

# Neptune Ejendomme ApS

Trianglen 4, 3. tv, 2100 København Ø

CVR no. 39 05 82 86

## Annual report 2024

Approved at the Company's annual general meeting on 20 May 2025

Chair of the meeting:



.....  
Carl Edgar Serge Vøgg

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## Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of Neptune Ejendomme 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 consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Company at 31 December 2024 and of the results of the Group's and the Company's operations and of the consolidated cash flows for the financial year 1 January - 31 December 2024.

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.

Copenhagen, 20 May 2025  
Executive Board:



Harry Duncan MacDonald



Stephan Schmitz



Carl Edgar Serge Vogg

## Independent auditor's report

To the shareholders of Neptune Ejendomme ApS

### Opinion

We have audited the consolidated financial statements and the parent company financial statements of Neptune Ejendomme ApS for the financial year 1 January - 31 December 2024, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies, for the Group and the Parent Company, and a consolidated cash flow statement. The consolidated financial statements and the parent company financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Parent Company at 31 December 2024, and of the results of the Group's and Parent Company's operations as well as the consolidated cash flows 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 consolidated financial statements and the parent Company financial statements" (hereinafter collectively referred to as "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 Group 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 consolidated financial statements and parent company 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 Group's and the Parent 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 Group or the Parent 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 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 Group's and the Parent 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 Group's and the Parent 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 Group and the Parent 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.
- ▶ Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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.

## Independent auditor's report

### 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 Statements Act. We did not identify any material misstatement of the Management's review.

Odense, 20 May 2025  
EY Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28



Morten Schougaard Sørensen  
State Authorised Public Accountant  
mne32129

## Management's review

### Company details

|                            |                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------|
| Name                       | Neptune Ejendomme ApS                                                             |
| Address, Postal code, City | Triangeln 4, 3. tv, 2100 København Ø                                              |
| CVR no.                    | 39 05 82 86                                                                       |
| Established                | 31 October 2017                                                                   |
| Registered office          | København                                                                         |
| Financial year             | 1 January - 31 December                                                           |
| Executive Board            | Harry Duncan MacDonald<br>Stephan Schmitz<br>Carl Edgar Serge Vøgg                |
| Auditors                   | EY Godkendt Revisionspartnerselskab<br>Cortex Park Vest 3, 5230 Odense M, Denmark |

## Management's review

### Financial highlights for the Group

| DKK'000                                      | 2024      | 2023      | 2022      | 2021      | 2020      |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|
| <b>Key figures</b>                           |           |           |           |           |           |
| Gross profit/loss                            | 138,513   | 120,202   | 121,929   | 225,959   | 166,268   |
| Ordinary operating profit/loss               | 99,716    | 66,449    | 84,833    | 303,332   | 173,843   |
| Net financials                               | -48,043   | -44,839   | -28,122   | -25,321   | -31,369   |
| Profit before tax                            | 34,486    | 21,610    | 43,528    | 153,388   | 88,618    |
| Profit for the year                          | 23,731    | 7,280     | 32,991    | 121,535   | 68,804    |
| <b>Financial ratios</b>                      |           |           |           |           |           |
| Total assets                                 | 2,356,520 | 2,319,639 | 2,299,874 | 2,231,768 | 2,276,853 |
| Investments in property, plant and equipment | 69,555    | 85,469    | 145,261   | 157,164   | 52,158    |
| Equity                                       | 209,874   | 186,143   | 190,244   | 339,294   | 335,414   |
| Provisions                                   | 85,916    | 86,144    | 84,537    | 81,556    | 81,593    |
| Equity ratio                                 | 8.9%      | 8.0%      | 8.3%      | 15.2%     | 14.7%     |
| Return on equity                             | 12.0%     | 3.9%      | 12.5%     | 36.0%     | 22.9%     |

The financial ratios stated under "Financial highlights" have been calculated as follows:

|                  |                                                                                            |
|------------------|--------------------------------------------------------------------------------------------|
| Equity ratio     | $\frac{\text{Equity, year-end} \times 100}{\text{Total equity and liabilities, year-end}}$ |
| Return on equity | $\frac{\text{Profit/loss after tax} \times 100}{\text{Average equity}}$                    |

## Management's review

### Business review

The Group's and the company's principal activities is to own and hold shares in companies, buying, selling and renting real estate and any other related business.

### Financial review

The income statement for 2024 shows a profit of DKK 23,731 thousand against a profit of DKK 7,280 thousand last year, and the balance sheet at 31 December 2024 shows equity of DKK 209,874 thousand.

During the year, the Group made Capex investments in land and buildings of DKK 70 million.

A profit before tax of DKK 15 - 20 million was expected compared to the realized profit before tax of DKK 34,5 million. The profit for 2024 is higher than expected mainly due to gain on sales of property.

### Financial risks and use of financial instruments

The Group does not have significant credit risk or currency risk. The Group has risk in relation to interest on primary mortgage loan. Interest is on average fixed for a period of 2.3 years. The Group does not use financial instruments to hedge interest.

### Impact on the external environment

The primary activity of the Group is real estate investment and the main impact on the external environment is energy and water consumption in the buildings. The Group focuses on increasing energy and water efficiency as a part of the refurbishment process.

### Events after the balance sheet date

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

### Outlook

The Group's activity in 2025 is expected to be at the level of 2024 and profit before tax is expected in the range DKK 20 - 25 million.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Income statement

| Note | DKK'000                                                      | Group   |         | Parent company |        |
|------|--------------------------------------------------------------|---------|---------|----------------|--------|
|      |                                                              | 2024    | 2023    | 2024           | 2023   |
|      | Gross profit/loss                                            | 138,513 | 120,202 | -844           | -1,021 |
| 3    | Staff costs                                                  | -11,708 | -9,633  | 0              | 0      |
|      | Depreciation and impairment of property, plant and equipment | -44,276 | -44,120 | 0              | 0      |
|      | Profit/loss before net financials                            | 82,529  | 66,449  | -844           | -1,021 |
|      | Income from investments in group enterprises                 | 0       | 0       | 38,065         | 29,000 |
|      | Financial income from group enterprises                      | 1,608   | 1,117   | 4,306          | 3,889  |
|      | Financial income                                             | 1,465   | 1,305   | 1,095          | 904    |
|      | Financial expenses, group enterprises                        | -1,114  | -1,064  | -870           | -873   |
|      | Other financial expenses                                     | -50,002 | -46,197 | -762           | -158   |
|      | Profit before tax                                            | 34,486  | 21,610  | 40,990         | 31,741 |
| 4    | Tax for the year                                             | -10,755 | -14,330 | -2,179         | -436   |
|      | Profit for the year                                          | 23,731  | 7,280   | 38,811         | 31,305 |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Balance sheet

| Note | DKK'000                                          | Group            |                  | Parent company |                |
|------|--------------------------------------------------|------------------|------------------|----------------|----------------|
|      |                                                  | 2024             | 2023             | 2024           | 2023           |
|      | <b>ASSETS</b>                                    |                  |                  |                |                |
|      | <b>Fixed assets</b>                              |                  |                  |                |                |
| 6    | <b>Property, plant and equipment</b>             |                  |                  |                |                |
|      | Land and buildings                               | 2,210,939        | 2,199,442        | 0              | 0              |
|      | Fixtures and fittings, other plant and equipment | 0                | 0                | 0              | 0              |
|      |                                                  | <u>2,210,939</u> | <u>2,199,442</u> | <u>0</u>       | <u>0</u>       |
| 7    | <b>Investments</b>                               |                  |                  |                |                |
|      | Investments in group enterprises                 | 0                | 0                | 558,475        | 558,475        |
|      | Other receivables                                | 3,413            | 3,906            | 0              | 0              |
|      | Deposits, investments                            | 86               | 81               | 0              | 0              |
|      |                                                  | <u>3,499</u>     | <u>3,987</u>     | <u>558,475</u> | <u>558,475</u> |
|      | <b>Total fixed assets</b>                        | <u>2,214,438</u> | <u>2,203,429</u> | <u>558,475</u> | <u>558,475</u> |
|      | <b>Non-fixed assets</b>                          |                  |                  |                |                |
|      | <b>Receivables</b>                               |                  |                  |                |                |
|      | Receivables from group enterprises               | 69,430           | 34,115           | 120,605        | 87,936         |
|      | Corporation tax receivable                       | 17,411           | 13,322           | 25,430         | 25,564         |
|      | Other receivables                                | 9,015            | 6,121            | 0              | 0              |
| 8    | Prepayments                                      | 734              | 1,111            | 0              | 0              |
|      |                                                  | <u>96,590</u>    | <u>54,669</u>    | <u>146,035</u> | <u>113,500</u> |
|      | <b>Cash</b>                                      | <u>45,492</u>    | <u>61,541</u>    | <u>2,483</u>   | <u>190</u>     |
|      | <b>Total non-fixed assets</b>                    | <u>142,082</u>   | <u>116,210</u>   | <u>148,518</u> | <u>113,690</u> |
|      | <b>TOTAL ASSETS</b>                              | <u>2,356,520</u> | <u>2,319,639</u> | <u>706,993</u> | <u>672,165</u> |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Balance sheet

| Note | DKK'000                                                               | Group            |                  | Parent company |                |
|------|-----------------------------------------------------------------------|------------------|------------------|----------------|----------------|
|      |                                                                       | 2024             | 2023             | 2024           | 2023           |
|      | <b>EQUITY AND LIABILITIES</b>                                         |                  |                  |                |                |
|      | <b>Equity</b>                                                         |                  |                  |                |                |
|      | Share capital                                                         | 50               | 50               | 50             | 50             |
|      | Retained earnings                                                     | 209,824          | 186,093          | 697,317        | 658,506        |
|      | Dividend proposed                                                     | 0                | 0                | 0              | 0              |
|      | <b>Total equity</b>                                                   | <b>209,874</b>   | <b>186,143</b>   | <b>697,367</b> | <b>658,556</b> |
|      | <b>Provisions</b>                                                     |                  |                  |                |                |
| 9    | Deferred tax                                                          | 74,162           | 74,206           | 0              | 0              |
| 11   | Other provisions                                                      | 11,754           | 11,938           | 0              | 0              |
|      | <b>Total provisions</b>                                               | <b>85,916</b>    | <b>86,144</b>    | <b>0</b>       | <b>0</b>       |
|      | <b>Liabilities other than provisions</b>                              |                  |                  |                |                |
| 10   | <b>Non-current liabilities other than provisions</b>                  |                  |                  |                |                |
|      | Mortgage debt                                                         | 1,896,964        | 1,894,823        | 0              | 0              |
|      | Deposits                                                              | 75,290           | 73,496           | 0              | 0              |
|      |                                                                       | <b>1,972,254</b> | <b>1,968,319</b> | <b>0</b>       | <b>0</b>       |
|      | <b>Current liabilities other than provisions</b>                      |                  |                  |                |                |
| 10   | <b>Short-term part of long-term liabilities other than provisions</b> |                  |                  |                |                |
|      |                                                                       | 16,802           | 11,851           | 0              | 0              |
|      | Bank debt                                                             | 40,818           | 22,318           | 0              | 0              |
|      | Trade payables                                                        | 5,353            | 12,883           | 0              | 0              |
|      | Payables to group enterprises                                         | 14,506           | 17,772           | 9,526          | 13,542         |
|      | Other payables                                                        | 10,654           | 14,014           | 100            | 67             |
|      | Deferred income                                                       | 343              | 195              | 0              | 0              |
|      |                                                                       | <b>88,476</b>    | <b>79,033</b>    | <b>9,626</b>   | <b>13,609</b>  |
|      | <b>Total liabilities other than provisions</b>                        | <b>2,060,730</b> | <b>2,047,352</b> | <b>9,626</b>   | <b>13,609</b>  |
|      | <b>TOTAL EQUITY AND LIABILITIES</b>                                   | <b>2,356,520</b> | <b>2,319,639</b> | <b>706,993</b> | <b>672,165</b> |

- 1 Accounting policies
- 2 Events after the balance sheet date
- 5 Appropriation of profit
- 12 Contractual obligations and contingencies, etc.
- 13 Security and collateral
- 14 Related parties

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Statement of changes in equity

|      |                                          | Group         |                   |                   |                |
|------|------------------------------------------|---------------|-------------------|-------------------|----------------|
| Note | DKK'000                                  | Share capital | Retained earnings | Dividend proposed | Total          |
|      | Equity at 1 January 2023                 | 50            | 178,813           | 11,381            | 190,244        |
|      | Transfer through appropriation of profit | 0             | 7,280             | 0                 | 7,280          |
|      | Dividend distributed                     | 0             | 0                 | -11,381           | -11,381        |
|      | <b>Equity at 1 January 2024</b>          | <b>50</b>     | <b>186,093</b>    | <b>0</b>          | <b>186,143</b> |
|      | Transfer through appropriation of profit | 0             | 23,731            | 0                 | 23,731         |
|      | <b>Equity at 31 December 2024</b>        | <b>50</b>     | <b>209,824</b>    | <b>0</b>          | <b>209,874</b> |

  

|      |                                         | Parent company |                   |                   |                |
|------|-----------------------------------------|----------------|-------------------|-------------------|----------------|
| Note | DKK'000                                 | Share capital  | Retained earnings | Dividend proposed | Total          |
|      | Equity at 1 January 2023                | 50             | 627,201           | 11,381            | 638,632        |
| 5    | Transfer, see "Appropriation of profit" | 0              | 31,305            | 0                 | 31,305         |
|      | Dividend distributed                    | 0              | 0                 | -11,381           | -11,381        |
|      | <b>Equity at 1 January 2024</b>         | <b>50</b>      | <b>658,506</b>    | <b>0</b>          | <b>658,556</b> |
| 5    | Transfer, see "Appropriation of profit" | 0              | 38,811            | 0                 | 38,811         |
|      | <b>Equity at 31 December 2024</b>       | <b>50</b>      | <b>697,317</b>    | <b>0</b>          | <b>697,367</b> |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Cash flow statement

| Note | DKK'000                                               | Group          |                |
|------|-------------------------------------------------------|----------------|----------------|
|      |                                                       | 2024           | 2023           |
|      | Profit for the year                                   | 23,731         | 7,280          |
| 15   | Adjustments                                           | 34,085         | 58,704         |
|      | Cash generated from operations (operating activities) | 57,816         | 65,984         |
| 16   | Changes in working capital                            | -10,991        | 3,643          |
|      | Cash generated from operations (operating activities) | 46,825         | 69,627         |
|      | Income taxes paid                                     | -13,953        | -9,297         |
|      | <b>Cash flows from operating activities</b>           | <b>32,872</b>  | <b>60,330</b>  |
|      | Additions of property, plant and equipment            | -69,554        | -85,469        |
|      | Disposals of property, plant and equipment            | 33,619         | 0              |
|      | <b>Cash flows to investing activities</b>             | <b>-35,935</b> | <b>-85,469</b> |
|      | Dividends paid                                        | 0              | -11,381        |
|      | Proceeds from bank debts                              | 18,500         | -40,996        |
|      | Change group internal loans                           | -38,580        | -27,132        |
|      | Repayments, long-term liabilities                     | -11,851        | -11,735        |
|      | Proceeds from debt to credit institutions             | 18,945         | 87,649         |
|      | <b>Cash flows from financing activities</b>           | <b>-12,986</b> | <b>-3,595</b>  |
|      | <b>Net cash flow</b>                                  | <b>-16,049</b> | <b>-28,734</b> |
|      | Cash and cash equivalents at 1 January                | 61,541         | 90,275         |
| 17   | <b>Cash and cash equivalents at 31 December</b>       | <b>45,492</b>  | <b>61,541</b>  |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Neptune Ejendomme ApS for 2024 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to medium-sized reporting class C entities.

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

#### Omission of a cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act, no cash flow statement is prepared for the parent company, as its cash flows are reflected in the consolidated cash flow statement.

#### Consolidated financial statements

##### *Control*

The consolidated financial statements comprise the Parent Company and group entities controlled by the Parent Company.

Control means a parent company's power to direct a group entity's financial and operating policy decisions. Besides the above power, the parent company should also be able to yield a return from its investment.

In assessing if the parent company controls an entity, de facto control is taken into consideration as well.

The existence of potential voting rights which may currently be exercised or converted into additional voting rights is considered when assessing if an entity can become empowered to direct another entity's financial and operating decisions.

##### *Preparation of consolidated financial statements*

The consolidated financial statements are prepared as a consolidation of the parent company's and the individual subsidiaries' financial statements, which are prepared according to the Group's accounting policies. On consolidation, intra-group income and expenses, shareholdings, intra-group balances and dividends, and realised and unrealised gains on intra-group transactions are eliminated. Unrealised gains on transactions with associates are eliminated in proportion to the Group's interest in the entity. Unrealised losses are eliminated in the same way as unrealised gains if they do not reflect impairment.

In the consolidated financial statements, the accounting items of group entities are recognised in full. Non-controlling interests' share of the profit/loss for the year and of the equity of group entities which are not wholly-owned are included in the group's profit/loss and equity, respectively, but are disclosed separately.

Acquisitions and disposals of non-controlling interests which are still controlled are recognised directly in equity as a transaction between shareholders.

#### Non-controlling interests

On initial recognition, non-controlling interests are measured at the fair value of the non-controlling interests' equity interest.

Goodwill relating to the non-controlling interests' share of the acquiree is recognised.

#### External business combinations

Recently acquired entities are recognised in the consolidated financial statements from the date of acquisition. Entities sold or otherwise disposed of are recognised up to the date of disposal. Comparative figures are not restated to reflect newly acquired entities. Discontinued operations are presented separately, see below.

The date of acquisition is the date when the Group actually obtains control of the acquiree.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

The acquisition method is applied to the acquisition of new entities of which the Group obtains control. The acquirees' identifiable assets, liabilities and contingent liabilities are measured at fair value at the date of acquisition. Identifiable intangible assets are recognised if they are separable or arise from a contractual right. Deferred tax related to the revaluations is recognised.

The consideration paid for an entity consists of the fair value of the agreed consideration in the form of assets transferred, liabilities assumed and equity instruments issued. If part of the consideration is contingent on future events or compliance with agreed terms, such part of the consideration is recognised at fair value at the date of acquisition. Subsequent adjustments of contingent considerations are recognised in the income statement.

Expenses incurred to acquire entities are recognised in the income statement in the year in which they are incurred.

Where, at the date of acquisition, the identification or measurement of acquired assets, liabilities or contingent liabilities or the determination of the consideration is associated with uncertainty, initial recognition will take place on the basis of provisional amounts. If it turns out subsequently that the identification or measurement of the consideration transferred, acquired assets, liabilities or contingent liabilities was incorrect on initial recognition, the statement will be adjusted retrospectively, including goodwill, until 12 months after the acquisition, and comparative figures will be restated. Hereafter, any adjustments are recognised as misstatements.

Gains or losses from disposal of group entities which result in loss of control are calculated as the difference between, on the one hand, the fair value of the selling price less selling expenses and, on the other hand, the carrying amount of net assets.

#### Intra-group business combinations

The book value method is applied to business combinations such as acquisition and disposal of investments, mergers, demergers, contributions of assets and share conversions, etc. in which entities controlled by the parent company are involved, provided that the combination is considered completed at the time of acquisition without any restatement of comparative figures. Differences between the agreed consideration and the carrying amount of the acquiree are recognised directly in equity.

#### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

## **Consolidated financial statements and parent company financial statements 1 January - 31 December**

### **Notes to the financial statements**

#### **1 Accounting policies (continued)**

##### **Income statement**

###### **Revenue**

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

Revenue comprises rental income from the leases of properties. Revenue is recognised on an accrued basis.

Revenue is measured net of all types of discounts/rebates granted. Also, revenue is measured net of VAT and other indirect taxes charged on behalf of third parties.

###### **Gross profit/loss**

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Property expenses', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

###### **Other operating income**

Other operating income comprise items secondary to the principal activities of the Company, including rental income from the temporary lease out of production facilities, compensation, government grants, refund of wages and salaries, gains on the disposal of intangible assets and property, plant and equipment, etc. Compensation and grants are recognised when there is reasonable assurance that the entity will comply with the conditions attaching to them and the grants will be received.

###### **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 entity's core activities, including expenses relating to administration, bad debts etc.

###### **Staff costs**

Staff costs comprise wages and salaries, including holiday allowance and pensions, and other social security costs, etc., for the Company's employees.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Depreciation

The item comprises depreciation of property, plant and equipment.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

|                                                  |           |
|--------------------------------------------------|-----------|
| Buildings                                        | 50 years  |
| Fixtures and fittings, other plant and equipment | 3-5 years |

Depreciation is based on the residual value of the asset and is reduced by impairment losses, if any. The depreciation period and the residual value are determined at the acquisition date and are reassessed annually. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised.

In the case of changes in the depreciation period or the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

Land is not depreciated.

##### Profit/loss from investments in group entities

The item includes dividends from investments in group entities and associates. Dividend distributions that either exceed the profit for the year or where the carrying amount of the investments exceeds the consolidated carrying amounts of the group entity's net assets will indicate impairment for which reason an impairment test will have to be conducted.

##### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial reporting period. The items comprise interest income and expenses, e.g. from group entities and associates, declared dividends from other securities and investments and losses and amortisation of financial assets and liabilities.

##### Tax

The parent company is covered by the Danish rules on mandatory joint taxation of the Group's Danish group entities. Group entities are included in the joint taxation arrangement from the date at which they are included in the consolidated financial statements and up to the date when they are no longer consolidated.

The parent company acts as management company for the joint taxation arrangement and consequently settles all corporate income tax payments with the tax authorities.

On payment of joint taxation contributions, the Danish corporate income tax charge 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 the tax losses to reduce their own taxable income.

Tax for the year, which comprises the current income tax charge, joint taxation contributions and deferred tax adjustments, including adjustments arising from changes in tax rates, 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.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Balance sheet

##### Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

##### Deposits, investments

Deposits consists of rent deposit.

##### Investments in group entities

Investments in group entities and associates are measured at cost, which includes the cost of acquisition calculated at fair value plus direct costs of acquisition. If there is evidence of impairment, an impairment test is conducted. Where the carrying amount exceeds the recoverable amount, a write-down is made to such lower value.

##### Impairment of fixed assets

The carrying amount of property, plant and equipment is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the Group of assets and the expected net cash flows from the disposal of the asset or the Group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists.

##### Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial receivables.

Receivables are measured at amortised cost, which usually corresponds to the nominal value. Provisions are made for bad debts on the basis of objective evidence that a receivable or a group of receivables are impaired. Provisions are made to the lower of the net realisable value and the carrying amount.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Prepayments

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

##### Cash

Cash comprise cash.

##### Equity

##### *Proposed dividends*

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

##### Provisions

Other provisions comprise maintenance liabilities in accordance with section 22 of the Danish Rent Act. Provisions are recognised when, as a result of past events, the Company has a legal or a constructive obligation and it is probable that there may be an outflow of resources embodying economic benefits to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

##### 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. 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.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### 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.

Other liabilities are measured at net realisable value.

##### Deferred income

Deferred income recognised as a liability comprises payments received concerning income in subsequent financial reporting years.

##### Cash flow statement

The cash flow statement shows the Company's net cash flows broken down according to operating, investing and financing activities, the year's changes in cash and cash equivalents as well as the cash and cash equivalents at the beginning and the end of the year.

Cash flows from operating activities are calculated as the profit/loss for the year adjusted for non cash operating items, changes in working capital and paid corporate income tax.

Cash flows from investing activities comprise payments in connection with acquisitions and disposals of entities and activities and of intangible assets, property, plant and equipment and investments.

Cash flows from financing activities comprise changes in the size or composition of the Company's share capital and related expenses as well as raising of loans, repayment of interest bearing debt and payment of dividends to shareholders.

Cash comprise cash.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 2 Events after the balance sheet date

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

|                                       | Group         |              | Parent company |          |
|---------------------------------------|---------------|--------------|----------------|----------|
|                                       | 2024          | 2023         | 2024           | 2023     |
| DKK'000                               |               |              |                |          |
| <b>3 Staff costs</b>                  |               |              |                |          |
| Wages/salaries                        | 10,647        | 8,731        | 0              | 0        |
| Pensions                              | 635           | 569          | 0              | 0        |
| Other social security costs           | 57            | 71           | 0              | 0        |
| Other staff costs                     | 369           | 262          | 0              | 0        |
|                                       | <u>11,708</u> | <u>9,633</u> | <u>0</u>       | <u>0</u> |
| Average number of full-time employees | <u>11</u>     | <u>10</u>    | <u>0</u>       | <u>0</u> |

#### Group

Total remuneration to group Management : DKK 850 thousand (2023: DKK 899 thousand)

#### Parent company

The parent Company has no employees.

|                                      | Group         |               | Parent company |            |
|--------------------------------------|---------------|---------------|----------------|------------|
|                                      | 2024          | 2023          | 2024           | 2023       |
| DKK'000                              |               |               |                |            |
| <b>4 Tax for the year</b>            |               |               |                |            |
| Estimated tax charge for the year    | 8,759         | 4,677         | 570            | 436        |
| Deferred tax adjustments in the year | 400           | 9,653         | 0              | 0          |
| Tax adjustments, prior years         | 1,596         | 0             | 1,609          | 0          |
|                                      | <u>10,755</u> | <u>14,330</u> | <u>2,179</u>   | <u>436</u> |

|                                     | Parent company |               |
|-------------------------------------|----------------|---------------|
|                                     | 2024           | 2023          |
| DKK'000                             |                |               |
| <b>5 Appropriation of profit</b>    |                |               |
| Recommended appropriation of profit | 38,811         | 31,305        |
| Retained earnings                   | <u>38,811</u>  | <u>31,305</u> |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 6 Property, plant and equipment

| DKK'000                                                                | Group              |                                                  |           |
|------------------------------------------------------------------------|--------------------|--------------------------------------------------|-----------|
|                                                                        | Land and buildings | Fixtures and fittings, other plant and equipment | Total     |
| Cost at 1 January 2024                                                 | 2,628,291          | 92                                               | 2,628,383 |
| Additions                                                              | 69,555             | 0                                                | 69,555    |
| Disposals                                                              | -16,432            | 0                                                | -16,432   |
| Cost at 31 December 2024                                               | 2,681,414          | 92                                               | 2,681,506 |
| Impairment losses and depreciation at 1 January 2024                   | 428,849            | 92                                               | 428,941   |
| Depreciation                                                           | 44,276             | 0                                                | 44,276    |
| Reversal of accumulated depreciation and impairment of assets disposed | -2,650             | 0                                                | -2,650    |
| Impairment losses and depreciation at 31 December 2024                 | 470,475            | 92                                               | 470,567   |
| Carrying amount at 31 December 2024                                    | 2,210,939          | 0                                                | 2,210,939 |

Note 13 provides more details on security for loans, etc. as regards property, plant and equipment.

#### 7 Investments

| DKK'000                             | Group             |                       |       |
|-------------------------------------|-------------------|-----------------------|-------|
|                                     | Other receivables | Deposits, investments | Total |
| Cost at 1 January 2024              | 3,906             | 81                    | 3,987 |
| Additions                           | 119               | 5                     | 124   |
| Disposals                           | -612              | 0                     | -612  |
| Cost at 31 December 2024            | 3,413             | 86                    | 3,499 |
| Carrying amount at 31 December 2024 | 3,413             | 86                    | 3,499 |

Other receivables consists of deposits at GI.

| DKK'000                             | Parent company                   |
|-------------------------------------|----------------------------------|
|                                     | Investments in group enterprises |
| Cost at 1 January 2024              | 558,475                          |
| Cost at 31 December 2024            | 558,475                          |
| Carrying amount at 31 December 2024 | 558,475                          |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 7 Investments (continued)

##### Parent company

| Name                                | Legal form | Domicile  | Interest | Equity<br>DKK'000 | Profit/loss<br>DKK'000 |
|-------------------------------------|------------|-----------|----------|-------------------|------------------------|
| Alpha 1                             | ApS        | København | 100.00%  | 14,902            | 1,961                  |
| Alpha 2                             | ApS        | København | 100.00%  | 3,694             | 327                    |
| Alpha 3                             | ApS        | København | 100.00%  | 20,012            | 6,840                  |
| Alpha Properties Holding            | ApS        | København | 100.00%  | 5,347             | -2,574                 |
| Amagerbro                           | ApS        | København | 100.00%  | -7,568            | -36                    |
| Amagerbro Holding                   | ApS        | København | 100.00%  | -202              | -20                    |
| Beha Properties                     | ApS        | København | 100.00%  | 57,729            | 2,497                  |
| Beha V                              | ApS        | København | 100.00%  | 67,398            | 3,275                  |
| Ejendomselskabet Gordings Gård      | ApS        | København | 100.00%  | 16,530            | -165                   |
| Frederikssundsvej 264 Holding       | ApS        | København | 100.00%  | 6,781             | 1,248                  |
| Frederikssundsvej Holding           | ApS        | København | 100.00%  | 1,703             | 990                    |
| Freja Holdings                      | ApS        | København | 100.00%  | 102,686           | 5,054                  |
| Gammel Kongevej Holding             | ApS        | København | 100.00%  | 2,207             | 508                    |
| Gammel Kongevej I                   | ApS        | København | 100.00%  | 2,471             | 530                    |
| Gordings Gård Holding               | ApS        | København | 100.00%  | 15,385            | -226                   |
| GR BRF                              | ApS        | København | 100.00%  | 12,275            | 2,731                  |
| GR BRF Birkedommervej               | ApS        | København | 100.00%  | 3,976             | 115                    |
| GR BRF Næstvedgade                  | ApS        | København | 100.00%  | -2,566            | -702                   |
| GR BRF Thorupsgaards Allé           | ApS        | København | 100.00%  | 10,134            | 1,644                  |
| GR BRF Tomsgårdsvej                 | ApS        | København | 100.00%  | 9,831             | 1,988                  |
| GR BRF Østerbrogade 41              | ApS        | København | 100.00%  | 42,185            | 8,457                  |
| GR HB                               | ApS        | København | 100.00%  | 31,128            | 6,091                  |
| GR HB Tingskrivervej                | ApS        | København | 100.00%  | 56,433            | 6,769                  |
| GR HB Trianglen                     | ApS        | København | 100.00%  | 21,546            | 1,110                  |
| GR RD I                             | ApS        | København | 100.00%  | 15,042            | 243                    |
| GR RD II                            | ApS        | København | 100.00%  | 13,889            | -136                   |
| Kiwi BBA                            | ApS        | København | 100.00%  | 22,578            | 707                    |
| Kiwi DR                             | ApS        | København | 100.00%  | 1,582             | -800                   |
| Kiwi FRB                            | ApS        | København | 100.00%  | 15,190            | 301                    |
| Neptune Commonholds                 | ApS        | København | 100.00%  | 16,808            | 91                     |
| Neptune GR Holding                  | ApS        | København | 100.00%  | 256,153           | 87                     |
| Neptune Kiwi Holding                | ApS        | København | 100.00%  | 39,632            | 10,709                 |
| Nordisk Ejendoms Holding            | ApS        | København | 100.00%  | 67,392            | 15,700                 |
| Nordre Fasanvej                     | ApS        | København | 100.00%  | -5,044            | 61                     |
| Nordre Fasanvej Holding             | ApS        | København | 100.00%  | -288              | 23                     |
| Nørrebro III                        | ApS        | København | 100.00%  | -3,463            | -33                    |
| Nørrebro III Holding                | ApS        | København | 100.00%  | -229              | -21                    |
| Nørrebro VI                         | ApS        | København | 100.00%  | 3,113             | 228                    |
| Nørrebro VI Holding                 | ApS        | København | 100.00%  | 2,899             | 208                    |
| Nørrebrogade 54A                    | ApS        | København | 100.00%  | -2,182            | 265                    |
| Pears Global Real Estate Denmark    | ApS        | København | 100.00%  | 3,907             | 14                     |
| Peter Fabers Gade                   | ApS        | København | 100.00%  | -8,808            | -1,038                 |
| Strandladden                        | ApS        | København | 100.00%  | -5,848            | -210                   |
| Strandladden Holding                | ApS        | København | 100.00%  | -324              | -26                    |
| Sølvgården                          | ApS        | København | 100.00%  | -3,694            | 327                    |
| Thea Holdings                       | ApS        | København | 100.00%  | -681              | 117                    |
| Thea Properties                     | ApS        | København | 100.00%  | 1,857             | -84                    |
| Vesterbro Holding                   | ApS        | København | 100.00%  | -314              | -26                    |
| Vesterbro I                         | ApS        | København | 100.00%  | -413              | 569                    |
| Vigga Properties                    | ApS        | København | 100.00%  | 7,982             | 1,182                  |
| Østerbro                            | ApS        | København | 100.00%  | 1,940             | 1,011                  |
| Neptune Denmark (Newly established) | ApS        | København | 100.00%  | 0                 | 0                      |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 8 Prepayments

##### Group

Prepayments include accrual of expenses relating to subsequent financial years, including insurance.

#### 9 Deferred tax

Provision for deferred tax relates to differences between the carrying amount and the tax value of buildings and long-term liabilities.

The Group has a tax asset not capitalized of DKK 18,478 thousand relating to differences between book value and tax value of land and buildings in subsidiaries where the tax value exceeds book value.

#### 10 Non-current liabilities other than provisions

Mortgage debt: DKK 1,715,719 thousand falls due for payment after more than 5 years after the balance sheet date.

Deposits: It is estimated that the material part falls due for payment after more than 5 years after the balance sheet date.

#### 11 Other provisions

Maintenance liabilities BRL § 22, DKK 11,754 thousand.

Additions during the year: 250 thousand

Departure during the year: 434 thousand

The material part of the maintenance liabilities related to BRL § 22 are expected to fall due after 5 years.

#### 12 Contractual obligations and contingencies, etc.

##### Parent company

The company is jointly and severally liable together with the other Danish companies in the joint taxation Group (Including companies outside the Neptune Ejendomme Group) for tax on the Group's jointly taxed income and for certain possible withholding taxes such as dividend tax.

Tax payable on the company's joint taxable income amounts to DKK 4,0 million at the balance sheet date.

##### Group

The group companies are jointly and severally liable together with the other Danish companies in the larger Group for tax on the group's jointly taxed income and for certain possible withholding taxes such as dividend tax.

Tax payable on the Group's joint taxable income amounts to DKK 4,0 million at the balance sheet date.

The Group is part in minor disputes with tenants and construction companies. To the extent that the disputes are expected to result in a liability it has been provisioned for a such.

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 13 Security and collateral

##### Group

As security for the Group's debt to mortgage credit institutions and other credit institutions, the Group has provided security or other collateral in land and buildings with a total book value of DKK 2,210,939 thousand.

Debt to mortgage credit institutions totals DKK 1,913,766 thousands.

Letter of indemnity totalling DKK 490,293 thousand are held by the Group.

##### Parent company

The parent Company has not placed any assets as security for loans at 31/12 2024.

#### 14 Related parties

##### Group

Neptune Ejendomme ApS' related parties comprise the following:

##### Parties exercising control

| Related party               | Domicile   | Basis for control |
|-----------------------------|------------|-------------------|
| Neptune Properties S.à.r.l. | Luxembourg | Shareholder       |

##### Information about consolidated financial statements

| Parent       | Domicile | Requisitioning of the parent company's consolidated financial statements  |
|--------------|----------|---------------------------------------------------------------------------|
| Cornway Ltd. | Cyprus   | 19 Gririou Xenopoulou Street, Avra House, 2nd Floor, 1061 Nicosia, Cyprus |

## Consolidated financial statements and parent company financial statements 1 January - 31 December

### Notes to the financial statements

#### 14 Related parties (continued)

##### Related party transactions

| DKK'000                                 | 2024    | 2023    |
|-----------------------------------------|---------|---------|
| <b>Group</b>                            |         |         |
| Administration fee, income              | 4,476   | 3,846   |
| Interest income, affiliated companies   | 1,608   | 1,117   |
| Interest expenses, affiliated companies | -1,114  | -1,064  |
| Receivables from affiliated companies   | 69,430  | 34,115  |
| Payables to affiliated companies        | -14,506 | -17,772 |
| <b>Parent Company</b>                   |         |         |
| Dividend income from subsidiaries       | 38,065  | 29,000  |
| Interest income, affiliated companies   | 4,306   | 3,889   |
| Interest expenses, affiliated companies | -870    | -873    |
| Receivables from affiliated companies   | 120,605 | 87,936  |
| Payables to affiliated companies        | -9,526  | -13,542 |

In addition to the above, group taxation contributions have been settled within the group and with affiliated companies in the joint taxation group.

|                                                 | Group          |               |
|-------------------------------------------------|----------------|---------------|
| DKK'000                                         | 2024           | 2023          |
| <b>15 Adjustments</b>                           |                |               |
| Amortisation/depreciation and impairment losses | 44,276         | 44,120        |
| Gain/loss on the sale of non-current assets     | -17,187        | 0             |
| Reversal of depreciation on disposed assets     | -2,650         | 0             |
| Tax for the year                                | 10,754         | 14,329        |
| Other adjustments                               | -1,108         | 255           |
|                                                 | <u>34,085</u>  | <u>58,704</u> |
| <b>16 Changes in working capital</b>            |                |               |
| Change in receivables                           | -2,029         | 3,305         |
| Change in trade and other payables              | -8,962         | 338           |
|                                                 | <u>-10,991</u> | <u>3,643</u>  |
| <b>17 Cash and cash equivalents at year-end</b> |                |               |
| Cash according to the balance sheet             | <u>45,492</u>  | <u>61,541</u> |
|                                                 | <u>45,492</u>  | <u>61,541</u> |