

# **DK Resi Holdco I ApS**

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

**CVR no. 38 64 08 95**

**Annual report for 2024**

Adopted at the annual general  
meeting on 1 April 2025

---

Theis Jacobsen  
chairman

## Table of contents

|  | <b>Page</b> |
|--|-------------|
| <b>Statements</b>                            |             |
| Statement by management on the annual report | 1           |
| Independent auditor's report                 | 2           |
| <b>Management's review</b>                   |             |
| Company details                              | 5           |
| Management's review                          | 6           |
| <b>Financial statements</b>                  |             |
| Accounting policies                          | 7           |
| Income statement 1 January - 31 December     | 10          |
| Balance sheet 31 December                    | 11          |
| Statement of changes in equity               | 13          |
| Notes  | 14          |

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

The Executive management has today discussed and approved the annual report of DK Resi Holdco I 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 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

## **Independent auditor's report**

### ***To the shareholder of DK Resi Holdco I ApS***

#### **Opinion**

We have audited the financial statements of DK Resi Holdco I ApS for the financial year 1 January - 31 December 2024, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under 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 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 are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and 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 the 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.

## **Independent auditor's report**

### **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.
- 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.

## **Independent auditor's report**

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 management's review**

Management is responsible for management's review.

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

Based on the work we have performed, we conclude that management's review 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 management's review.

Copenhagen, 1 April 2025

Deloitte  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 96 35 56

Lars Andersen  
State Authorised Public Accountant  
mne34506

Chris Middelhede  
State Authorised Public Accountant  
mne45823

## Company details

### **The company**

DK Resi Holdco I 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 64 08 95

Reporting period: 1 January - 31 December 2024

Domicile: Frederiksberg

### **Executive management**

Fernando Bautista  
Dorota Marta Roch  
Lars Pærregaard

### **Auditors**

Deloitte  
Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
2300 Copenhagen

### **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 DK Resi Topco 2 K/S may be obtained at the following address:

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

## **Management's review**

### **Business review**

The company's principal activities are to carry on investment business and associated activities.

### **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 Holdco I 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 reporting class C.

The annual report is presented in DKK.

Pursuant to sections §112, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

### **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.

#### **Other external expenses**

Other external expenses include expenses related to administration, fees etc.

#### **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, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, 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.

## **Accounting policies**

### **Balance sheet**

#### **Investments in subsidiaries, associates and participating interests**

Investment in subsidiaries, associates and participating interests are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

#### **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.

#### **Cash and cash equivalents**

Cash comprise bank deposits.

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

As management company, DK Resi Holdco I ApS is liable for payment of the subsidiaries' corporate income taxes to the tax authorities.

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**

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

## Income statement 1 January - 31 December

|                                       | Note | 2024<br>DKK        | 2023<br>DKK         |
|---------------------------------------|------|--------------------|---------------------|
| <b>Gross profit</b>                   |      | <b>-274,195</b>    | <b>-154,128</b>     |
| Financial income                      | 1    | 65,182,543         | 24,012,557          |
| Impairment losses on financial assets |      | -19,104,649        | -200,342,249        |
| Financial costs                       | 2    | -104,094,017       | -65,824,634         |
| <b>Profit/loss before tax</b>         |      | <b>-58,290,318</b> | <b>-242,308,454</b> |
| Tax on profit/loss for the year       | 3    | 0                  | 18,728              |
| <b>Profit/loss for the year</b>       |      | <b>-58,290,318</b> | <b>-242,289,726</b> |
| Retained earnings                     |      | -58,290,318        | -242,289,726        |
|                                       |      | <b>-58,290,318</b> | <b>-242,289,726</b> |

## Balance sheet 31 December

|                                    | Note | <u>2024</u><br>DKK                 | <u>2023</u><br>DKK                 |
|------------------------------------|------|------------------------------------|------------------------------------|
| <b>Assets</b>                      |      |                                    |                                    |
| Investments in subsidiaries        | 4    | <u>1,067,088,153</u>               | <u>1,085,253,612</u>               |
| <b>Fixed asset investments</b>     |      | <b><u>1,067,088,153</u></b>        | <b><u>1,085,253,612</u></b>        |
| <b>Total non-current assets</b>    |      | <b><u>1,067,088,153</u></b>        | <b><u>1,085,253,612</u></b>        |
| Receivables from group enterprises |      | 958,127,014                        | 839,270,600                        |
| Other receivables                  |      | 51                                 | 8,718,762                          |
| Prepayments                        |      | <u>0</u>                           | <u>1,111</u>                       |
| <b>Receivables</b>                 |      | <b><u>958,127,065</u></b>          | <b><u>847,990,473</u></b>          |
| <b>Cash at bank and in hand</b>    |      | <b><u>38,914,234</u></b>           | <b><u>95,076,721</u></b>           |
| <b>Total current assets</b>        |      | <b><u>997,041,299</u></b>          | <b><u>943,067,194</u></b>          |
| <b>Total assets</b>                |      | <b><u><u>2,064,129,452</u></u></b> | <b><u><u>2,028,320,806</u></u></b> |

## Balance sheet 31 December

|                                      | Note | 2024<br>DKK                 | 2023<br>DKK                 |
|--------------------------------------|------|-----------------------------|-----------------------------|
| <b>Equity and liabilities</b>        |      |                             |                             |
| Share capital                        |      | 50,000                      | 50,000                      |
| Retained earnings                    |      | <u>105,494,232</u>          | <u>163,784,550</u>          |
| <b>Equity</b>                        |      | <b><u>105,544,232</u></b>   | <b><u>163,834,550</u></b>   |
| Payables to group enterprises        |      | <u>1,643,781,923</u>        | <u>1,543,886,189</u>        |
| <b>Total non-current liabilities</b> |      | <b><u>1,643,781,923</u></b> | <b><u>1,543,886,189</u></b> |
| Trade payables                       |      | 225,548                     | 1,458,922                   |
| Payables to group enterprises        |      | 308,758,282                 | 304,739,619                 |
| Joint taxation contributions payable |      | 5,819,462                   | 5,800,734                   |
| Other payables                       |      | <u>5</u>                    | <u>8,600,792</u>            |
| <b>Total current liabilities</b>     |      | <b><u>314,803,297</u></b>   | <b><u>320,600,067</u></b>   |
| <b>Total liabilities</b>             |      | <b><u>1,958,585,220</u></b> | <b><u>1,864,486,256</u></b> |
| <b>Total equity and liabilities</b>  |      | <b><u>2,064,129,452</u></b> | <b><u>2,028,320,806</u></b> |
| Staff costs                          | 5    |                             |                             |
| Contingent liabilities               | 6    |                             |                             |
| Mortgages and collateral             | 7    |                             |                             |

## Statement of changes in equity

|                                   | <u>Share capital</u> | <u>Retained earnings</u>  | <u>Total</u>              |
|-----------------------------------|----------------------|---------------------------|---------------------------|
| Equity at 1 January 2024          | 50,000               | 163,784,550               | 163,834,550               |
| Net profit/loss for the year      | 0                    | -58,290,318               | -58,290,318               |
| <b>Equity at 31 December 2024</b> | <b><u>50,000</u></b> | <b><u>105,494,232</u></b> | <b><u>105,544,232</u></b> |

## Notes

|  | <u>2024</u>                 | <u>2023</u>                 |
|--|-----------------------------|-----------------------------|
|  | DKK                         | DKK                         |
| <b>1 Financial income</b>                  |                             |                             |
| Interest received from group enterprises   | 64,793,814                  | 24,003,079                  |
| Other financial income                     | <u>388,729</u>              | <u>9,478</u>                |
|  | <b><u>65,182,543</u></b>    | <b><u>24,012,557</u></b>    |
| <b>2 Financial costs</b>                   |                             |                             |
| Financial expenses, group enterprises      | 104,093,998                 | 58,441,560                  |
| Other financial costs                      | <u>19</u>                   | <u>7,383,074</u>            |
|  | <b><u>104,094,017</u></b>   | <b><u>65,824,634</u></b>    |
| <b>3 Tax on profit/loss for the year</b>   |                             |                             |
| Joint taxation contribution                | <u>0</u>                    | <u>-18,728</u>              |
|  | <b><u>0</u></b>             | <b><u>-18,728</u></b>       |
| <b>4 Investments in subsidiaries</b>       |                             |                             |
| Cost at 1 January 2024                     | 1,285,595,862               | 776,965,243                 |
| Additions for the year                     | <u>939,189</u>              | <u>508,630,618</u>          |
| Cost at 31 December 2024                   | <u>1,286,535,051</u>        | <u>1,285,595,861</u>        |
| Revaluations at 1 January 2024             | -200,342,249                | 0                           |
| Impairment losses                          | <u>-19,104,649</u>          | <u>-200,342,249</u>         |
| Revaluations at 31 December 2024           | <u>-219,446,898</u>         | <u>-200,342,249</u>         |
| <b>Carrying amount at 31 December 2024</b> | <b><u>1,067,088,153</u></b> | <b><u>1,085,253,612</u></b> |

## **Notes**

### **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.

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

### **7 Mortgages and collateral**

Bank debt in group enterprises is secured by equity investments in group enterprises.