

# **Foncière du Triangle d'Or ApS**

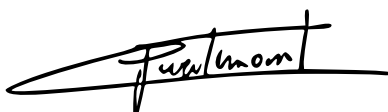
**c/o Harbour House, Sundkrogsgade 21, 2100 København Ø**

**Company reg. no. 30 54 27 03**

## **Annual report**

**1 March 2022 - 28 February 2023**

The annual report was submitted and approved by the general meeting on the 29 September 2023.



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

## **Management's statement**

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Today, the Executive Board has approved the annual report of Foncière du Triangle d'Or ApS for the financial year 1 March 2022 - 28 February 2023.

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 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 28 February 2023, and of the results of the Group and the Company's operations as well as the consolidated cash flows for the financial year 1 March 2022 – 28 February 2023.

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.

København Ø, 29 September 2023

### **Executive board**

Sebastien Boudreau



Benoit Marie M. Quertemont



## **Independent auditor's report**

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### **To the Shareholder of Foncière du Triangle d'Or ApS**

#### **Opinion**

We have audited the consolidated financial statements and the parent company financial statements of Foncière du Triangle d'Or ApS for the financial year 1 March 2022 to 28 February 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes for both the Group the Parent Company, as well as consolidated statement of cash flows. The consolidated financial statements and the parent company financial statements are prepared under 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 28 February 2023, and of the results of the Group and the Company's operations as well as the consolidated cash flows for the financial year 1 March 2022 - 28 February 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 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" section of our report. 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Material Uncertainty Related to Going Concern**

Without qualifying our opinion, we draw attention to note 1 in which the management describes the group's financial situation. We concur with the management's description of the financial situation.

#### **Emphasis of Matter**

Without qualifying our opinion, we draw attention to note 1 in which the management describes the uncertainty associated with the valuation of the group's investments properties. We concur with the management's description of the uncertainties and the accounting treatment.

#### **Management's Responsibilities for the Consolidated Financial Statements and the Parent Company 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 consolidated financial statements and parent company financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the parent company 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 consolidated financial statements and the parent company financial statements unless Management either intends to liquidate the Group or the Company or to cease operations, or has no realistic alternative but to do so.

## **Independent auditor's report**

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### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements and the Parent Company Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent company 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 consolidated financial statements and parent company 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 consolidated financial statements and the parent company 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 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 consolidated financial statements and the parent company 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 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 consolidated financial statements and the parent company 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the consolidated financial statements and the parent company financial statements, including the disclosures, and whether the consolidated financial statements and the parent company financial statements represent the underlying transactions and events in a manner that gives a true and fair view.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

## Independent auditor's report

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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 consolidated financial statements and the parent company financial statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements and the parent company financial statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the consolidated financial statements and the parent company 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, 29 September 2023

**Grant Thornton**

State Authorised Public Accountants  
Company reg. no. 34 20 99 35

Morten Grønbech

State Authorised Public Accountant  
mnc34491

## **Company information**

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### **The company**

Foncière du Triangle d'Or ApS  
c/o Harbour House  
Sundkrogsgade 21  
2100 København Ø

Company reg. no. 30 54 27 03  
Established: 29 February 2008  
Domicile: Copenhagen  
Financial year: 1 March - 28 February

### **Executive board**

Sebastien Boudreau  
Benoit Marie M. Quertemont

### **Auditors**

Grant Thornton, Statsautoriseret Revisionspartnerselskab  
Stockholmsgade 45  
2100 København Ø

### **Parent company**

Paris Premier Properties S.à r.l.

## Company information

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### Subsidiaries

4 Rue Duphot Paris I ApS, Copenhagen  
 5 Rue Beaujon Paris VIII ApS, Copenhagen  
 5 Avenue Bosquet Paris VII ApS, Copenhagen  
 5 Rue du Boccador Paris VIII ApS, Copenhagen  
 7 Rue du Boccador Paris VIII ApS, Copenhagen  
 8 Av. D'Eylau - 7-11 Av. Raymond Poincaré Paris XV, Copenhagen  
 11 Rue Saint Dominique Paris VII ApS, Copenhagen  
 13 Rue Alphonse De Neuville Paris XVI ApS, Copenhagen  
 15 Rue de Chernoviz Paris XVI ApS, Copenhagen  
 18 Bis Rue D'Anjou Paris VIII ApS, Copenhagen  
 18 Rue Godot de Mauroy Paris IX ApS, Copenhagen  
 19 Rue Francois 1er Paris VIII ApS, Copenhagen  
 34 Avenue Marceau Paris VIII ApS, Copenhagen  
 43 Rue Descamps Paris XVI ApS, Copenhagen  
 61 Avenue Marceau Paris XVI ApS, Copenhagen  
 63 Avenue Des Champs Elysees Paris VIII (II) ApS, Copenhagen  
 63 Avenue Des Champs Elysees Paris VIII ApS, Copenhagen  
 63 Boulevard des Batignolles Paris VIII ApS, Copenhagen  
 66 Rue Pierre Charron Paris VIII ApS, Copenhagen  
 98 Rue Pierre Demours Paris XVII ApS, Copenhagen  
 48/50 Rue Pierre Charron 1-3 Rue Cerisoles Paris VIII ApS, Copenhagen

130 Rue du Faubourg Saint Honoré Paris VIII ApS, France  
 9 Rue de Boccador Paris VIII SARL, Luxembourg  
 11-13 Rue Duphot Paris I SARL, Luxembourg  
 28-30 Rue de la Tremoille Paris VIII SARL, Luxembourg



## Consolidated financial highlights

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EUR in thousands.	<u>2022/23</u>	<u>2021/22</u>	<u>2020/21</u>	<u>2019/20</u>	<u>2018/19</u>
<b>Income statement:</b>					
Revenue	6.773	5.601	7.526	3.536	7.215
Profit from operating activities	390.968	228.891	31.944	9.087	28.530
Net financials	-15.340	-14.058	-14.055	-5.808	-19.195
Net profit or loss for the year	301.762	162.063	30.900	25.284	1.140
<b>Statement of financial position:</b>					
Balance sheet total	2.129.728	1.751.662	1.543.518	1.608.177	1.609.404
Equity	1.325.915	1.024.153	862.089	831.189	796.938
<b>Cash flows:</b>					
Operating activities	98.593	285.655	-87.417	-13.295	-19.431
Investing activities	-154	-723	180.269	2.024	6.442
Financing activities	-100.843	-284.429	-102.858	2.427	1.182
Total cash flows	-2.404	503	-10.006	-8.844	-11.807
<b>Employees:</b>					
Average number of full-time employees	2	2	2	2	2
<b>Key figures in %:</b>					
Profit margin (EBIT-margin)	5.772,4	4.086,6	424,4	257,0	395,4
Acid test ratio	13,8	26,8	153,3	62,4	74,9
Solvency ratio	62,3	58,5	55,9	51,7	49,5
Return on equity	25,7	17,2	3,6	3,1	0,1

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

The financial highlights for 2019/20 only comprise the period October 1st 2019 - February 29th 2020.

## Management's review

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### Description of key activities of the company

The group's main activity consists in any kind of financial investment, including but not limited to, buy, own, rent, manage and sell real estate, and any other similar business in accordance with the decision of the executive board.

The group's investment properties is established as a branch located in France under the current tax laws. In this regard, the group has acquired an external evaluation of the tax conditions in France. The management concluded, based on the evaluation, that the group does not have any tax obligations which are not included in the balance.

### Uncertainties about recognition or measurement

The group's properties is primarily development properties and it is therefore difficult to provide a reliable basis for the valuation as the present operational result does not reflect the market value of the properties. The measurement of the group's properties is therefore subject to uncertainty.

### Development in activities and financial matters

The net profits totals t.EUR 301.762 against t.EUR 162.063 last year. Management considers the net profit for the year satisfactory.

The group's investment properties is measured at fair value. The measurement of fair value is based on estimates of existing leases, and current market rent for similar properties, in the same location and condition. The rate of return used is significant for the valuation of the group's investments properties.

### Special risks

#### *Financial risks*

The group's cash reserve is limited, however, it is management's expectation that a positive cash flow will be created through renting out and/or sale of the group's properties, whereby the group will be able to meet its liabilities. Further, the group's parent company has provided a letter of support, expiring 29 February 2024, in which they declare to ensure that there will be sufficient funds in the groups to cover its current operations. .

#### *Interest rate risks*

As the interest bearing debt is of a material amount, changes in the interest rates will have a material direct impact on the results.

### Environmental issues

The group has in our opinion no special impact on the external environment and therefore no specific environmental policy.

### Know-how resources

The activity of the group does not require large know how resources and therefore the group has no knowledge resources or research and development activities.

### Expected developments

Based on the above, it is the management's overall expectation that the group can run its day to day business with a satisfactory income in the coming year. The result is expected to reach same level as for 2022/23, which may be affected by disposals of properties.

## **Management's review**

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### **Events occurring after the end of the financial year**

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

### **Statement of corporate social responsibility**

#### *Business model and engagement*

The group does not have any policies or activities regarding corporate social responsibility and data ethics, due to the main activity consisting of property development.

### **Target figures and policies for the underrepresented gender**

The group has no target figures or policies for the under-represented sex.

### **Company's policy on data ethics**

The absence of data ethics policies within the group is due to its engagement in financial investment activities, including but not limited to, buy, own, rent, manage and sell real estate, and any other similar business in accordance with the decision of the executive board.

## Accounting policies

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The annual report for Foncière du Triangle d'Or 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).

### 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, writedowns 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 group 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 group 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.

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.

### The consolidated financial statements

The consolidated income statements comprise the parent company Foncière du Triangle d'Or ApS and those group enterprises of which Foncière du Triangle d'Or ApS directly or indirectly owns more than 50 % of the voting rights or in other ways exercise control.

#### *Consolidation policies*

The consolidated financial statements have been prepared as a summary of the parent company's and the group enterprises' financial statements by adding together uniform accounting records calculated in accordance with the group's accounting policies.

Investments in group enterprises are eliminated by the proportionate share of the group enterprises' fair value of net assets and liabilities at the acquisition date.

## Income statement

### Revenue

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Recognition of revenue is exclusive of VAT and taxes and less any discounts relating directly to sales.

## Accounting policies

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The revenue comprises rental income from the lease of properties and charged joint costs, and it is recognised in the income statement for the period relating to the lease payment.

### Other external costs

Other external costs comprises costs for administration and operation of the group's properties.

### 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.

### Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members.

### 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 financial assets and liabilities, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the French tax prepayment scheme, etc.

### Results from investments in group enterprises

After full elimination of intercompany profit or loss less amortised consolidated goodwill, the equity investment in the individual entities are recognised in the income statement of the parent as a proportional share of the group entities' 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 parent and the Danish group enterprises are subject to French rules on compulsory joint taxation of the consolidated Danish group enterprises. The parent acts as an administration company in relation to the joint taxation. This means that the total French income tax payable by the Danish group companies is paid to the tax authorities by the company.

The current French 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

### Investment property

At the initial recognition, investment property is measured at cost, comprising the cost of the property and directly associated costs, if any.

## **Accounting policies**

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Hereafter, investment properties are measured individually at an estimated fair value. The properties are measured using a returnbased model, by which the expected future cash flows for the following year, along with a rate of return determined by an external assessor, form the basis for the fair value of the properties. Compared to the previous financial year, the method of measurement remains unchanged.

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 recognised in the income statement under the item "Other external costs".

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.

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

### **Investments**

#### **Investments in group enterprises**

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

Investments in group enterprises 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.

Investments in group enterprises with a negative equity value are measured at EUR 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 a 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 group enterprises transferred to the reserve under equity for net revaluation according to the equity method. Dividends from group enterprises 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 group enterprises.

### **Receivables**

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

### **Cash on hand and demand deposits**

Cash on hand and demand deposits comprise cash at bank.

## Accounting policies

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### 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, Foncière du Triangle d'Or ApS is liable to the tax authorities for the subsidiaries' corporate French 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 in France with consolidated Danish companies. The company has not opted for Danish international joint taxation. 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.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

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

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

## **Accounting policies**

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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.

Other liabilities are measured at amortised cost, which usually corresponds to the nominal value.

### **Accruals and deferred income**

Payments received concerning future income are recognised under accruals and deferred income.

### **Statement of cash flows**

The cash flow statement shows the cash flows for the year, divided in cash flows deriving from operating activities, investment activities and financing activities, respectively, the changes in the liabilities, and cash and cash equivalents at the beginning and the end of the year, respectively.

The effect on cash flows derived from the acquisition and sale of enterprises appears separately under cash flows from investment activities. In the statement of cash flows, cash flows derived from acquirees are recognised as of the date of acquisition, and cash flows derived from sold enterprises are recognised until the date of sale.

### **Cash flows from operating activities**

Cash flows from operating activities are calculated as the group's share of the profit adjusted for non-cash operating items, changes in the working capital, and corporate income tax paid. Dividend income from equity investments are recognised under "Interest income and dividend received".

### **Cash flows from investment activities**

Cash flows from investment activities comprise payments in connection with the acquisition and sale of enterprises and activities as well as the acquisition and sale of intangible assets, property, plant, and equipment, and investments, respectively.

### **Cash flows from financing activities**

Cash flows from financing activities include changes in the size or the composition of the group's share capital and costs attached to it, as well as raising loans, repayments of interest-bearing payables and payment of dividend to shareholders.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and in hand with deduction of short-term bank debts and short-term securities with a maturity less than 3 months that are readily convertible into cash and which are subject to an insignificant risk of changes in value.



**Income statement 1 March - 28 February**

EUR thousand.

Note	Group		Parent		
	2022/23	2021/22	2022/23	2021/22	
2	Revenue	6.773	5.601	0	0
	Other external costs	-26.256	-12.287	-128	-295
	Value adjustment of investment property	410.451	235.577	0	0
	<b>Gross profit</b>	<b>390.968</b>	<b>228.891</b>	<b>-128</b>	<b>-295</b>
4	Staff costs	0	0	0	0
	<b>Operating profit</b>	<b>390.968</b>	<b>228.891</b>	<b>-128</b>	<b>-295</b>
	Income from investments in group enterprises	0	0	284.080	162.344
	Other financial income	10.773	385	12.484	0
5	Other financial costs	-26.113	-14.443	-44	14
	<b>Pre-tax net profit or loss</b>	<b>375.628</b>	<b>214.833</b>	<b>296.392</b>	<b>162.063</b>
6	Tax on net profit or loss for the year	-73.866	-52.770	5.370	0
7	<b>Net profit or loss for the year</b>	<b>301.762</b>	<b>162.063</b>	<b>301.762</b>	<b>162.063</b>

**Balance sheet at 28 February**

EUR thousand.

Note	Group		Parent		
	2023	2022	2023	2022	
<b>Assets</b>					
<b>Non-current assets</b>					
8	Investment property	2.066.005	1.655.400	0	0
	Total property, plant, and equipment	2.066.005	1.655.400	0	0
9	Investments in group enterprises	0	0	1.219.360	935.297
	Total investments	0	0	1.219.360	935.297
	<b>Total non-current assets</b>	<b>2.066.005</b>	<b>1.655.400</b>	<b>1.219.360</b>	<b>935.297</b>
<b>Current assets</b>					
	Trade receivables	1	2	0	0
	Receivables from subsidiaries	46.889	70.554	113.579	217.141
	Other receivables	11.846	18.315	35	0
	Total receivables	58.736	88.871	113.614	217.141
	Cash and cash equivalents	4.987	7.391	650	168
	<b>Total current assets</b>	<b>63.723</b>	<b>96.262</b>	<b>114.264</b>	<b>217.309</b>
	<b>Total assets</b>	<b>2.129.728</b>	<b>1.751.662</b>	<b>1.333.624</b>	<b>1.152.606</b>

**Balance sheet at 28 February**

EUR thousand.

Note	Group		Parent	
	2023	2022	2023	2022
<b>Equity and liabilities</b>				
<b>Equity</b>				
	50.038	50.038	50.038	50.038
Contributed capital				
Reserve for net revaluation according to the equity method	0	0	993.647	786.369
Retained earnings	1.275.877	974.115	282.229	187.746
<b>Total equity</b>	<b>1.325.915</b>	<b>1.024.153</b>	<b>1.325.914</b>	<b>1.024.153</b>
<b>Provisions</b>				
10 Provisions for deferred tax	313.873	240.007	0	0
<b>Total provisions</b>	<b>313.873</b>	<b>240.007</b>	<b>0</b>	<b>0</b>
<b>Liabilities other than provisions</b>				
	26.353	127.956	0	0
Mortgage loans				
Deposits	916	156	0	0
11 Total long term liabilities other than provisions	27.269	128.112	0	0
11 Current portion of long term payables	442.850	347.703	0	0
Prepayments received from customers	8	0	0	0
Trade payables	31	135	0	0
Payables to subsidiaries	0	0	0	114.650
Income tax payable	7.143	6.551	7.626	12.996
Other payables	12.620	4.314	84	807
12 Accruals and deferred income	19	687	0	0
Total short term liabilities other than provisions	462.671	359.390	7.710	128.453
<b>Total liabilities other than provisions</b>	<b>489.940</b>	<b>487.502</b>	<b>7.710</b>	<b>128.453</b>
<b>Total equity and liabilities</b>	<b>2.129.728</b>	<b>1.751.662</b>	<b>1.333.624</b>	<b>1.152.606</b>

**Balance sheet at 28 February**

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EUR thousand.

**Equity and liabilities**

<u>Note</u>	<u>Group</u>		<u>Parent</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>

- 1 Financial statement uncertainties**
- 3 Fees, auditor**
- 13 Charges and security**
- 14 Contingencies**
- 15 Related parties**

## Consolidated statement of changes in equity

EUR thousand.

	<u>Contributed capital</u>	<u>Reserve for net revaluation according to the equity method</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 March 2021	50.038	0	812.051	862.089
Retained earnings for the year	0	0	162.064	162.064
Equity 1 2022	50.038	0	974.115	1.024.153
Retained earnings for the year	0	0	301.762	301.762
	<b>50.038</b>	<b>0</b>	<b>1.275.877</b>	<b>1.325.915</b>

## Statement of changes in equity of the parent

EUR thousand.

	<u>Contributed capital</u>	<u>Reserve for net revaluation according to the equity method</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 March 2021	50.038	624.024	188.027	862.089
Retained earnings for the year	0	162.344	-281	162.063
Movement	0	1	0	1
Equity 1 March 2021	50.038	786.369	187.746	1.024.153
Correction of previous reserve for net revaluation according to the equity method	0	-76.785	0	-76.785
Retained earnings for the year	0	284.063	94.482	378.545
	<b>50.038</b>	<b>993.647</b>	<b>282.228</b>	<b>1.325.913</b>

## Statement of cash flows 1 March - 28 February

EUR thousand.

Note	Group	
	2022/23	2021/22
Net profit or loss for the year	301.762	162.063
16 Adjustments	-321.245	-168.961
17 Change in working capital	133.416	306.996
Cash flows from operating activities before net financials	113.933	300.098
Interest paid and similar amounts	-15.340	-14.443
Cash flows from ordinary activities	98.593	285.655
<b>Cash flows from operating activities</b>	<b>98.593</b>	<b>285.655</b>
Purchase of property, plant, and equipment	-154	-748
Sale of property, plant, and equipment	0	25
<b>Cash flows from investment activities</b>	<b>-154</b>	<b>-723</b>
Repayments of long-term payables	-100.843	-284.429
<b>Cash flows from financing activities</b>	<b>-100.843</b>	<b>-284.429</b>
<b>Change in cash and cash equivalents</b>	<b>-2.404</b>	<b>503</b>
Cash and cash equivalents at 1 March 2022	7.391	6.888
<b>Cash and cash equivalents at 28 February 2023</b>	<b>4.987</b>	<b>7.391</b>
<b>Cash and cash equivalents</b>		
Cash and cash equivalents	4.987	7.391
<b>Cash and cash equivalents at 28 February 2023</b>	<b>4.987</b>	<b>7.391</b>

## Notes

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EUR thousand.

### 1. Financial statement uncertainties

It is management's expectation that a positive cash flow will be created through renting out and/or selling of the group's properties, whereby the group will be able to meet its liabilities. Further, the group's parent company has provided a letter of support, expiring February 29th, 2024, in which they declare to ensure that there will be sufficient funds in the group to cover its current operations.

The group's properties is primarily development properties and it is therefore difficult to provide a reliable basis for the valuation as the present operational result does not reflect the market value of the properties.

	Group		Parent	
	2022/23	2021/22	2022/23	2021/22
<b>2. Revenue</b>				
Rental income	6.773	5.601	0	0
	<b>6.773</b>	<b>5.601</b>	<b>0</b>	<b>0</b>
<b>3. Fees, auditor</b>				
Total remuneration for Grant Thornton, State Authorised Public Accountants	74	74	3	3
Remuneration related to statutory audit	74	74	3	3
	<b>74</b>	<b>74</b>	<b>3</b>	<b>3</b>
<b>4. Staff costs</b>				
Average number of employees	2	2	2	2

None of the employees have been remunerated (2021-22: EUR 0).

**Notes**

EUR thousand.

	Group		Parent	
	2022/23	2021/22	2022/23	2021/22
<b>5. Other financial costs</b>				
Financial costs, group enterprises	0	0	17	-31
Other financial costs	26.113	14.443	27	17
	<b>26.113</b>	<b>14.443</b>	<b>44</b>	<b>-14</b>
<b>6. Tax on net profit or loss for the year</b>				
Tax on net profit or loss for the year	0	471	0	0
Adjustment of deferred tax for the year	79.236	52.299	0	0
Adjustment of tax for previous years	-5.370	0	-5.370	0
	<b>73.866</b>	<b>52.770</b>	<b>-5.370</b>	<b>0</b>
<b>7. Proposed distribution of net profit</b>				
Reserves for net revaluation according to the equity method			207.279	162.344
Transferred to retained earnings			94.482	0
Allocated from retained earnings			0	-281
<b>Total allocations and transfers</b>			<b>301.762</b>	<b>162.063</b>



## Notes

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EUR thousand.

	Group	
	28/2 2023	28/2 2022
	<u>                    </u>	<u>                    </u>
<b>8. Investment property</b>		
Cost 1 March 2022	886.865	886.136
Additions during the year	0	748
Disposals during the year	0	-19
<b>Cost 28 February 2023</b>	<b><u>886.865</u></b>	<b><u>886.865</u></b>
Fair value adjustment 1 March 2022	768.535	532.964
Adjustments to fair value for the year	410.451	235.577
Correction of previous adjustment to fair value	154	0
Adjustment to fair value, assets disposed of	0	-6
<b>Fair value adjustment 28 February 2023</b>	<b><u>1.179.140</u></b>	<b><u>768.535</u></b>
<b>Carrying amount, 28 February 2023</b>	<b><u>2.066.005</u></b>	<b><u>1.655.400</u></b>

The groups investment properties are combined, residential, commercial and office properties, placed in the center of Paris. The investment properties are as described in the used accounting policies measured at fair value by using a return-based model. Indications of the price have been provided by a third party.

In valuating the properties a rent for the not leased square meters have been applied according to the market rent in the area.

In calculating the fair value of the group's investment properties, an average rate of return of 3,13% is used (with an interval for the average rate of return ranging from 2.5% to 5%).

Compared to the previous financial year, the methods of measurement remain unchanged.

Sensitivity analysis:

Changes in the rates of return have a material effect on the measurement of investment properties. An increase in the rate of return could mean a decrease in market value. The market development may result in changed requirements to the return on real property.

An increase of the required rate of return by 1 percentage point would mean a reduction of the value of the investment properties of t.EUR 181.143. As a result, the equity would be reduced from the present t.EUR 1.325.914 to t.EUR 1.144.771.

## Notes

EUR thousand.

	Parent	
	28/2 2023	28/2 2022
<b>9. Investments in group enterprises</b>		
Cost 1 March 2022	225.712	225.712
<b>Cost 28 February 2023</b>	<b>225.712</b>	<b>225.712</b>
Revaluations, opening balance 1 March 2022	709.585	547.241
Net profit or loss for the year before amortisation of goodwill	284.063	162.344
<b>Revaluation 28 February 2023</b>	<b>993.648</b>	<b>709.585</b>
<b>Carrying amount, 28 February 2023</b>	<b>1.219.360</b>	<b>935.297</b>

### Group enterprises:

	Domicile	Equity interest
4 Rue Duphot Paris I ApS	Copenhagen	100 %
5 Rue Beaujon Paris VIII ApS	Copenhagen	100 %
5 Avenue Bosquet Paris VII ApS	Copenhagen	100 %
5 Rue du Boccador Paris VIII ApS	Copenhagen	100 %
7 Rue du Boccador Paris VIII ApS	Copenhagen	100 %
8 Av. D'Eylau - 7-11 Av. Raymond Poincaré Paris XV	Copenhagen	100 %
11 Rue Saint Dominique Paris VII ApS	Copenhagen	100 %
13 Rue Alphonse De Neuville Paris XVI ApS	Copenhagen	100 %
15 Rue de Chernoviz Paris XVI ApS	Copenhagen	100 %
18 Bis Rue D'Anjou Paris VIII ApS	Copenhagen	100 %
18 Rue Godot de Mauroy Paris IX ApS	Copenhagen	100 %
19 Rue Francois 1er Paris VIII ApS	Copenhagen	100 %
34 Avenue Marceau Paris VIII ApS	Copenhagen	100 %
43 Rue Descamps Paris XVI ApS	Copenhagen	100 %
61 Avenue Marceau Paris XVI ApS	Copenhagen	100 %
63 Avenue Des Champs Elysees Paris VIII (II) ApS	Copenhagen	100 %
63 Avenue Des Champs Elysees Paris VIII ApS	Copenhagen	100 %
63 Boulevard des Batignolles Paris VIII ApS	Copenhagen	100 %
66 Rue Pierre Charron Paris VIII ApS	Copenhagen	100 %
98 Rue Pierre Demours Paris XVII ApS	Copenhagen	100 %
48/50 Rue Pierre Charron 1-3 Rue Cerisoles Paris VIII ApS	Copenhagen	100 %
130 Rue du Faubourg Saint Honoré Paris VIII ApS	France	100 %
9 Rue de Boccador Paris VIII SARL	Luxembourg	100 %
11-13 Rue Duphot Paris I SARL	Luxembourg	100 %
28-30 Rue de la Tremoille Paris VIII SARL	Luxembourg	100 %

**Notes**

EUR thousand.

	Group		Parent	
	28/2 2023	28/2 2022	28/2 2023	28/2 2022
<b>10. Provisions for deferred tax</b>				
Provisions for deferred tax 1 March 2022	240.007	187.708	0	0
Deferred tax relating to the net profit or loss for the year	73.866	52.299	0	0
	<b>313.873</b>	<b>240.007</b>	<b>0</b>	<b>0</b>

**11. Liabilities other than provision**

	Total payables 28 Feb 2023	Current portion of long term payables	Long term payables 28 Feb 2023	Outstanding payables after 5 years
<b>Group</b>				
Mortgage loans	469.203	442.850	26.353	0
Deposits	916	0	916	0
	<b>470.119</b>	<b>442.850</b>	<b>27.269</b>	<b>0</b>

	Group		Parent	
	28/2 2023	28/2 2022	28/2 2023	28/2 2022
<b>12. Accruals and deferred income</b>				
Accruals and deferred income	19	687	0	0
	<b>19</b>	<b>687</b>	<b>0</b>	<b>0</b>

**13. Disclosures on fair value**

<b>Group</b>	<b>Investment property</b>
Fair value at 28 February 2023	2.066.005
Unrealised change in fair value of the year recognised in the statement of financial activity	410.451

**14. Charges and security**

As collateral for the group's mortgage loans, t.EUR 469.203, security has been granted on land and buildings representing a carrying amount of t.EUR 2.066.005 at 28 February 2023.

## Notes

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EUR thousand.

### 14. Contingencies

#### Contingent liabilities

Recourse guarantee commitments:

The company has guaranteed bank loans of group enterprises. On 28 February 2023, the total guaranteed bank loans of the group enterprises amounts t.EUR 380.193.

#### Joint taxation

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

The 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.

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

### 15. Related parties

#### Controlling interest

Majority shareholder

Paris Premier Properties S.à r.l., 128 Boulevard de la Petrusse, L-2330 Luxembourg

Ultimate parent company

Cardif Life S.A., 23-25 avenue de la Porte-Neuve, L-2227 Luxembourg

	Group 2022/23	2021/22
	<u>          </u>	<u>          </u>
<b>16. Adjustments</b>		
Other financial income	-10.773	-385
Other financial costs	26.113	14.443
Financial liabilities	-410.451	-235.450
Tax on net profit or loss for the year	0	132
Deferred tax	73.866	52.299
	<u><b>-321.245</b></u>	<u><b>-168.961</b></u>
<b>17. Change in working capital</b>		
Change in receivables	30.135	28.786
Change in trade payables and other payables	103.281	278.210
	<u><b>133.416</b></u>	<u><b>306.996</b></u>