Skylight GP ApS

C/O CSC (Denmark) ApS

Sundkrogsgade 21, DK-2100 Copenhagen

CVR no. 43 71 37 52

Annual report for 2024

Adopted at the annual general meeting on 3 March 2025



Emil Skov
chairman

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Statement by management on the annual report

The executive board has today discussed and approved the annual report of Skylight GP 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.

Copenhagen, 3 March 2025

Executive board

Peter Matzen Drachmann

Miguel Martin-Calama Prieto

Aric Jerome Sethre

S. Geldmann
Simon Adam Max Geldmann

P. Diminutto
Pauline Diminutto

Independent auditor's report

To the shareholder of Skylight GP ApS

Opinion

We have audited the financial statements of Skylight GP 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.

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.

Independent auditor's report

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.

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.

Independent auditor's report

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, 3 March 2025

Deloitte
Statsautoriseret Revisionspartnerselskab
CVR no. 33 96 35 56

Niels F. Johansen

Niels Frøland Johansen
State Authorised Public Accountant
mne50624

Company details

The company	Skylight GP ApS Sundkrogsgade 21 C/O CSC (Denmark) ApS DK-2100 Copenhagen CVR no.: 43 71 37 52 Reporting period: 1 January - 31 December 2024 Domicile: Copenhagen
Executive board	Peter Matzen Drachmann Miguel Martin-Calama Prieto Aric Jerome Sethre Simon Adam Max Geldmann Pauline Diminutto
Auditors	Deloitte Statsautoriseret Revisionspartnerselskab Weidekampsgade 6 DK-2300 Copenhagen
Consolidated financial statements	The company is included in the group report of the parent company Core+ DNK HoldCo S.á.r.l. The group report can be obtained at the following address: 15 Boulevard F.W. Raiffeisen 2411 Luxembourg

Management's review

Business review

The purpose of the company is to be a partner in other companies. The company receives income for its role as General Partner in other companies, as listed in note 3.

Financial review

The company's income statement for the year ended 31 December 2024 shows a profit of TDKK 57, and the balance sheet at 31 December 2024 shows equity of TDKK 28.

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, to the best of our knowledge that such events which we have been made aware of in the ordinary course of business and based on sounded assessment with internal teams and external advisors, and at the time of signing the financial statements.

Income statement
1 January 2024 - 31 December 2024

	Note	2024	2023
		TDKK	TDKK
Gross profit		**55**	**-68**
Financial income		1	1
Financial expenses		-3	-2
Profit/loss before tax		**53**	**-69**
Tax on profit/loss for the year	2	4	0
Profit/loss for the year		**57**	**-69**
Distribution of profit			
Retained earnings		57	-69
		57	**-69**

Balance sheet at 31 December 2024

	Note	2024 TDKK	2023 TDKK
Assets			
Prepayments		0	78
Receivables		**0**	**78**
Cash at bank and in hand		**59**	**38**
Total current assets		**59**	**116**
Total assets		**59**	**116**

Balance sheet at 31 December 2024

	Note	2024	2023
		TDKK	TDKK
Equity and liabilities			
Share capital		40	40
Retained earnings		-12	-69
Equity		**28**	**-29**
Trade payables		19	145
Corporation tax		12	0
Total current liabilities		**31**	**145**
Total liabilities		**31**	**145**
Total equity and liabilities		**59**	**116**
Staff expenses	1		
Contingent liabilities	3		

Statement of changes in equity

	Share capital	Retained earnings	Total
Equity at 1 January 2024	40	-69	-29
Net profit/loss for the year	0	57	57
Equity at 31 December 2024	**40**	**-12**	**28**

Notes

		2024	2023
1	**Staff expenses**		
	Number of fulltime employees on average	0	0
2	**Tax on profit/loss for the year**		
	Current tax for the year	11	0
	Adjustment of tax concerning previous years	-15	0
		-4	**0**

3 Contingent liabilities

The company act as General Partner in Brædstrup PropCo 1 K/S, Ringkøbing PropCo 1 K/S, Thyregod PropCo 1 K/S, Østbirk PropCo 1 K/S and Østbirk PropCo 2 K/S, which has a total assets of TDKK 729.807 and liabilities of TDKK 350.619 as of 31 December 2024.

The company is jointly taxed with other Danish group entities, and is jointly and several liable with other jointly taxed entities for payment of income taxes as well as for payment of withholding taxes on dividends, interest and royalties.
Core+ DNK HoldCo S.a.r.l. act as the administration company.

Accounting policies

The annual report of Skylight GP ApS for 2024 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

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

The annual report for 2024 is presented in TDKK.

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.

Income statement

Gross profit

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

Gross profit or loss compises revenue and other external expenses.

Revenue

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

Accounting policies

Other external expenses

Other external expenses include expenses related to distrubution, sale, advertising, administration, prmies, bad debts, payments under operation leases, 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.

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

Receivables

Receivables are measured at amortised cost, which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.
Impairment of accounts receivables past due is established on individual assessment of receivables.

Prepayments

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

Cash and cash equivalents

Cash and cash equivalents comprise cash and deposits at banks.

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.

Accounting policies

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 assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

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.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under ‘Equity’.