

# GLOBAL T 1 ApS

C/O TMF Group - TMF Denmark A/S  
H.C. Andersens Boulevard 38, 3. th  
1553 København V

CVR No. 30698193

## Annual Report 2023

17th financial year

The Annual Report was presented and  
adopted at the Annual General Meeting of  
the Company on 28 June 2024

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Nina Thomsen  
Chairman

## GLOBAL T 1 ApS

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## **Management's Statement**

Today, Management has discussed and approved the Annual Report of GLOBAL T 1 ApS for the financial year 1 January 2023 - 31 December 2023.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

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

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 28 June 2024

### **Executive Board**

Anders Nyboe Andersen  
Managing Director

Dannie Wai  
Managing Director

## Independent Auditors' Report

To the shareholders of GLOBAL T 1 ApS

### Opinion

We have audited the financial statements of Global T 1 ApS for the financial year 1 January 2023 – 31 December 2023, comprising income statement, balance sheet 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 Company's assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations for the financial year 1 January 2023 – 31 December 2023 in accordance with the Danish Financial Statements Act.

### Basis of 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 responsibility 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 that 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 as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made 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 judgement and maintain professional scepticism throughout the audit. We also

- \* identify and assess the risks of material misstatement of the 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 Company's internal control

## Independent Auditors' Report

\* 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 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 Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 28 June 2024

### KPMG P/S

Statsautoriseret Revisionspartnerselskab

CVR-no. 25578198

Morten Høgh-Petersen

State Authorised Public Accountant

mne34283

## GLOBAL T 1 ApS

### Company details

<b>Company</b>	GLOBAL T 1 ApS C/O TMF Group - TMF Denmark A/S H.C. Andersens Boulevard 38, 3. th 1553 København V
CVR No.	30698193
Date of formation	1 July 2007
Financial year	1 January 2023 - 31 December 2023
<b>Executive Board</b>	Anders Nyboe Andersen Dannie Wai
<b>Auditors</b>	KPMG P/S Statsautoriseret Revisionspartnerselskab Dampfærgevej 28 2100 København Ø CVR-no.: 25578198

## Management's Review

### **The Company's principal activities**

The Company's principal activities consist in investing in real estate and to, directly or indirectly, carry on other activities related thereto in the Management's opinion.

### **Development in the activities and the financial situation of the Company**

The Company's Income Statement of the financial year 1 January 2023 - 31 December 2023 shows a result of EUR -144,279 , and the Balance Sheet at 31 December 2023 shows assets in the amount of EUR 25,903,458 and an equity of EUR 5,297,813.

### **Significant events after the balance sheet date**

After the reporting period, the company signed a EUR 15 million bank loan at 1.9% over 3m Euribor and 5 years maturity.

## Accounting Policies

### Reporting Class

The annual report of GLOBAL T 1 ApS for 2023 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to entities of reporting class B with opt-in of specific provisions for reporting class C.

The annual report has been presented in EUR.

### Basis of recognition and measurement

Income is recognised in the income statement as and when it is earned, including recognition of value adjustments of financial assets and liabilities. Any costs, including depreciation, amortisation and write-down, are also recognised in the income statement.

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

The initial recognition measures assets and liabilities at cost. Subsequently, assets and liabilities are measured as described in the following for each item.

Certain financial assets and liabilities are measured at amortised cost, recognising a constant effective interest over the term. Amortised cost is stated at initial cost less any deductions and with addition/deduction of the accumulated amortisation of the difference between cost and nominal amount.

The recognition and measurement take into account predictable losses.

### Foreign currency translation

Transactions in foreign currencies are translated at the rate of exchange on the transaction date. Exchange differences arising between the rate on the transaction date and the rate on the payment date are recognised in the income statement as a financial income or expense.

Accounts receivable, payable and other monetary items in foreign currencies that are not settled on the balance sheet date are translated at the exchange rate on the balance sheet date. The difference between the exchange rate on the balance sheet date and the exchange rate at the time of occurrence of the receivable or payable is recognised in the income statement as financial income or expenses.

## Income statement

### Rental income

Rental income and expenses have been accrued to cover the period up to the end of the financial year. External expenses include property costs and administration. Payments charged to cover heating are not included in rental income.

Revenue is aggregated with costs in accordance with section 32 of the Danish Financial Statements Act.

### Operating expenses

Operating costs include all costs related to the operation of the property, including taxes and charges, insurances and maintenance when these costs are not covered by tenant.



## Accounting Policies

### Financial income and expenses in general

Financial income and expenses include interest income and expenses, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

### Tax on loss for the year

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that can be attributed to the profit for the year, and is recognised directly in the equity by the portion that can be attributed to entries directly to the equity.

The Company is jointly taxed with wholly-owned Danish and foreign subsidiary enterprises. The current Danish corporation tax is distributed between the jointly taxed Danish companies in proportion to their taxable income and with full distribution with refund regarding taxable losses. The jointly taxed companies are included in the tax-on-account scheme.

## Balance sheet

### Property, Plant and Equipment

Land and buildings as well as fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and write-down. Land is not depreciated.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value as follows:

#### Buildings

Depreciation period – 40 years

Residual value – 0%

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

An impairment test is made for property, plant and equipment if there are indications of decreases in value. The impairment test is made for each individual asset or group of assets, respectively. The assets are written down to the higher of the value in use and the net selling price of the asset or group of assets (recoverable amount) if it is lower than the carrying amount.

### Investments

Equity investments in subsidiaries are measured at cost. If the cost exceeds the net realisable value, this is written down to the lower value.

### Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is reduced by write-down to meet expected losses.

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

## Accounting Policies

### Other provisions

Provisions comprise expected costs of warranty commitments, loss on work in progress, restructuring, etc. Provisions are recognised when the Company has a legal or actual obligation as a result of a past event, and it is likely that settlement will result in the Company spending financial resources.

Provisions are measured at capital value.

### Liabilities other than provisions

Liabilities are measured at amortised cost equal to nominal value.

### Deferred income, liabilities

Accruals recognised as liabilities include payments received regarding income in subsequent years.

GLOBAL T 1 ApS

Income Statement

	Note	2023 EUR	2022 EUR
<b>Gross profit</b>		<b>999,460</b>	<b>1,033,276</b>
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		-572,820	-572,828
<b>Profit from ordinary operating activities</b>		<b>426,640</b>	<b>460,448</b>
Financial income	1	154,690	20,320
Financial expenses	2	-683,563	-637,955
<b>Profit from ordinary activities before tax</b>		<b>-102,233</b>	<b>-157,187</b>
Tax on loss for the year	3	-42,046	49,149
<b>Profit</b>		<b>-144,279</b>	<b>-108,038</b>
<b>Proposed distribution of results</b>			
Retained earnings		-144,279	-108,038
<b>Distribution of profit</b>		<b>-144,279</b>	<b>-108,038</b>

## Balance Sheet as of 31 December

	Note	2023 EUR	2022 EUR
<b>Assets</b>			
Land and buildings	4	19,595,699	20,168,305
Fixtures, fittings, tools and equipment		22,879	1,555
<b>Property, plant and equipment</b>		<b>19,618,578</b>	<b>20,169,860</b>
Long-term receivables from group enterprises		4,740,211	3,885,364
Prepayments		340,654	337,323
<b>Investments</b>		<b>5,080,865</b>	<b>4,222,687</b>
<b>Fixed assets</b>		<b>24,699,443</b>	<b>24,392,547</b>
Short-term trade receivables		235,409	237,187
Other short-term receivables		852,793	598,256
<b>Receivables</b>		<b>1,088,202</b>	<b>835,443</b>
<b>Cash and cash equivalents</b>		<b>115,813</b>	<b>132,416</b>
<b>Current assets</b>		<b>1,204,015</b>	<b>967,859</b>
<b>Assets</b>		<b>25,903,458</b>	<b>25,360,406</b>

## Balance Sheet as of 31 December

	Note	2023 EUR	2022 EUR
<b>Liabilities and equity</b>			
Contributed capital		25,000	21,000
Retained earnings		5,272,813	5,417,092
<b>Equity</b>		<b>5,297,813</b>	<b>5,438,092</b>
Other provisions		0	29,118
<b>Provisions</b>		<b>0</b>	<b>29,118</b>
Deposits, liabilities other than provisions		340,654	352,509
<b>Long-term liabilities other than provisions</b>		<b>340,654</b>	<b>352,509</b>
Prepayments received from customers		673,666	572,329
Trade payables		115,614	197,725
Payables to group enterprises		19,297,088	18,644,529
Other payables		132,389	85,578
Deferred income, liabilities		46,234	40,526
<b>Short-term liabilities other than provisions</b>		<b>20,264,991</b>	<b>19,540,687</b>
<b>Liabilities other than provisions within the business</b>		<b>20,605,645</b>	<b>19,893,196</b>
<b>Liabilities and equity</b>		<b>25,903,458</b>	<b>25,360,406</b>
Employees	5		
Contingent liabilities	6		
Ownership	7		

Statement of changes in Equity

	Share capital EUR	Retained earnings EUR	Total EUR
Equity 1 January 2023	21,000	5,417,092	5,438,092
Increase of capital	4,000	0	4,000
Profit (loss)	0	-144,279	-144,279
<b>Equity 31 December 2023</b>	<b>25,000</b>	<b>5,272,813</b>	<b>5,297,813</b>

## Notes

	2023	2022
<b>1. Financial income</b>		
Interest from group enterprises	154,690	20,320
	<b>154,690</b>	<b>20,320</b>
<b>2. Financial expenses</b>		
Financial expenses arising from group enterprises	652,559	630,491
Other financial expenses	31,004	7,464
	<b>683,563</b>	<b>637,955</b>
<b>3. Tax on loss for the year</b>		
Tax on loss for the year	42,046	-49,149
	<b>42,046</b>	<b>-49,149</b>
<b>4. Land and buildings</b>		
Cost at the beginning of the year	23,604,144	23,604,144
<b>Cost at the end of the year</b>	<b>23,604,144</b>	<b>23,604,144</b>
Depreciation and amortisation at the beginning of the year	-3,435,839	-2,863,233
Amortisation for the year	-572,606	-572,606
<b>Impairment losses and amortisation at the end of the year</b>	<b>-4,008,445</b>	<b>-3,435,839</b>
<b>Carrying amount at the end of the year</b>	<b>19,595,699</b>	<b>20,168,305</b>
<b>5. Employees</b>		
Average number of employees	0	0

**6. Contingent liabilities**

The Company was subject to joint taxation in the financial year. The Company is jointly and severally liable together with the other jointly taxed group companies for the total tax liability of the joint taxation arrangement for the financial year.

**7. Ownership**

The Company is included in the consolidated financial statements for Grand City Properties S.A., 37, Boulevard Joseph II, L-1840 Luxembourg, which is the Company's ultimate Parent Company. The consolidated financial statements can be requested at the company's address or found on the company's web page: <https://www.grandcityproperties.com/>.

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## Anders Nyboe Andersen

Direktionsmedlem

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## Anders Nyboe Andersen

Direktør

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## Dannie Wai

Direktionsmedlem

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## Dannie Wai

Direktør

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IP: 165.225.xxx.xxx

2024-06-29 11:48:38 UTC



## Morten Høgh-Petersen

Statsautoriseret revisor

On behalf of: KPMG Statsautoriseret Revisionspartners...

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## Nina Elene Graversen Thomsen

Dirigent

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