is included in the consolidated financial statements of the parent company DK Resi Topco 2 K/S.

The group annual report of the parent company may be obtained at the following address:

La Cours Vej 7, 2. and 3. floor  
2000 Frederiksberg

## **Management's review**

### **Business review**

The objects of the company are acquisition, sale and letting out of properties.

### **Financial review**

The company's income statement for the year ended 31 December 2024 shows a loss of DKK 1,845,973, and the balance sheet at 31 December 2024 shows negative equity of DKK 6,615,725.

It is management's assessment that the company and the group has sufficient capital resources, including liquidity, for its continued operations in the coming financial year.

Furthermore, it is management's assessment that operations for the coming financial years will be able to generate profits, or contribution of additional capital can be obtained, which will reestablish the share capital.

### **Significant events occurring after the end of the financial year**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

## **Accounting policies**

The annual report of DK Resi Propco Vølundsgade 4 ApS has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to class B entities and certain provisions applying to class C.

The accounting policies applied are consistent with those of last year.

The annual report is presented in DKK.

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

## **Accounting policies**

### **Income statement**

#### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue and other external expenses.

#### **Revenue**

Rental income has been accrued to cover the period up to the end of the financial year. Rental income is recognized excluding VAT and net of sales discounts. Payments charged to cover heating are not included in rental income.

#### **Other external expenses**

Other external expenses include expenses related to administration, premises, bad debts etc.

#### **Depreciation**

Depreciation comprise the year's depreciation expense on property, plant and equipment.

#### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

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

The company is subject to the Danish rules on compulsory joint taxation of the group's Danish subsidiaries. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

The company is subject to the Danish rules on compulsory joint taxation.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

### **Balance sheet**

#### **Tangible assets**

Buildings are measured at cost less accumulated depreciation and impairment losses.

## Accounting policies

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components and sub-suppliers.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	<b>Useful life</b>	<b>Residual value</b>
Buildings, installations and various extensions	5-50 years	0-25 %

### Impairment of tangible assets

The carrying amount of tangible assets is tested annually for impairment, other than what is reflected through normal amortisation and depreciation.

Where there is evidence of impairment, an impairment test is performed for each individual asset or group of assets. Write-down is made to the lower of the recoverable amount and the carrying amount.

The recoverable amount is the higher of the net present value and the value in use less expected costs to sell. The net present value is determined as the present value of the anticipated net cash flows from the use of the asset or group of assets and the anticipated net cash flows from the disposal of the asset or group of assets after the end of their useful life.

### Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

### Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

### Cash and cash equivalents

Cash comprise bank deposits.

## **Accounting policies**

### **Income tax and deferred tax**

The company and all its Danish group entities are taxed on a joint basis. The current income tax charge is allocated between the jointly taxed entities relative to their taxable income. Tax losses are allocated based on the full absorption method. The jointly taxed entities are eligible for the Danish Tax Prepayment Scheme.

### **Liabilities**

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, the financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest method. Accordingly, the difference between the net proceeds and the nominal value is recognised in the income statement over the term of the loan.

Other liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

### **Deferred income**

Deferred income recognised under 'Current liabilities' comprises payments received concerning income in subsequent financial years.

### **Derivative financial instruments**

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Positive and negative fair values of derivative financial instruments are included in 'Other receivables' or 'Other payables', respectively.

Fair value adjustments of derivative financial instruments designated as and qualifying for hedging of future cash flows are recognised in other receivables or other payables and in the fair value reserve under 'Equity'. If the future transaction results in recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or the liability, respectively. If the future transaction results in income or expenses, amounts previously recognised in equity are transferred to the income statement in the period in which the hedged item affects the income statement.

## Income statement 1 January - 31 December

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
<b>Gross profit</b>		<b>10,554</b>	<b>-163,569</b>
Depreciation		<u>-297,237</u>	<u>-300,213</u>
<b>Profit/loss before net financials</b>		<b>-286,683</b>	<b>-463,782</b>
Financial income	1	99	1,507
Financial costs	2	<u>-1,559,389</u>	<u>-1,617,731</u>
<b>Profit/loss before tax</b>		<b>-1,845,973</b>	<b>-2,080,006</b>
Tax on profit/loss for the year		<u>0</u>	<u>51,709</u>
<b>Profit/loss for the year</b>		<b><u>-1,845,973</u></b>	<b><u>-2,028,297</u></b>
Retained earnings		<u>-1,845,973</u>	<u>-2,028,297</u>
		<b><u>-1,845,973</u></b>	<b><u>-2,028,297</u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
<b>Assets</b>			
Land and buildings	3	15,521,637	15,818,874
Property, plant and equipment in progress	3	10,550,015	8,041,736
Prepayments for tangible fixed assets	3	<u>0</u>	<u>0</u>
<b>Tangible assets</b>		<b><u>26,071,652</u></b>	<b><u>23,860,610</u></b>
<b>Total non-current assets</b>		<b><u>26,071,652</u></b>	<b><u>23,860,610</u></b>
Other receivables		0	6,983
Joint taxation contributions receivable		0	51,709
Prepayments		<u>17,118</u>	<u>25,987</u>
<b>Receivables</b>		<b><u>17,118</u></b>	<b><u>84,679</u></b>
<b>Cash at bank and in hand</b>		<b><u>4,871</u></b>	<b><u>394,072</u></b>
<b>Total current assets</b>		<b><u>21,989</u></b>	<b><u>478,751</u></b>
<b>Total assets</b>		<b><u>26,093,641</u></b>	<b><u>24,339,361</u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
<b>Equity and liabilities</b>			
Share capital		50,000	50,000
Reserve for current value of hedging		-156,478	-195,363
Retained earnings		-6,509,247	-4,663,274
<b>Equity</b>		<b>-6,615,725</b>	<b>-4,808,637</b>
Other provisions		10,760	5,910
<b>Total provisions</b>		<b>10,760</b>	<b>5,910</b>
Mortgage loans		13,223,356	13,214,117
Payables to group enterprises		4,289,654	3,791,730
Derivative financial instruments, liabilities		156,479	195,363
<b>Total non-current liabilities</b>	4	<b>17,669,489</b>	<b>17,201,210</b>
Prepayments received from customers		287,957	284,589
Trade payables		57,048	230,099
Payables to group enterprises		14,337,117	10,712,606
Other payables		346,995	646,952
Deferred income		0	66,632
<b>Total current liabilities</b>		<b>15,029,117</b>	<b>11,940,878</b>
<b>Total liabilities</b>		<b>32,698,606</b>	<b>29,142,088</b>
<b>Total equity and liabilities</b>		<b>26,093,641</b>	<b>24,339,361</b>
Staff costs	5		
Contingent liabilities	6		
Mortgages and collateral	7		

## Statement of changes in equity

	<u>Share capital</u>	<u>Reserve for current value of hedging</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2024	50,000	-195,363	-4,663,274	-4,808,637
Fair value adjustment of hedging instruments	0	38,885	0	38,885
Net profit/loss for the year	<u>0</u>	<u>0</u>	<u>-1,845,973</u>	<u>-1,845,973</u>
<b>Equity at 31 December 2024</b>	<b><u>50,000</u></b>	<b><u>-156,478</u></b>	<b><u>-6,509,247</u></b>	<b><u>-6,615,725</u></b>

## Notes

	<u>2024</u> DKK	<u>2023</u> DKK	
<b>1 Financial income</b>			
Interest received from group enterprises	0	303	
Other financial income	<u>99</u>	<u>1,204</u>	
	<u><b>99</b></u>	<u><b>1,507</b></u>	
<b>2 Financial costs</b>			
Financial expenses, group enterprises	888,536	452,574	
Other financial costs	670,757	1,165,157	
Gain on disposal of financial instruments	<u>96</u>	<u>0</u>	
	<u><b>1,559,389</b></u>	<u><b>1,617,731</b></u>	
<b>3 Tangible assets</b>			
	Land and buildings	Property, plant and equipment in progress	Total
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Cost at 1 January 2024	17,582,008	8,041,736	25,623,744
Additions for the year	<u>0</u>	<u>2,508,279</u>	<u>2,508,279</u>
Cost at 31 December 2024	<u>17,582,008</u>	<u>10,550,015</u>	<u>28,132,023</u>
Impairment losses and depreciation at 1 January 2024	1,763,134	0	1,763,134
Depreciation for the year	<u>297,237</u>	<u>0</u>	<u>297,237</u>
Impairment losses and depreciation at 31 December 2024	<u>2,060,371</u>	<u>0</u>	<u>2,060,371</u>
<b>Carrying amount at 31 December 2024</b>	<u><b>15,521,637</b></u>	<u><b>10,550,015</b></u>	<u><b>26,071,652</b></u>

## Notes

### 4 Long term debt

	Debt at 1 January 2024	Debt at 31 December 2024	Instalment next year	Debt outstanding after 5 years
Mortgage loans	13,214,117	13,223,356	0	0
Payables to group enterprises	3,791,730	4,289,654	0	0
Derivative financial instruments, liabilities	195,363	156,479	0	0
	<b>17,201,210</b>	<b>17,669,489</b>	<b>0</b>	<b>0</b>

Derivative financial instruments consist of hedging agreements related to mortgage loans and long term payables to subsidiaries.

The hedging agreements are in place to hedge against interest rate risk by changing the interest from variable to fixed interest rates.

The fair value of the derivative relating to the mortgage loan hedges 100 % of the mortgage loan and expire at 1 July 2025.

The fair value of the derivative relating to the payables to group enterprises hedges 75 % of the payables to group enterprises and expire at 9 February 2027.

The fair value is calculated by Chatham Financial.

### 5 Staff costs

The Entity has no employees other than the Executive Board. The Executive Officer has not received any remuneration.

### 6 Contingent liabilities

The company is jointly taxed with its Danish group entities. The entities are jointly and severally liable for Danish VAT and income taxes as well as withholding taxes on dividends, interests and royalties payable by the group of jointly taxed and VAT registered entities.

Tax payable of the group's joint taxable income is stated in the annual report of DK Resi Holdco I ApS, which serves as management company for the joint taxation.

VAT payable of the group is stated in the annual report of Kereby ApS, which serves as management company for the joint VAT registration.

## **Notes**

### **6 Contingent liabilities (continued)**

The company has together with other companies in the group, provided a guarantee of payment for the overall bank debt in the group. The guarantee is provided together with companies directly and indirectly owned by DK Resi Holdco I ApS and DK Resi Holdco II B ApS.

### **7 Mortgages and collateral**

Land and buildings at a carrying amount as disclosed in the balance sheet at 31 December have been provided as security for the company's total mortgage debt.