Flintholm PropCo ApS

c/o Taurus Ejendomsadministration ApS
Skovvejen 11, st., 8000 Aarhus C

CVR no. 41 61 22 15

Annual report 2023

Approved at the Company's annual general meeting on 25 April 2024

Chair of the meeting:

.....
Mikael Juhana Hjorth

Penneo dokumentnøgle: JZD41-CYD5G-UL12I-WTLKP-1X1J6-HPZAE

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Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of Flintholm PropCo ApS for the financial year 1 January - 31 December 2023.

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 financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Aarhus, ~~23~~ 25 April 2024
Executive Board:

Holger Schuster
Director

Mikael Juhana Hjorth
Director

Hasse Lyngsie Wulff
Director

Robert Raymond Brull Feldt
Director

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Independent auditor's report

To the shareholder of Flintholm PropCo ApS

Opinion

We have audited the financial statements of Flintholm PropCo ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company 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.

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 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 as to 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 the 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.

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Independent auditor's report

- 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 note 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 the Management's review

Management is responsible for the Management's review.

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

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 25 April 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Emil Johnsen
State Authorised Public Accountant
mne50640

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Management's review

Company details

Name	Flintholm PropCo ApS
Address, Postal code, City	c/o Taurus Ejendomsadministration ApS Skovvejen 11, st., 8000 Aarhus C
CVR no.	41 61 22 15
Established	21 August 2020
Registered office	Aarhus
Financial year	1 January - 31 December
Executive Board	Holger Schuster, Director Mikael Juhana Hjorth, Director Hasse Lyngsie Wulff, Director Robert Raymond Bruil Feldt, Director
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

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Management's review

Business review

The purpose of the company is to acquire and operate real estate. The company may provide guarantees, raise loans, grant loans or otherwise directly or indirectly assist with the financing of the group. The Company may, at its own expense or on behalf of a third party, carry on any business useful or necessary to fulfill its purposes or purposes which are directly or indirectly related to its own or a third party's purpose

Financial review

The income statement for 2023 shows a loss of DKK 11,786,166 against a profit of DKK 38,823,370 last year, and the balance sheet at 31 December 2023 shows equity of DKK 64,995,833.

As the company's purpose is investment in properties, the Company is affected by changes in the property market, including the general economic conditions.

The market situation in the real estate sector is affected by uncertainty, as a result high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to sales prices of properties which is reflected in the lower transaction volume for investment properties in 2023.

This has been reflected in the valuation of the company's properties.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

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Financial statements 1 January - 31 December

Income statement

Note	DKK	2023	2022
	Gross profit	11,174,458	7,446,768
	Fair value adjustment of investment property	-18,562,500	48,680,723
	Profit/loss before net financials	-7,388,042	56,127,491
	Financial income	1,693	0
3	Financial expenses	-8,232,445	-6,318,643
	Profit/loss before tax	-15,618,794	49,808,848
4	Tax for the year	3,832,628	-10,985,478
	Profit/loss for the year	-11,786,166	38,823,370
	Recommended appropriation of profit/loss		
	Retained earnings/accumulated loss	-11,786,166	38,823,370
		-11,786,166	38,823,370

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Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2023	2022
	ASSETS		
	Fixed assets		
5	**Property, plant and equipment**		
	Investment property	278,400,000	296,400,000
		278,400,000	296,400,000
	Total fixed assets	278,400,000	296,400,000
	Non-fixed assets		
	Receivables		
	Trade receivables	1,139,182	0
	Receivables from group enterprises	3,613,011	3,613,011
	Other receivables	0	84,882
	Prepayments	16,460	12,031
		4,768,653	3,709,924
	Cash	6,164,780	17,313,292
	Total non-fixed assets	10,933,433	21,023,216
	TOTAL ASSETS	289,333,433	317,423,216

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Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2023	2022
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	40,000	40,000
	Retained earnings	64,955,833	91,741,999
	Total equity	64,995,833	91,781,999
	Provisions		
	Deferred tax	2,924,441	8,482,864
	Total provisions	2,924,441	8,482,864
	Liabilities other than provisions		
6	**Non-current liabilities other than provisions**		
	Bank debt	138,603,534	138,593,531
	Payables to group entities	62,460,563	62,460,563
	Deposits	4,220,810	3,830,600
		205,284,907	204,884,694
	Current liabilities other than provisions		
6	Short-term part of long-term liabilities other than provisions	13,768,255	10,020,619
	Trade payables	385,159	1,106,214
	Joint taxation contribution payable	1,725,795	1,104,953
	Other payables	249,043	41,873
		16,128,252	12,273,659
	Total liabilities other than provisions	221,413,159	217,158,353
	TOTAL EQUITY AND LIABILITIES	289,333,433	317,423,216

1 Accounting policies
2 Staff costs
7 Contractual obligations and contingencies, etc.
8 Security and collateral
9 Related parties

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Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Retained earnings	Total
Equity at 1 January 2022	40,000	52,918,629	52,958,629
Transfer through appropriation of profit	0	38,823,370	38,823,370
Equity at 1 January 2023	40,000	91,741,999	91,781,999
Transfer through appropriation of loss	0	-11,786,166	-11,786,166
Dividend	0	-15,000,000	-15,000,000
Equity at 31 December 2023	40,000	64,955,833	64,995,833

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Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Flintholm PropCo ApS for 2023 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Basis of recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement.

Assets are recognized 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 reliably measured.

Liabilities are recognized in the balance sheet when it is probable that future economic benefits will be deducted company and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each accounting item below.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Income statement

Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Rental income is recognised on a straight line-basis over the term of the lease.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Gross profit

The items revenue, other operating income, expenses, property and external expenses have been aggregated into one item in the income statement called gross profit in accordance with section 32 of the Danish Financial Statements Act.

Other operating income

Other operating income comprise items of a secondary nature relative to the Company's core activities, including gains on the sale of fixed assets.

Expenses, property

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

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Notes to the financial statements

1 Accounting policies (continued)

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The entity is jointly taxed with other group entities. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property.

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial 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 has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

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Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

The Company has chosen IAS 39 as interpretation for liabilities.

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Fair value

The fair value measurement is based on the principal market. If no principal market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset or liability less transaction and/or transport costs.

All assets and liabilities which are measured at fair value, or whose fair value is disclosed, are classified based on the fair value hierarchy, see below:

Level 1: Value in an active market for similar assets/liabilities

Level 2: Value based on recognised valuation methods on the basis of observable market information

Level 3: Value based on recognised valuation methods and reasonable estimates (non-observable market information).

If a reliable fair value cannot be stated according to the above levels, the asset or liability is measured at cost.

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Financial statements 1 January - 31 December

Notes to the financial statements

2 Staff costs

The Company has no employees.

DKK	2023	2022
3 Financial expenses		
Interest expenses, group entities	3,747,636	3,747,636
Other financial expenses	4,484,809	2,571,007
	8,232,445	6,318,643
4 Tax for the year		
Estimated tax charge for the year	1,725,795	1,104,953
Deferred tax adjustments in the year	-5,558,423	10,435,591
Tax adjustments, prior years	0	-555,066
	-3,832,628	10,985,478

5 Property, plant and equipment

DKK	Investment property
Cost at 1 January 2023	247,719,277
Additions	562,500
Cost at 31 December 2023	248,281,777
Revaluations at 1 January 2023	48,680,723
Value adjustments for the year	-18,562,500
Revaluations at 31 December 2023	30,118,223
Carrying amount at 31 December 2023	278,400,000

Investment property

Fair value estimation

Assumptions underlying the determination of fair value of investment properties

The company's investments property is measured at fair value after the fair value hierarchy level 3.

The fair value is an estimate made by management based on information available and actual expectations as to the future.

Indepedent appraiser are consulted for purposes of estimating the fair values.

A weighted exit yield of 4.11%and a discount rate of 6.23%has been applied in the market value assessment at 31 December 2023.

The company's investment property is 92%residential and 8%commercial.

The investment property is located in the area of Copenhagen.

The property is valued at fair value based on DCF model, which is based on forecasts for future cashflows that the individual property is expected to generate, expected CAPEX investments and development in vacancy.

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Financial statements 1 January - 31 December

Notes to the financial statements

Significant fair value assumptions

- The fair value of investment properties amounts to DKK 278,400,000
- Budget period: 10 years
- Commercial rent per sqm: DKK 2,022
- Residential rent per sqm: DKK 2,029
- Net Yield for commercial and residential units: 4.11%
- Operation expenses per sqm: DKK 321
- Hereof external maintenance per sqm: DKK 41

Sensitivity analysis

Changes in estimated required rate of return for investment properties will affect the value ofinvestment properties recognized in the balance sheet as well as value adjustments carried in theincome statement.

An increase in the discount rate by 0.5 percentage points will imply a decrease in the fair value of DKK 29,500,000. A decrease in the discount rate by 0.5 percentage points will imply an increase in the fair value of DKK 37,300,000.

6 Non-current liabilities other than provisions

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

DKK	Total debt at 31/12 2023	Short-term portion	Long-term portion	Outstanding debt after 5 years
Bank debt	138,603,534	0	138,603,534	138,603,534
Payables to group entities	76,228,818	13,768,255	62,460,563	62,460,563
Deposits	4,220,810	0	4,220,810	4,220,810
	219,053,162	13,768,255	205,284,907	205,284,907

7 Contractual obligations and contingencies, etc.

Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

8 Security and collateral

Investment properties at a carrying amount of DKK 278,400,000 at 31 December 2023 have been put up as security for debt to bank.

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Notes to the financial statements

9 Related parties

Flintholm PropCo ApS' related parties comprise the following:

Parties exercising control

Related party	Domicile	Basis for control
Strandholmen HoldCo S.á r.l.	Luxembourg	Parent

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Emil Johnsen
Stats.aut revisor
På vegne af: EY Godkendt Revisionspartnerselskab
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Kaare Kristensen Lendorf
EY Godkendt Revisionspartnerselskab CVR: 30700228
Stats.aut revisor
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