

**Annual report for the period
1 January to 31 December 2023**

Vitera Living A/S
C/O Aurora North ApS, August Bournonvilles Passage 1, 1055 København K
CVR no. 25 97 49 80

Adopted at the annual general meeting on 17 June
2024

Hannibal Busack Sørensen
chairman

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Statement by management on the annual report

The executive board has today discussed and approved the annual report of Vitera Living A/S for the financial year 1 January - 31 December 2023.

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

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

We recommend the adoption of the annual report at the annual general meeting.

Copenhagen, 17 June 2024

Executive board

Kristian Foss

Hannibal Busack Sjøberg

Zheng Yao

Independent auditor's report

To the shareholder of Vitera Living A/S

Opinion

We have audited the financial Statements of Vitera Living A/S for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial Statements give a true and fair view of the financial position of the Company at 31 December 2023, and of the results of the Company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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 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 additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the financial statements, including the note disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Independent auditor's report

Statement on 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, 17 June 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Morten Schougaard Sørensen
State Authorised Public Accountant
mne32129

Company details

The company

Vitera Living A/S
C/O Aurora North ApS
August Bournonvilles Passage 1
1055 København K

CVR no.: 25 97 49 80

Reporting period: 1 January - 31 December 2023

Domicile: Copenhagen

Executive board

Kristian Foss
Hannibal Busack Sjøberg
Zheng Yao

Auditors

EY Godkendt Revisionspartnerselskab
Cortex Park Vest 3
5230 Odense M

Management's review

Business review

The company's purpose is to invest in real estate, administrate and manage real estate as well as other related activities.

Recognition and measurement uncertainties

Investment properties are valued at their fair values, according to the description in Accounting policies. The valuation includes accounting estimates and such valuation is therefore subject to some uncertainty. Please refer to note 7.

Financial review

The company's income statement for the year ended 31 December 2023 shows a profit of DKK 1.028.652, and the balance sheet at 31 December 2023 shows equity of DKK 7.224.252.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Income statement 1 January - 31 December

	<u>Note</u>	01/01-2023 - 31/12-2023 DKK	01/10-2022 - 31/12-2022 DKK
Gross profit		3.015.337	800.700
Fair value adjustments of investment properties		<u>2.311.687</u>	<u>1.740.782</u>
Profit/loss before net financials		5.327.024	2.541.482
Financial income	4	0	4.470.834
Financial costs	5	<u>-3.373.544</u>	<u>-60.054</u>
Profit/loss before tax		1.953.480	6.952.262
Tax on profit/loss for the year	6	<u>-924.828</u>	<u>-1.545.184</u>
Profit/loss for the year		<u>1.028.652</u>	<u>5.407.078</u>
Extraordinary dividend for the year		20.049.967	0
Retained earnings		<u>-19.021.315</u>	<u>5.407.078</u>
		<u>1.028.652</u>	<u>5.407.078</u>

Balance sheet 31 December

	<u>Note</u>	<u>31-12-2023</u> DKK	<u>31-12-2022</u> DKK
Assets			
Investment properties	7	<u>57.062.469</u>	<u>54.750.782</u>
Tangible assets		<u>57.062.469</u>	<u>54.750.782</u>
Total non-current assets		<u>57.062.469</u>	<u>54.750.782</u>
Receivables from group entities		0	1.774.857
Other receivables	11	165.709	1.561.751
Prepayments		<u>67.826</u>	<u>65.461</u>
Receivables		<u>233.535</u>	<u>3.402.069</u>
Total current assets		<u>233.535</u>	<u>3.402.069</u>
Total assets		<u><u>57.296.004</u></u>	<u><u>58.152.851</u></u>

Balance sheet 31 December

	<u>Note</u>	<u>31-12-2023</u> DKK	<u>31-12-2022</u> DKK
Equity and liabilities			
Share capital		1.000.000	1.000.000
Retained earnings		<u>6.224.252</u>	<u>25.245.567</u>
Equity		<u>7.224.252</u>	<u>26.245.567</u>
Provision for deferred tax		<u>6.396.325</u>	<u>5.755.605</u>
Total provisions		<u>6.396.325</u>	<u>5.755.605</u>
Mortgage loans		35.307.825	0
Corporation tax		0	1.010.086
Joint taxation contrib. payable		0	91.168
Deposits		<u>1.200.713</u>	<u>1.198.692</u>
Total non-current liabilities	8	<u>36.508.538</u>	<u>2.299.946</u>
Prepayments received from customers		938.342	0
Trade payables		59.313	254.394
Payables to group entities		4.478.361	22.567.484
Corporation tax		1.204.082	259.864
Joint taxation contributions payable		90.112	0
Other payables		<u>396.679</u>	<u>769.991</u>
Total current liabilities		<u>7.166.889</u>	<u>23.851.733</u>
Total liabilities		<u>43.675.427</u>	<u>26.151.679</u>
Total equity and liabilities		<u>57.296.004</u>	<u>58.152.851</u>
Capital situation	2		
Contingent liabilities	9		
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Statement of changes in equity

	Share capital	Retained ear- nings	Extraordinary dividend	Total
	DKK	DKK	DKK	DKK
Equity at 1 January 2023	1.000.000	25.245.567	0	26.245.567
Extraordinary dividend paid	0	0	-20.049.967	-20.049.967
Net profit/loss for the year	0	-19.021.315	20.049.967	1.028.652
Equity at 31 December 2023	1.000.000	6.224.252	0	7.224.252

Notes

1 Accounting policies

The annual report of Vitera Living A/S for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as a selective choice of provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year however the comparative figures cover 3 months only.

The annual report for 2023 is presented in DKK.

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company and the value of the asset can be measured reliably.

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

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

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

Gross profit reflects an aggregation of revenue, cost of sale, other external expenses and other operating income.

Notes

1 Accounting policies

Revenue

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

Revenue comprises rental income from leases of properties. Revenue is recognized on an actual 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.

Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Value adjustments of investment properties

Value adjustments of investment property comprise the year's changes in the fair value of investment property.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation.

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

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Balance sheet

Investment property

Investment properties are measured at cost at first recognition. After the first recognition investment properties are measured at fair value. Annual changes in fair value is recognized in the income statement. The fair value is calculated on free cash flow from the property and a market yield for a comparable property (a DCF-model).

Notes

1 Accounting policies

Fair value is determined based on the principal market, if no market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset less transactions costs.

The fair value is classified based on the fair value hierarchy, see below:

Level 1: Value based on the fair value of similar assets in an active market

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

Level 3: Value based on generally accepted valuation methods and reasonable estimates based on non-observable market information

Impairment of fixed assets

The carrying amount of investment properties is tested annually for impairment, other than what is reflected through normal amortisation and depreciation.

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.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

Prepayments

Prepayments comprise costs incurred concerning subsequent financial years.

Equity

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Notes

1 Accounting policies

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax.

Liabilities

The Company has chosen IAS 39 as interpretation for recognition and measurement of liabilities.

Financial liabilities relating to investment properties are measured at amortised cost.

Other liabilities are measured at net realizable value.

Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Positive and negative fair values of derivative financial instruments are included in 'Other receivables' or 'Other payables', respectively.

As for derivative financial instruments that do not qualify for hedge accounting, fair value adjustments are recognised in the income statement on a current basis.

2 Capital situation

The Company is part of a Group of Companies in the Aurora Group. The Companies are financed by the same lender and they have mutually provided the properties in the Companies as collateral. Furthermore, the Companies have guaranteed across the Group for the loan commitments in all the Companies. Based on the agreements the Company expects to be able to maintain the existing Group external and Group internal financing.

Notes

	01/01-2023 - 31/12-2023 DKK	01/10-2022 - 31/12-2022 DKK
3 Staff costs		
Average number of employees	<u>0</u>	<u>0</u>
4 Financial income		
Other financial income	0	91.103
Capital gain	0	4.183.002
Fair value adjustments of financial instruments	<u>0</u>	<u>196.729</u>
	<u>0</u>	<u>4.470.834</u>
5 Financial costs		
Financial expenses, group entities	391.163	60.054
Other financial costs	2.566.707	0
Fair value adjustments of financial instruments	<u>415.674</u>	<u>0</u>
	<u>3.373.544</u>	<u>60.054</u>
6 Tax on profit/loss for the year		
Current tax for the year	192.654	1.101.254
Adjustment of tax concerning previous years	91.454	0
Deferred tax for the year	<u>640.720</u>	<u>443.930</u>
	<u>924.828</u>	<u>1.545.184</u>

Notes

7 Tangible assets

	Investment properties
	DKK
Cost at 1 January 2023	33.290.000
Cost at 31 December 2023	33.290.000
Fair value adjustments at 1 January 2023	21.460.782
Fair value adjustments for the year	2.311.687
Fair value adjustments at 31 December 2023	23.772.469
Impairment losses and depreciation at 1 January 2023	0
Impairment losses for the year	0
Carrying amount at 31 December 2023	57.062.469

Fair value level 3

The valuation is based on DCF-model with a WACC of 9,00% (2022: 9,00%) and a budget period of 10 years. Inflation is assumed to be 2,00% (2022: 2,00%). The property is a commercial property placed in the area of Odense and is fully rented. Rent is expected to increase with 2,00% per year (2022: 2,00%). No vacancy is expected. The valuation corresponds to DKK 7.966 per sqm. If the WACC was decreased with 0,25% the value would increase to DKK 58.693 thousand and if the WACC was increased with 0,25% the value would decrease to DKK 55.520 thousand..

8 Long term debt

	Debt at 1 January 2023	Debt at 31 December 2023	Instalment next year	Debt outstan- ding after 5 years
	DKK	DKK	DKK	DKK
Mortgage loans	0	35.307.825	0	0
Corporation tax	1.010.086	0	0	0
Joint taxation contrib. payable	91.168	0	0	0
Deposits	1.198.692	1.200.713	0	1.200.713
	2.299.946	36.508.538	0	1.200.713

Notes

9 Contingent liabilities

The company is jointly taxed with Aurora DK AdminCo ApS (management company), and jointly and severally liable with other jointly taxed entities for payment of income taxes for income year 2022 onwards as well as for payment of withholding taxes on dividends, interest and royalties which fall due for payment on or 11 November 2022.

10 Mortgages and collateral

Investment properties with a carrying amount of DKK 57.062 thousand at 31 December 2023 have been provided as collateral for debt to mortgage credit institutions of DKK 35.308 thousand.

Furthermore the investment properties have been provided as collateral for debt in sister companies in the Aurora Group and guarantee has been provided across the Group.

11 Financial instruments

The company has purchased a financial instrument to cap the interest on a future mortgage loan. In the interest cap, the variable interest is capped at 2,75% until 2025. The cap covers a total loan amount of DKK 36.750 thousand. The fair value of this at 31 December 2023 amounts to DKK 381 thousand and is included under "Other Receivables". The financial instrument is recognised at fair value level 2 and no material non-observable inputs are included in the valuation.