

Deloitte.



Brassøvej 22-26 ApS

C/O CSC (Denmark) A/S - Sundkrogsgade 21
2100 Copenhagen
CVR No. 39511215

Annual report 2024

The Annual General Meeting adopted the
annual report on 30.06.2025

Pilvi Peltomaki

Chairman of the General Meeting

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Entity details

Entity

Brassøvej 22-26 ApS

C/O CSC (Denmark) A/S - Sundkrogsgade 21

2100 Copenhagen

Business Registration No.: 39511215

Date of foundation: 24.04.2018

Registered office: Copenhagen

Financial year: 01.01.2024 - 31.12.2024

Executive Board

Kirk Lawrence Lindstrom

Morten Wordenskjold Hansen

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

Statement by Management

The Executive Board has today considered and approved the annual report of Brassøvej 22-26 ApS for the financial year 01.01.2024 - 31.12.2024.

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 31.12.2024 and of the results of its operations for the financial year 01.01.2024 - 31.12.2024.

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, 30.06.2025

Executive Board

Kirk Lawrence Lindstrom

Morten Wordenskjold Hansen

Independent auditor's report

To the shareholders of Brassøvej 22-26 ApS

Opinion

We have audited the financial statements of Brassøvej 22-26 ApS for the financial year 01.01.2024 - 31.12.2024, 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 31.12.2024 and of the results of its operations for the financial year 01.01.2024 - 31.12.2024 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 of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Copenhagen, 30.06.2025

Deloitte

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

Tim Kjær-Hansen

State Authorised Public Accountant

Identification No (MNE) mne23295

Rasmus Christiansen

State Authorised Public Accountant

Identification No (MNE) mne50632

Management commentary

Primary activities

The company's primary activities consist of directly or indirectly owning and investing in real estate, real estate development, letting of real estate and all business which, in the management's opinion, is related to this.

Development in activities and finances

The year's gross profit amounts to DKK 1,485 thousand against DKK 1,247 thousand last year. The ordinary result after tax amounts to a loss of DKK 1,395 thousand against a loss of DKK 11,756 thousand last year.

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 2024

	Notes	2024 DKK	2023 DKK
Gross profit/loss		1,485,260	1,246,709
Other financial income		122	642,090
Other financial expenses	1	(1,914,422)	(1,698,207)
Profit/loss before fair value adjustments and tax		(429,040)	190,592
Fair value adjustments of investment property		(1,119,165)	(15,262,662)
Profit/loss before tax		(1,548,205)	(15,072,070)
Tax on profit/loss for the year	2	153,549	3,315,856
Profit/loss for the year		(1,394,656)	(11,756,214)
Proposed distribution of profit and loss			
Retained earnings		(1,394,656)	(11,756,214)
Proposed distribution of profit and loss		(1,394,656)	(11,756,214)

Balance sheet at 31.12.2024

Assets

	Notes	2024 DKK	2023 DKK
Investment property		80,900,000	82,019,165
Property, plant and equipment	3	80,900,000	82,019,165
Fixed assets		80,900,000	82,019,165
Trade receivables		83,341	28,816
Other receivables		0	24,689
Joint taxation contribution receivable		12,520	173,484
Prepayments		115,994	38,297
Receivables		211,855	265,286
Cash		1,186,432	376,318
Current assets		1,398,287	641,604
Assets		82,298,287	82,660,769

Equity and liabilities

	Notes	2024 DKK	2023 DKK
Contributed capital		50,000	50,000
Retained earnings		1,943,208	3,337,864
Equity		1,993,208	3,387,864
Deferred tax		3,063,052	3,345,539
Provisions		3,063,052	3,345,539
Mortgage debt		56,158,648	56,125,778
Non-current liabilities other than provisions	4	56,158,648	56,125,778
Deposits		1,068,427	768,233
Prepayments received from customers		68,845	91,308
Trade payables		160,253	0
Payables to group enterprises		19,688,779	18,454,160
Income tax payable		0	365,409
Other payables		97,075	122,478
Current liabilities other than provisions		21,083,379	19,801,588
Liabilities other than provisions		77,242,027	75,927,366
Equity and liabilities		82,298,287	82,660,769
Employees	5		
Contingent liabilities	6		
Assets charged and collateral	7		

Statement of changes in equity for 2024

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50,000	3,337,864	3,387,864
Profit/loss for the year	0	(1,394,656)	(1,394,656)
Equity end of year	50,000	1,943,208	1,993,208

Notes

1 Other financial expenses

	2024	2023
	DKK	DKK
Financial expenses from group enterprises	1,134,193	1,044,575
Other interest expenses	747,359	581,925
Interest regarding tax paid on account	0	38,837
Other financial expenses	32,870	32,870
	1,914,422	1,698,207

2 Tax on profit/loss for the year

	2024	2023
	DKK	DKK
Current tax	0	41,930
Change in deferred tax	(282,487)	(3,357,786)
Adjustment concerning previous years	141,458	0
Refund in joint taxation arrangement	(12,520)	0
	(153,549)	(3,315,856)

3 Property, plant and equipment

	Investment property DKK
Cost beginning of year	67,047,778
Cost end of year	67,047,778
Fair value adjustments beginning of year	14,971,387
Fair value adjustments for the year	(1,119,165)
Fair value adjustments end of year	13,852,222
Carrying amount end of year	80,900,000

Assumptions when calculating the fair value of the investment properties

The investment property consist of 1 residential rental properties with a total of 48 apartments located in Risskov near Aarhus in Denmark on a total of 2,709 sqm.

The investment property is measured at fair value. The fair value is calculated using a 10-year discounted cash flow model method. An independent valuation expert has been engaged to value the properties.

The total fair value of DKK thousand has been calculated using the following assumptions:

- Discount rate 6.5%
- Exit cap rate 4.5%
- The expected idle rent/structural vacancy as a percentage of income are 2.25%

- Rental level per sqm in budget year 1 is 1,657 DKK with an expected annual increase of 2%
- The expected level of operating and maintenance costs is 16.31% of the gross rent

Sensitivity analysis

An increase in the yield of 0.25 percentage points will reduce the property value by DKK 4,258 thousand and a decrease in the discount factor of 0.25 percentage points will increase the property value by DKK 4,759 thousand on the balance sheet date.

4 Non-current liabilities other than provisions

	Due after more than 12 months 2024 DKK	Outstanding after 5 years 2024 DKK
Mortgage debt	56,158,648	56,158,648
	56,158,648	56,158,648

5 Employees

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

6 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where ERIF II DK TopCo ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc. for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

7 Assets charged and collateral

As security for the company's mortgage debt to credit institutions of DKK 56,2 million, a pledge has been placed on the company's properties with a book value of DKK 81 million. In addition, an agreement has been concluded with the company's credit institutions to limit the company's opportunities to distribute dividends and repay group loans. The company can only distribute/repay any positive cash flow provided covenants regarding LTV is complied with. An agreement has also been entered into that all debts to group-affiliated companies are subordinated to debts to the credit institutions, just as there are covenants linked to the company's ownership structure.

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, other operating expenses and property costs.

Revenue

Revenue consists of rental income that is recognized on a straight-line basis over the rental period.

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 operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities, including profit from the sale of intangible assets and property, plant and equipment.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including administrative costs and sales promotion 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 on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

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 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.

Joint taxation contributions receivable or payable

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Prepayments

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

Cash

Cash comprises bank deposits.

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

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.

Tax receivable or payable

Current tax receivable or payable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.