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Amaliegade 12 ApS

Lønholtvej 3, 3480 Fredensborg

Company reg. no. 36 47 06 07

Annual report

1 January - 31 December 2024

The annual report was submitted and approved by the general meeting on the 9 July 2025.

Carsten Viggo Bæk
Chairman of the meeting

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Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

Today, the Managing Director has approved the annual report of Amaliegade 12 ApS for the financial year 1 January - 31 December 2024.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

I consider the chosen accounting policy to be appropriate, and in my 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.

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

We recommend that the annual report be approved at the Annual General Meeting.

Fredensborg, 9 July 2025

Managing Director

Carsten Viggo Bæk

The independent practitioner's report

To the Shareholder of Amaliegade 12 ApS

Conclusion

We have performed an extended review of the financial statements of Amaliegade 12 ApS for the financial year 1 January - 31 December 2024, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under the Danish Financial Statements Act.

Based on the work performed, in our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2024 and of the results of the Company's operations for the financial year 1 January - 31 December 2024 in accordance with the Danish Financial Statements Act.

Basis for conclusion

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR – Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Practitioner's responsibilities for the extended review 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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.

Practitioner's responsibilities for the extended review of the Financial Statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures in order to obtain limited assurance for our conclusion on the financial statements and in addition perform specifically required supplementary procedures to obtain further assurance for our conclusion.

The independent practitioner's report

An extended review comprises procedures that primarily consist of making inquiries of Management and others within the Company, as appropriate, analytical procedures and the specifically required supplementary procedures as well as evaluation of the evidence obtained.

The procedures performed in an extended review are less than those performed in an audit, and accordingly, we do not express an audit opinion on the financial statements.

Statement on the Management's Review

Management is responsible for the Management's Review.

Our conclusion 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 extended review 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 extended review, 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 in the Management's Review.

Copenhagen, 9 July 2025

Grant Thornton

Certified Public Accountants
Company reg. no. 34 20 99 36

Claus Koskelin

State Authorised Public Accountant
mne30140

Company information

The company

Amaliegade 12 ApS
Lønholtvej 3
3480 Fredensborg

Company reg. no. 36 47 06 07
Established: 17 December 2014
Domicile: Fredensborg
Financial year: 1 January - 31 December

Managing Director

Carsten Viggo Bæk

Auditors

Grant Thornton, Godkendt Revisionspartnerselskab
Lautrupsgade 11
2100 København Ø

Parent company

Excelsis Malta Limited

Management's review

Description of key activities of the company

The company's purpose is to acquire, manage, develop and rent out properties in Denmark.

Significant changes in the company's activities and financial matters

There have been no significant changes in activities and financial matters.

The gross profit for the year totals t.DKK 184 against t.DKK 817 last year. Net loss for the year totals t.DKK -1.070 against t.DKK -3.802 last year.

Management considers the net loss for the year unsatisfactory.

Financial resources

The company has limited liquidity available as of 31 December 2024, to meet its financial obligations. The management of the company is aware of this situation, and a letter of support has been issued by the company's owners and management regarding the company's liquidity requirements.

Accounting policies

The annual report for Amaliegade 12 ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, write-downs for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Foreign currency translation

Transactions in foreign currency are translated by using the exchange rate prevailing at the date of the transaction. Differences in the rate of exchange arising between the rate at the date of transaction and the rate at the date of payment are recognised in the profit and loss account as an item under net financials. If currency positions are considered to hedge future cash flows, the value adjustments are recognised directly in equity in a fair value reserve.

Receivables, payables, and other foreign currency monetary items are translated using the closing rate. The difference between the closing rate and the rate at the time of the occurrence or initial recognition in the latest financial statements of the receivable or payable is recognised in the income statement under financial income and expenses.

Accounting policies

Fixed assets acquired and paid for in foreign currency are measured at the exchange rate prevailing at the date of the transaction.

Group enterprises abroad, associates, and equity investments are considered to be independent entities. The income statements are translated at an average exchange rate for the month, and the balance sheet items are translated at the closing rates. Currency translation differences, arising from the translation of the equity of group enterprises abroad at the beginning of the year to the closing rate and from the translation of income statements from average prices to the closing rate, are recognised directly in equity in the fair value reserve in the Consolidated Financial Statement. This also applies to differences arising from translation of income statements from average exchange rate to closing rate.

Translation adjustment of balances with group enterprises abroad that are considered part of the total investment in group enterprises are recognised directly in equity in the fair value reserve. Likewise, foreign exchange gains and losses on loans and derived financial instruments for currency hedging independent group enterprises abroad are recognised directly in equity.

When recognising foreign group enterprises which are integral units, the monetary items are translated using the closing rate. Non-monetary items are translated using the exchange rate prevailing at the time of acquisition or at the time of the subsequent revaluation or write-down for impairment of the asset. Income statement items are translated using the exchange rate prevailing at the date of the transaction. However, items in the income statement derived from non-monetary items are translated using historical prices.

Fair value hierarchy

The company applies the concept of fair value when recognising the value of investment properties. Fair value is defined as the amount at which an asset or a liability could be exchanged in an arm's length transaction between knowledgeable, willing parties. Measurement at fair value is based on a primary market. Four levels in the fair value hierarchy are used to calculate this value:

1. Calculation based on fair value in a similar market
2. Calculation according to accepted valuation methods on the basis of observable market information
3. Calculation based on accepted valuation methods and reasonable estimates.
4. Cost

Income statement

Gross profit

Gross profit comprises the lease income, other operating income, value adjustment of investment property, cost concerning investment properties and external costs.

Lease income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment. Income from the heating account is recognised in the statement of financial position as a balance with lessees.

Accounting policies

Other operating income comprises items of a secondary nature as regards the principal activities of the enterprise, including operating loss and conflict compensation as well as salary reimbursements received. Compensation is recognized when it is overwhelmingly probable that the company will receive the compensation.

Other external expenses comprise sales, administration and loss on receivables.

Expenses concerning investment properties comprise operating expenses, repair and maintenance expenses, taxes, charges, and other expenses. Expenses concerning the heating accounts are recognised in the statement of financial position as a balance with lessees.

Value adjustment of investment property

Value adjustment of investment property comprises value adjustments of properties at fair value and profit or loss from the disposal of properties.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency and amortisation of financial assets and liabilities.

Results from investments in group enterprises and participating interest

Dividend from investments in group enterprises and participating interest is recognised in the financial year in which the dividend is declared.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

Statement of financial position

Investment properties

At the initial recognition, investment properties are measured at cost, comprising the cost price of the property and any directly related costs.

Investment properties are subsequently measured at fair value, corresponding to the amount for which the individual property is estimated to be able to sell for on the balance sheet date to an independent buyer. The fair value is calculated using a return-based model based on the budgeted net earnings for the following year, restated according to normal earnings and by applying a required rate of return reflecting the market's actual required rate of return of similar properties. The value is adjusted for factors that are not reflected in normalized earnings, such as actual rent loss due to vacancy, major refurbishment work, etc. Compared to the latest financial year, the methods of measurement used have not been changed.

Accounting policies

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving the future return on the property, are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognized in the income statement under the item "Costs concerning investment property".

Like other property, plant, and equipment except for land, investment property has a limited economic life. The impairment taking place concurrently with the ageing of the investment property is reflected in the continuing measurement of the investment property at fair value. Therefore, no systematic depreciations are made over the useful life of the investment property.

Value adjustments are recognized in the income statement under the item "Value adjustments of property".

Investments

Investments in group enterprises and participating interest

Investments in group enterprises and participating interest are recognised and measured at cost. If the recoverable amount is lower than the cost price, it shall be written down for impairment to this lower value.

Other financial instruments

Financial instruments recognised under non-current assets comprise listed bonds and shares measured at fair value on the reporting date.

Impairment loss relating to non-current assets

The carrying amount of equity investments in group enterprises og participating interest are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. write-down for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist.

Receivables

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Accounting policies

Equity

Dividend

Dividend expected to be distributed for the year is recognised as a separate item under equity.

Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Mortgage loans and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

Liabilities other than provisions relating to investment properties are measured at amortised cost.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

Income statement 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2024</u>	<u>2023</u>
Gross profit	184.185	816.778
Value adjustment of investment property	2.000.000	2.200.000
Operating profit	2.184.185	3.016.778
Income from other financial investments and receivables which are non current assets	1.806.300	-157.565
Other financial income from group enterprises	0	552.707
Other financial income	2.657	1.297.204
3 Other financial expenses	-5.761.211	-9.522.729
Pre-tax net profit or loss	-1.768.069	-4.813.605
Tax on net profit or loss for the year	698.328	1.011.596
Net profit or loss for the year	-1.069.741	-3.802.009
Proposed distribution of net profit:		
Allocated from retained earnings	-1.069.741	-3.802.009
Total allocations and transfers	-1.069.741	-3.802.009

Balance sheet at 31 December

All amounts in DKK.

Assets			
<u>Note</u>		<u>2024</u>	<u>2023</u>
Non-current assets			
4	Investment properties	112.500.000	110.500.000
	Total property, plant, and equipment	112.500.000	110.500.000
5	Investments in participating interests	0	111.758
6	Other financial investments	8.673.695	7.266.026
	Total investments	8.673.695	7.377.784
	Total non-current assets	121.173.695	117.877.784
Current assets			
	Trade receivables	493.041	718.041
	Other receivables	4.874	315.087
	Total receivables	497.915	1.033.128
	Cash and cash equivalents	74.505	1.256.121
	Total current assets	572.420	2.289.249
	Total assets	121.746.115	120.167.033

Balance sheet at 31 December

All amounts in DKK.

Equity and liabilities			
<u>Note</u>		<u>2024</u>	<u>2023</u>
Equity			
	Contributed capital	60.000	60.000
	Retained earnings	32.751.626	33.821.367
	Total equity	32.811.626	33.881.367
Provisions			
	Provisions for deferred tax	3.799.661	4.497.989
	Total provisions	3.799.661	4.497.989
Liabilities other than provisions			
	Subordinate loan capital	44.303.602	40.481.598
	Mortgage debt	32.482.326	33.369.478
	Deposits	525.815	564.273
	Payables to group enterprises	4.618.232	4.501.304
7	Total long term liabilities other than provisions	81.929.975	78.916.653
7	Current portion of long term liabilities	874.673	689.544
	Prepayments received from customers	0	230.173
	Trade payables	11.880	98.157
	Other payables	2.318.300	1.853.150
	Total short term liabilities other than provisions	3.204.853	2.871.024
	Total liabilities other than provisions	85.134.828	81.787.677
	Total equity and liabilities	121.746.115	120.167.033
1	Uncertainties relating to going concern		
2	Uncertainties concerning recognition and measurement		
8	Disclosures on fair value		
9	Charges and security		
10	Contingencies		

Statement of changes in equity

All amounts in DKK.

	Contributed capital	Retained earnings	Total
Equity 1 January 2023	60.000	37.623.376	37.683.376
Retained earnings for the year	0	-3.802.009	-3.802.009
Equity 1 January 2024	60.000	33.821.367	33.881.367
Retained earnings for the year	0	-1.069.741	-1.069.741
	60.000	32.751.626	32.811.626

Notes

All amounts in DKK.

1. Uncertainties relating to going concern

The company has limited liquidity available as of 31 December 2024, to meet its financial obligations. The management of the company is aware of this situation, and a letter of support has been issued by the company's owners and management regarding the company's liquidity requirements.

In this context, the management prepares the financial statements based on the assumption of going concern.

2. Uncertainties concerning recognition and measurement

The company's activity includes real estate investment to generate income through rental and value appreciation of the properties.

To continuously reflect the development of the value of the company's properties in the annual report, the company has chosen fair value as the measurement method for property value, which means that the company's management must annually assess the value of the company's properties.

The management is aware that there is an inherent uncertainty in this valuation, and that it can change in both upward and downward directions.

For further information, please refer to note 4.

	2024	2023
3. Other financial expenses		
Financial costs, group enterprises	1.543.026	7.949.343
Other financial costs	4.218.185	1.573.386
	5.761.211	9.522.729
4. Investment properties		
Cost 1 January 2024	70.816.727	70.816.727
Cost 31 December 2024	70.816.727	70.816.727
Fair value adjustment 1 January 2024	39.683.273	37.483.273
Adjustments to fair value for the year	2.000.000	2.200.000
Fair value adjustment 31 December 2024	41.683.273	39.683.273
Carrying amount, 31 December 2024	112.500.000	110.500.000

Notes

All amounts in DKK.

The company's investment properties consist of 2 properties.

As per the description of the accounting policies applied, investment properties are measured at fair value (Level 3 in the fair value hierarchy) using a return-based model.

The fair value measurement is carried out for each individual property based on the property's detailed budget for the upcoming operating year, adjusted for fluctuations that are characterized as one-time events.

The applied return-based model, which has been consistently used for many years, comprises the following main components:

Current rental income

+/- Rent adjustments

- Maintenance expenses

- Operating expenses

- Administration expenses

= Adjusted operating income

/ Rate of return

= Gross value

+ Deposits and prepaid rent

- Deductions for significant renovation projects or modifications, etc.

The rate of return is determined based on market statistics, completed transactions, and management's knowledge of market conditions, generally. In setting the rate of return, various factors are taken into consideration, such as property type (residential, office, retail, etc.), location, age, condition, lease terms, and creditworthiness, among others. The investment properties have a central location in Copenhagen.

Applied rate of return	3,71%	3,66%
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Notes

All amounts in DKK.

4. Investment properties (continued)

Sensitivity analysis

The fair value of the investment properties total t.DKK 112.500 as at 31 December 2024. The determined fair value is an estimate made by management based on available information and current future expectations. The sensitivity of the average rate of return can be illustrated thus: a rise in the rate of return of 0.5 percentage point per property would result in a decrease in the fair value by t.DKK 15.466. A decrease in the rate of return of 0.5 percentage point per property would result in an increase in fair value by t.DKK 20.284.

5. Investments in participating interests

Cost 1 January 2024	111.758	0
Transferred from group enterprises	0	111.758
Disposals during the year	-111.758	0
Cost 31 December 2024	0	111.758
Carrying amount, 31 December 2024	0	111.758

6. Other financial investments

Cost 1 January 2024	6.042.360	4.733.463
Additions during the year	0	1.308.897
Cost 31 December 2024	6.042.360	6.042.360
Revaluation 1 January 2024	1.223.666	1.670.350
Revaluations for the year	1.407.669	-446.684
Revaluation 31 December 2024	2.631.335	1.223.666
Carrying amount, 31 December 2024	8.673.695	7.266.026

The fair value of the financial investments are based on the 3rd quarterly 2024 report.

7. Long term liabilities other than provisions

	Total payables 31 Dec 2024	Current portion of long term payables	Long term payables 31 Dec 2024	Outstanding payables after 5 years
Subordinate loan capital	44.303.602	0	44.303.602	0
Mortgage debt	33.356.999	874.673	32.482.326	28.742.020
Transferred to next page	77.660.601	874.673	76.785.928	28.742.020

Notes

All amounts in DKK.

7. Long term liabilities other than provisions (continued)

	Total payables 31 Dec 2024	Current portion of long term payables	Long term payables 31 Dec 2024	Outstanding payables after 5 years
Transferred from previous page	77.660.601	874.673	76.785.928	28.742.020
Deposits	525.815	0	525.815	0
Payables to group enterprises	4.618.232	0	4.618.232	0
	82.804.648	874.673	81.929.975	28.742.020

8. Disclosures on fair value

	Investment property	Unlisted securities and equity investments
Fair value at 31 December 2024	112.500.000	8.673.695
Unrealised change in fair value of the year recognised in the statement of financial activity	2.000.000	1.407.669

9. Charges and security

For mortgage credit institutes the company has provided security in company assets. This security comprises the assets below, stating the carrying amounts:

	DKK in thousands
Investment property	105.000

The company has issued owner mortgage bonds totaling DKK 5,000,000 secured by investment property as collateral for the company and CVB Invest ApS. The carrying amount of the pledged asset is DKK 7,500,000.

10. Contingencies

Contingent liabilities

The company has invested in a K/S where it has a contribution commitment of t.USD 105.

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Carsten Viggo Bæk

Direktør og dirigent

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Claus Koskelin

**Grant Thornton, Godkendt Revisionspartnerselskab CVR:
34209936**

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