



DK Bella ApS
C/O CSC (Denmark) ApS
Sundkrogsgade 21, DK-2100 Copenhagen
CVR no. 40 44 07 71

Annual report for 2024

Adopted at the annual general meeting on 13 June 2025

DocuSigned by:

Pilvi Peltomäki

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Pilvi Peltomäki
chairman



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Statement by management on the annual report

The executive board has today discussed and approved the annual report of DK Bella 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, 13 June 2025

Executive board

Signed by:

Hamza Harrami

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Hamza Harrami

DocuSigned by:

Holger Zilleken

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Holger Leonard Zilleken

DocuSigned by:

Morten Hansen

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Morten Wordenskjold Hansen

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Independent Auditor's Report

To the shareholder of DK Bella ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company 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.

We have audited the Financial Statements of DK Bella ApS for the financial year 1 January - 31 December 2024, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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' 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.

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, in our view, 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 in Management's Review.

Independent Auditor's Report

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 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.

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Independent Auditor's Report

- 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.

Hellerup, 13 June 2025

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR no. 33 77 12 31

DocuSigned by:

A blue ink signature of Maj-Britt Nørskov Nannestad, written in a cursive style.

0B97F8Q1D4084ED
Maj-Britt Nørskov Nannestad
State Authorised Public Accountant
MNE no. mne32198

Signed by:

A blue ink signature of Christopher Kowalczyk, written in a cursive style.

2184C188F1FB41C
Christopher Kowalczyk
State Authorised Public Accountant
MNE no. mne47863

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Company details

The company

DK Bella ApS
Sundkrogsgade 21
C/O CSC (Denmark) ApS
DK-2100 Copenhagen

CVR no.: 40 44 07 71

Reporting period: 1 January - 31 December 2024

Incorporated: 1 April 2019

Financial year: 6th financial year

Domicile: Copenhagen

Executive board

Hamza Harrami
Holger Leonhard Zilleken
Morten Wordenskjold Hansen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

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Management's review

Business review

The company's principal activities consist in being the general partner in DK Bella 11 K/S and DK Bella 12 K/S.

Recognition and measurement uncertainties

As the company's purpose is to invest in companies which own properties, the company's business processes and the valuation of investment property in the company's subsidiaries is affected by changes in the property market, including the general level of interest rates and economic conditions.

Financial review

The company's income statement for the year ended 31 December 2024 shows a profit of DKK 45.180, and the balance sheet at 31 December 2024 shows equity of DKK 409.726.

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.

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Income statement 1 January - 31 December

	Note	2024 DKK	2023 DKK
Gross profit		77.607	64.553
Financial income		2.576	2.848
Financial expenses		-22.133	-14.213
Profit/loss before tax		58.050	53.188
Tax on profit/loss for the year	2	-12.870	-10.904
Profit/loss for the year		45.180	42.284
Distribution of profit			
Retained earnings		45.180	42.284
		45.180	42.284

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Balance sheet 31 December

	Note	2024 DKK	2023 DKK
Assets			
Receivables from group entities		0	315.101
Other receivables		21.744	7.575
Corporation tax		15.342.469	6.770.527
Receivables		15.364.213	7.093.203
Cash at bank and in hand		525.197	689.338
Total current assets		15.889.410	7.782.541
Total assets		15.889.410	7.782.541

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Balance sheet 31 December

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
Equity and liabilities			
Share capital		50.001	50.000
Retained earnings		<u>359.725</u>	<u>214.546</u>
Equity		<u>409.726</u>	<u>264.546</u>
Trade payables		116.304	120.543
Payables to entities		15.338.583	0
Corporation tax		24.797	11.926
Joint taxation contributions payable		<u>0</u>	<u>7.385.526</u>
Total current liabilities		<u>15.479.684</u>	<u>7.517.995</u>
Total liabilities		<u>15.479.684</u>	<u>7.517.995</u>
Total equity and liabilities		<u>15.889.410</u>	<u>7.782.541</u>
Staff Expenses	1		
Contingent liabilities	3		

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Statement of changes in equity

	Share capital	Retained ear- nings	Total
Equity at the beginning	50.000	214.546	264.546
Cash capital increase	1	99.999	100.000
Net profit/loss for the year	0	45.180	45.180
Equity at the end	50.001	359.725	409.726

Notes

	2024 DKK	2023 DKK
1 Staff expenses		
Number of fulltime employees on average	0	0
2 Tax on profit/loss for the year		
Current tax for the year	12.760	11.926
Adjustment of tax concerning previous years	110	-1.022
	12.870	10.904

3 Contingent liabilities

As management company, the company is jointly taxed with other danish related parties and jointly and severally liable with other jointly taxed entities for payment of income taxes.

As a complementary to the companies below, the company is responsible for all obligations of the these companies per 31 December 2024 constitutes the companies' debt and equity the following:

DK Bella 11 K/S

Equity: DKK 292.969.456

Debt: DKK 204.779.969

DK Bella 12 K/S

Equity: DKK 135.584.0564

Debt: DKK 109.327.792

Administration agreement liability at 31 December 2024 equals TDKK 80.

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Accounting policies

The annual report of DK Bella 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 DKK.

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 reflects an aggregation of revenue and other external expenses.

Revenue

Income consists of the annual risk premium, which the company receives for being the general partner.

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Accounting policies

Other external expenses

Other external expenses comprise operating expenses such as administration, 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

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.

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.

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.

Accounting policies

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'.