

Neue Flora Invest A/S

Koldingvej 2
7190 Billund

CVR no. 39 91 10 86

Annual report for 2020

Adopted at the annual general
meeting on 29 April 2021

chairman

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Neue Flora Invest A/S

Statement by management on the annual report

The management has today discussed and approved the annual report of Neue Flora Invest A/S for the financial year 1 January - 31 December 2020.

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 2020 and of the results of the company's operations for the financial year 1 January - 31 December 2020.

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 shareholder at the annual general meeting.

Billund, 20 April 2021

Executive management

Steen Pedersen

Board of directors

Kurt Hedegaard Carstensen
chairman

Louise Lykke Tox

Michael Steen-Andersen

Sidsel Marie Kristensen

Steen Pedersen

Independent auditor's report

To the shareholder of Neue Flora Invest A/S

Opinion

We have audited the financial statements of Neue Flora Invest A/S for the financial year 1 January - 31 December 2020, which comprise a summary of significant accounting policies, income statement, balance sheet 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 2020 and of the results of the company's operations for the financial year 1 January - 31 December 2020 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. 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.

Aarhus, 20 April 2021

Deloitte
Statsautoriseret Revisionspartnerselskab
CVR no. 33 96 35 56

Søren Alsen Lauridsen
State Authorised Public Accountant
MNE no. mne40040

Neue Flora Invest A/S

Company details

The company

Neue Flora Invest A/S
Koldingvej 2
7190 Billund

CVR no.: 39 91 10 86

Reporting period: 1 January - 31 December 2020

Domicile: Billund

Board of directors

Kurt Hedegaard Carstensen, chairman
Louise Lykke Tox
Michael Steen-Andersen
Sidsel Marie Kristensen
Steen Pedersen

Executive management

Steen Pedersen

Auditors

Deloitte
Statsautoriseret Revisionspartnerselskab
Værkmestergade 2
8000 Aarhus

Consolidated financial statements

The company is included in the consolidated financial statements of the ultimate parent company KIRKBI A/S, Billund.

Management's review

Business review

The company's main objective is investment in and operation of properties.

Recognition and measurement uncertainties

Measurement of the company's investment property is subject to uncertainty but in conclusion, management is of the opinion that the estimates are based on sound and realistic assumptions.

Financial review

The company's income statement for the year ended 31 December 2020 shows a profit of t.EUR 7,401, and the balance sheet at 31 December 2020 shows equity of t.EUR 70,912.

A capital increase of t.EUR 60,473 was made in 2020 through a conversion of debt.

Significant events occurring after the end of the financial year

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

Accounting policies

The annual report of Neue Flora Invest A/S for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The annual report is presented in euro (EUR).

The exchange rate of EUR was 743.93 DKK/EUR at 31 December 2020 and 746.98 DKK/EUR at 31 December 2019.

Basis of recognition and measurement

Income is recognised in the income statement when earned. Furthermore, all costs incurred to generate earnings for the year are 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.

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.

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 less other external expenses.

Revenue

Revenue includes rental income.

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

Value adjustments of investment properties

Value adjustments of investment properties comprise the year's changes in the fair value of investment properties.

Accounting policies

Financial income and expenses

Financial income and expenses are recognised in the income statement by the amounts attributable to this financial year. Financial income and expenses consist of interest income and expenses, realised and unrealised gains and losses.

Tax on profit for the year

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

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

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

Investment properties

Investment properties comprises investments in land and buildings with an objective of gaining a return on the invested capital in the form of regular operating income and/or capital gains on resale.

On acquisition, investment properties is measured at cost, comprising the purchase price, including purchase costs.

On subsequent recognition investment properties are recognised at fair value by use of a returnbased valuation model. The model is based on an expected cash flow based on the market rent and a rate of return for each property. The calculated valuation indicates the price to which the property can be traded on market terms between well-informed parties at the balance sheet date. The rate of return is, among other matters, determined based on location, type, the credit quality of tenants, terms of the lease and alternative applications. The calculations are based on the budget for the next year, adjusted for fluctuations characterised as being isolated events. The budget includes rental income, operating costs, maintenance and administration costs. Such normal earnings are capitalised by the individually determined rates of return.

Accounting policies

Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable is impaired.

Prepayments

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

Cash

Cash comprises cash at bank.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured based on the tax regulations and tax rates that will be in effect, using the laws at the balance sheet date, when the deferred tax is estimated to be triggered.

Liabilities

Liabilities are measured at amortised cost which usually corresponds to the nominal value.

Deferred income

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

Foreign currency translation

Transactions in foreign currencies are translated into euro at the exchange rate prevailing at the date of transaction. Monetary assets and liabilities in foreign currencies are translated into euro based on the exchange rates prevailing at the balance sheet day. Realised and unrealised foreign exchange gains and losses are included in the income statement under financial income and expenses.

Income statement 1 January - 31 December

<u>Note</u>	<u>2020</u> t.EUR	<u>2019</u> t.EUR
Gross profit	3,409	3,359
Fair value adjustments of investment properties	5,682	0
Profit from ordinary operating activities	9,091	3,359
Financial expenses	0	-1
Profit before tax	9,091	3,358
Tax on profit for the year	-1,690	-374
Profit for the year	7,401	2,984
 Recommended appropriation of profit/loss		
Retained earnings	7,401	2,984
	7,401	2,984

Balance sheet 31 December

	<u>Note</u>	<u>2020</u> t.EUR	<u>2019</u> t.EUR
Assets			
Investment properties	2	79,600	73,830
Tangible assets		<u>79,600</u>	<u>73,830</u>
Total non-current assets		<u>79,600</u>	<u>73,830</u>
Other receivables		213	173
Prepayments		1,540	57
Receivables		<u>1,753</u>	<u>230</u>
Cash		<u>660</u>	<u>2,503</u>
Total current assets		<u>2,413</u>	<u>2,733</u>
Total assets		<u><u>82,013</u></u>	<u><u>76,563</u></u>

Balance sheet 31 December

	<u>Note</u>	<u>2020</u> t.EUR	<u>2019</u> t.EUR
Equity and liabilities			
Share capital		67	54
Retained earnings		70,845	2,984
Total equity	1	<u>70,912</u>	<u>3,038</u>
Provision for deferred tax		1,340	0
Total provisions		<u>1,340</u>	<u>0</u>
Trade payables		15	17
Payables to group enterprises		8,966	71,935
Corporation tax		725	374
Other payables		55	1,178
Deferred income		0	21
Total current liabilities		<u>9,761</u>	<u>73,525</u>
Total liabilities		<u>9,761</u>	<u>73,525</u>
Total equity and liabilities		<u><u>82,013</u></u>	<u><u>76,563</u></u>
Assets measured at fair value	2		
Contingent liabilities	3		
Assets charged and security	4		

Notes

1 Equity

	Share capital	Share premium account	Retained earnings	Total
	t.EUR	t.EUR	t.EUR	t.EUR
Equity at the beginning	54	0	2,984	3,038
Capital increase	13	60,460	0	60,473
Net profit/loss for the year	0	0	7,401	7,401
Transfer from share premium account	0	-60,460	60,460	0
Equity at the end	67	0	70,845	70,912

The share capital has developed as follows:

	2020	2019
	t.EUR	t.EUR
Share capital at the beginning	54	0
Additions for the year	13	54
Share capital	67	54

2 Assets measured at fair value

Investment properties are recognised at fair value using a yield of 5 %. Some of the lease contracts have been renegotiated with yearly inflation adjustments. Maintenance and administration costs correspond to those realised in a normal operating year. If the yield in the calculations increases by 1 % point, the impact on profit before tax would be negative with EUR 13.2 million.

The investment property of 28,187 m² is located in Hamburg, Germany. The property was fully let in 2020 and this is also the expectation going forward. The investment property consists of office, retail and cultural tenancies.

Notes

3 Contingent liabilities

The company is part of a joint taxation arrangement in which the ultimate parent company, KIRKBI A/S is the management company. Therefore, the company is jointly and severally liable for tax in the group's joint taxation income, etc., including surcharges and interest. Also, the company is jointly and severally liable for Danish withholding taxes in the form of dividend tax, royalty tax and interest tax, including surcharges and interest, to which the jointly taxed entities are liable. Any subsequent changes in corporate income taxes and withholding taxes may imply that the company becomes liable to pay tax.

Apart from the above, there are no contingent liabilities at the balance sheet date.

4 Assets charged and security

There are no security provided or assets charged at the balance sheet date.