CHRISTENSEN
KJÆRULFF
PERSONLIGT ENGAGEMENT

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Covivio Dansk Holding ApS

Østbanegade 123, 2100 København Ø

Company reg. no. 30 53 57 23

Annual report

1 January - 31 December 2022

The annual report has been submitted and approved by the general meeting on the 16 May 2023.

Daniel Frey
Chairman of the meeting

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 EUR 146.940 means the amount of EUR 146,940, and that 23,5 % means 23.5 %.

Contents

Management's statement

Today, the Executive Board has approved the annual report of Covivio Dansk Holding ApS for the financial year 1 January - 31 December 2022.

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

We consider the chosen accounting policy to be appropriate, and in our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January – 31 December 2022.

Further, in our 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.

Copenhagen, 16 May 2023

Executive board

Arnaud Brément Managing Director	Myriam Despas	Mikael Brøgger Håkansson

Independent auditor's report

To the Shareholders of Covivio Dansk Holding ApS

Opinion

We have audited the financial statements of Covivio Dansk Holding ApS for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity, notes and a summary of significant accounting policies, for the Company. The financial statements are prepared under 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 2022, and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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 disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

Independent auditor's report

In connection with our audit of the financial statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

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

Copenhagen, 16 May 2023

Christensen Kjærulff
Statsautoriseret Revisionsaktieselskab
Company reg. no. 15 91 56 41

Iver Haugsted
State Authorised Public Accountant
mne10678

Company information

The company	Covivio Dansk Holding ApS Østbanegade 123 2100 København Ø	
	Company reg. no.	30 53 57 23
	Established:	19 May 2014
	Domicile:	Copenhagen
	Financial year:	1 January - 31 December 9th financial year
Executive board	Arnaud Brément, Managing Director Myriam Despas Mikael Brøgger Håkansson	
Auditors	Christensen Kjærulff Statsautoriseret Revisionsaktieselskab Østbanegade 123 2100 København Ø	
Subsidiaries	Covivio Dansk L ApS, Copenhagen Covivio Berlin IV ApS, Copenhagen	

Financial highlights

EUR in thousands.	2022	2021	2020	2019	2018
Income statement:					
Gross profit	-12	-8	-8	-10	-16
Profit from operating activities	-12	-8	-8	-10	-18
Net financials	50.537	99.613	69.204	99.533	85.656
Net profit or loss for the year	50.525	99.605	69.196	99.523	85.638
Statement of financial position:					
Balance sheet total	731.931	794.014	694.485	625.282	525.783
Equity	731.872	793.946	694.341	625.145	525.622
Key figures in %:					
Acid test ratio	967,8	30.252,9	48,6	51,1	64,6
Solvency ratio	100,0	100,0	100,0	100,0	100,0
Return on equity	6,6	13,4	10,5	17,3	25,1

Calculations of key figures and ratios follow the recommendations of the Danish Association of Finance Analysts.

The principal activities of the company

The principal activities are majority ownership to the shares in Covivio Dansk L ApS and Covivio Berlin IV ApS, both operating within the German real estate market.

Uncertainties about recognition or measurement

No uncertainties as to recognition or measurement.

Development in activities and financial matters

Income or loss from ordinary activities after tax totals EUR 50.525 against EUR 99.605 last year. Management considers the net profit or loss for the year satisfactory.

Expected developments

The management expect a positive result for 2023.

Know how resources

Know how for the group is described in the group's CSR report.

Environmental issues

Environmental issues are described in the group's CSR report.

Research and development activities

None.

Events occurring after the end of the financial year

No events have occured subsequent to the balance sheet date, which would have material impact on the financial position of the company

Corporate social responsibility report pursuant to section 99 a of the Danish Financial Statements Act

Covivio Dansk Holding ApS is a subsidiary to Covivio Immobilien SE. The statutory statement for the group cf. section 99 a of the Danish Financial Statements Act has been published on the group's website on the following url: https://www.covivio.eu/en/press-releases-and-publications/

Report on gender composition in management according to section 99 b of the Danish Financial Statements Act

With reference to the account of the gender composition of the management cf. section 99 b of the Danish Financial Statements Act, 33,33 % of the management consist of female directors. On a group level 36 % of the directors is female directors. The group is working to get new female directors so no gender is underrepresented.

Report on the company's policy on data ethics according to section 99 d of the Danish Financial Statements Act

The policy on data ethics according to section 99 d has been published on the group's webside on the following url: https://www.covivio.eu/en/csr-innovation/compliance/ethics-compliance/

Income statement 1 January - 31 December

EUR thousand.

Note		2022	2021
	Other external expenses	-12	-8
	Gross profit	**-12**	**-8**
	Income from investments in subsidiaries	50.534	99.612
	Other financial income from group enterprises	3	1
3	**Net profit or loss for the year**	**50.525**	**99.605**

Balance sheet at 31 December

EUR thousand.

Note	Assets	2022	2021
	Non-current assets		
4	Investments in group enterprises	731.360	773.442
	Total investments	731.360	773.442
	Total non-current assets	**731.360**	**773.442**
	Current assets		
	Receivables from group enterprises	522	20.514
	Other receivables	49	58
	Total receivables	571	20.572
	Total current assets	**571**	**20.572**
	Total assets	**731.931**	**794.014**

Balance sheet at 31 December

EUR thousand.

Equity and liabilities

Note		2022	2021
	Equity		
	Contributed capital	13	13
	Reserve for net revaluation according to the equity method	534.263	483.728
	Retained earnings	197.596	310.205
	Total equity	**731.872**	**793.946**
	Liabilities other than provisions		
	Trade payables	9	10
	Other payables	50	58
	Total short term liabilities other than provisions	59	68
	Total liabilities other than provisions	**59**	**68**
	Total equity and liabilities	**731.931**	**794.014**

1 **Fees for auditor**

5 **Contingencies**

6 **Related parties**

Statement of changes in equity

EUR thousand.

	Contributed capital	Reserve for net revaluation according to the equity method	Retained earnings	Proposed dividend for the financial year	Total
Equity 1 January 2021	13	399.273	268.685	26.370	694.341
Distributed dividend	0	0	0	-26.370	-26.370
Share of results	0	84.455	15.150	0	99.605
Reversal of distributed dividend	0	0	26.370	0	26.370
Equity 1 January 2022	13	483.728	310.205	0	793.946
Share of results	0	50.535	-112.609	0	-62.074
Extraordinary dividend adopted during the financial year	0	0	112.599	0	112.599
Distributed extraordinary dividend adopted during the financial year.	0	0	-112.599	0	-112.599
	13	**534.263**	**197.596**	**0**	**731.872**

Notes

EUR thousand.

		2022	2021
1.	**Fees for auditor**		
	Total fee for Christensen Kjærulff, Statsautoriseret Revisionsaktieselskab	8	7
	Fee concerning compulsory audit	3	3
	Tax consultancy	3	1
	Other services	2	3
		8	**7**
2.	**Staff costs**		
	Average number of employees	0	0
3.	**Proposed distribution of net profit**		
	Extraordinary dividend distributed during the financial year	112.599	0
	Reserves for net revaluation according to the equity method	50.535	84.455
	Transferred to retained earnings	0	15.150
	Allocated from retained earnings	-112.609	0
	Total allocations and transfers	**50.525**	**99.605**

EUR thousand.

	31/12 2022	31/12 2021
4. Investments in group enterprises		
Acquisition sum, opening balance 1 January 2022	289.714	295.142
Disposals during the year	0	-5.428
Cost 31 December 2022	**289.714**	**289.714**
Revaluations, opening balance 1 January 2022	483.728	399.274
Revaluations for the year	50.535	98.247
Reversals for the year concerning disposals	0	-13.793
Dividend	-92.617	0
Revaluation 31 December 2022	**441.646**	**483.728**
Carrying amount, 31 December 2022	**731.360**	**773.442**

Financial highlights for the enterprises according to the latest approved annual reports

EUR in thousands	Equity interest	Equity	Results for the year	Carrying amount, Covivio Dansk Holding ApS
Covivio Dansk L ApS, Copenhagen	89,9 %	379.875	24.449	341.508
Covivio Berlin IV ApS, Copenhagen	100 %	389.851	28.556	389.851
		769.726	**53.005**	**731.359**

5. Contingencies

Joint taxation

The company acts as administration company for the group of companies subject to the Danish scheme of joint taxation and is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, to pay the total corporation tax.

TheThe company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The total tax payable under the joint taxation scheme totals t.EUR 0

The liability relating to obligations in connection with withholding tax on dividends, interest, and royalties represents an estimated maximum of t.EUR 0

EUR thousand.

5. Contingencies (continued)

Joint taxation (continued)

Any subsequent adjustments of corporate taxes or withholding taxes, etc., may result in changes in the company's liabilities.

6. Related parties

Controlling interest

Covivio Immobilien GmbH, Friedrichstrasse 15, 70174 Stuttgart	Majority shareholder

Transactions

All transactions have taken place on arm's-lengths basis.

The company is included in the consolidated annual accounts of Covivio Immobilien SE, Essener Str. 66, D-46047 Oberhausen, Germany

The annual report for Covivio Dansk Holding ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class C enterprises (large enterprises).

The accounting policies are unchanged from the previous year, and the annual report is presented in euro (EUR).

No consolidated financial statements have been prepared pursuant to section 112 (1) of the Danish Financial Statements Act. The financial statements of Covivio Dansk Holding ApS and its group enterprises are included in the consolidated financial statements for Covivio Immobilien SE, Germany, reg. no. HRB 26385.

Pursuant to section 86 (4) of the Danish Financial Statements Act, no statement of cash flows for the enterprise has been prepared, as the relevant information is included in the consolidated financial statements of Covivio Immobilien SE.

Business combinations

Acquisitions completed by the 1 July 2018 or later (method of consolidation)

Acquisition of group enterprises are dealt with in accordance with the acquisition method, and afterwards the assets and liabilities of the acquired entity are measured at fair value at the date of acquisition. If it is possible to measure the value reliably, acquired contingent liabilities are measured at fair value under the item Equity investments in group enterprises.

The date of acquisition is the date when control of the acquired entity is obtained.

The cost of the acquired entity represents the fair value of the consideration agreed upon, including the considerations that are conditional on future events. Transaction costs directly attributable to the acquisition of group enterprises are recognised in the income statement as incurred.

Positive differences between the cost of the acquired entity and the identified assets and liabilities are recognised in the equity investment as goodwill, which is amortised on a straight-line basis in the income statement over the expected useful life. Amortisation of goodwill is allocated to the functions to which the goodwill relates. If the difference is negative, this is recognised immediately in the income statement.

If the allocation of the purchase price is not final, positive and negative differences from acquired group enterprises may, as a result of changes in recognition and measurement of the identified net assets, be adjusted up to 12 months from the date of acquisition. These adjustments are also reflected in the value of goodwill or negative goodwill, including depreciation already made.

If the cost includes contingent considerations, these are measured at fair value at the date of acquisition. Subsequently, contingent considerations at fair value are measured again. Value adjustments are recognised in the income statement.

In case of step-by-step acquisitions, the value of the hitherto equity holding in the acquired entity is measured again at the fair value at the date of acquisition. The difference between the carrying amount of the hitherto equity investment and the fair value is recognised in the income statement.

Income statement

Other external expenses

Other external expenses comprise expenses incurred for administration.

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, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

Results from investments in subsidiaries

After full elimination of intercompany profit or loss less amortised consolidated goodwill, the investment in the individual subsidiaries are recognised in the income statement as a proportional share of the subsidiaries' post-tax profit or loss.

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.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises. The company acts as an administration company in relation to the joint taxation. This means that the total Danish tax payable by the Danish consolidated companies is paid to the tax authorities by the company.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Investments

Investments in subsidiaries

Investments in subsidiaries are recognised and measured by applying the equity method. The equity method is used as a method of consolidation.

Investments in subsidiaries are recognised in the statement of financial position at the proportionate share of the enterprise's equity value. This value is calculated in accordance with the parent's accounting policies with deductions or additions of unrealised intercompany gains and losses as well as with additions or deductions of the remaining value of positive or negative goodwill calculated in accordance with the acquisition method. Negative goodwill is recognised in the income statement at the time of acquisition of the equity investment. If the negative goodwill relates to contingent liabilities acquired, negative goodwill is not recognised until the contingent liabilities have been settled or lapsed.

Consolidated goodwill is amortised over its estimated useful life, which is determined on the basis of the management's experience with the individual business areas. Consolidated goodwill is amortised on a straight-line basis over the amortisation period, which represent 5-20 years. The depreciation period is determined on the basis of an assessment that these are strategically acquired enterpriseswith a strong market position and a long-term earnings profile.

In relation to material assets and liabilities recognised in subsidiaries but are not represented in the parent, the following accounting policies have been applied.

Investment property:

- Investment properties are measured at estimated fair value. Consequently, depreciation does not takes place on a systematic basis. Fair value adjustment is recognised in the profit or loss of the group enterprise.

Liabilities other than provisions:

- Liabilities other than provisions are measured at amortised cost which usually corresponds to the nominal value.

Investments in subsidiaries with a negative equity value are measured at DKK 0, and any accounts receivable from these enterprises are written down to the extent that the account receivable is uncollectible. To the extent that the parent has a legal or constructive obligation to cover an negative balance that exceeds the account receivable, the remaining amount is recognised under provisions.

To the extent the equity exceeds the cost, the net revaluation of equity investments in subsidiaries transferred to the reserve under equity for net revaluation according to the equity method. Dividends from subsidiaries expected to be adopted before the approval of this annual report are not subject to a limitation of the revaluation reserve. The reserve is adjusted by other equity movements in subsidiaries.

Newly acquired or newly established companies are recognised in the financial statement as of the time of acquisition. Sold or liquidated companies are recognised until the date of disposal.

On the acquisition of enterprises, the acquisition method, the uniting-of-interests method or the book value method is applied, cf. the above description under Business combinations.

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets as well as equity investments in subsidiaries 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. Writedown 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. Impairment relating to goodwill is not reversed.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

In order to meet expected losses, impairment takes place at the net realisable value. The company has chosen to use IAS 39 as a basis for interpretation when recognising impairment of financial assets, which means that impairments must be made to offset losses where an objective indication is deemed to have occurred that an account receivable or a portfolio of accounts receivable is impaired.If an objective indication shows that an individual account receivable has been impaired, an impairment takes place at individual level.

Accounts receivable for which there is no objective indication of impairment at the individual level are evaluated at portfolio level for objective indication of impairment. The portfolios are primarily based on the debtors' domicile and credit rating in accordance with the company's and the group's credit risk management policy. Determination of the objective indicators applied for portfolios are based on experience with historical losses.

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

Equity

Reserve for net revaluation according to the equity method

The reserve for net revaluation according to the equity method comprises net revaluation of equity investments in subsidiaries, associates and equity interests proportional to cost.

The reserve may be eliminated in the event of losses, realisation of equity investments, or changes in the accounting estimates.

The reserve cannot be recognised by a negative amount.

Income tax and deferred tax

As administration company, Covivio Dansk Holding ApS is liable to the tax authorities for the subsidiaries' corporate income taxes.

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.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

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.

Adjustments take place in relation to deferred tax concerning elimination of unrealised intercompany gains and losses.

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

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