

5 Rue Beaujon Paris VIII ApS

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

Company reg. no. 31 07 03 41

Annual report

1 March 2022 - 28 February 2023

The annual report was submitted and approved by the general meeting on the 6 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

Today, the executive board has presented the annual report of 5 Rue Beaujon Paris VIII ApS for the financial year 1 March 2022 - 28 February 2023.

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

We consider the accounting policies appropriate and, in our opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 28 February 2023 and of the company's results of activities in the financial year 1 March 2022 – 28 February 2023.

At the general meeting held on 6 September 2023, a decision will be made not to have the financial statements audited as from 2023/24 onwards. The executive board consider the conditions for audit exemption to be met.

We are of the opinion that the management commentary presents a fair account of the issues dealt with.

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

København Ø, 6 September 2023

Executive board

Sebastien Boudreau



Benoit Marie M. Quertemont



Independent auditor's report

To the Shareholders of 5 Rue Beaujon Paris VIII ApS

Opinion

We have audited the financial statements of 5 Rue Beaujon Paris VIII ApS for the financial year 1 March 2022 - 28 February 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes, 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 28 February 2023, and of the results of the Company's operations 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 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.

Independent auditor's report

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.

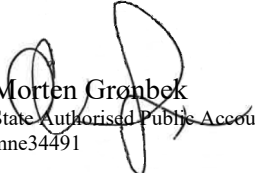
Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

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, 6 September 2023

Grant Thornton

State Authorised Public Accountants
Company reg. no. 34 20 99 36


Morten Grønbek
State Authorised Public Accountant
mne34491

Company information

The company

5 Rue Beaujon Paris VIII ApS
Sundkrogsgade 21
c/o Harbour House
2100 København Ø

Company reg. no. 31 07 03 41
Established: 26 November 2007
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

Foncière Du Triangle D'Or Aps
2100 København Ø

Management's review

The principal activities of the company

The company's former activity has consisted of 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 company is currently without activity.

Unusual circumstances

There have been no unusual circumstances during the financial year.

Uncertainties about recognition or measurement

During the financial year, there was no uncertainty regarding recognition or measurement.

Development in activities and financial matters

The gross loss for the year totals t.EUR -12 against t.EUR -5 last year. Management considers the net loss for the year as expected.

The ultimate Parent Company Paris Premier Properties SARL has issued a letter of support to the Company, which is in force until the 29 February 2024. Based on this, it is Management's assessment that the Company's Annual Report may be presented under the going concern assumption.

Accounting policies

The annual report for 5 Rue Beaujon Paris VIII ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from 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 company and the value of the asset can be reliably measured.

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

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

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.

Income statement

Gross loss

Gross loss comprises other external costs.

Other external costs comprise costs incurred for administration.

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.

Accounting policies

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 taxation in France due to the activity's placement in Paris.

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

Receivables

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

Liabilities other than provisions

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

Income statement 1 March - 28 February

Amounts concerning 2022/23: EUR.

Amounts concerning 2021/22: EUR thousand.

<u>Note</u>	<u>2022/23</u>	<u>2021/22</u>
Gross profit	-12.227	-5
2 Staff costs	0	0
Operating profit	-12.227	-5
3 Other financial costs	-242	0
Pre-tax net profit or loss	-12.469	-5
4 Tax on net profit or loss for the year	0	0
Net profit or loss for the year	-12.469	-5
Proposed distribution of net profit:		
Allocated from retained earnings	-12.469	-5
Total allocations and transfers	-12.469	-5

Balance sheet at 28 February

Amounts concerning 2023: EUR.

Amounts concerning 2022: EUR thousand.

Assets		
<u>Note</u>	<u>2023</u>	<u>2022</u>
Current assets		
Other receivables	2.816	7
Total receivables	<u>2.816</u>	<u>7</u>
Total current assets	<u>2.816</u>	<u>7</u>
Total assets	<u>2.816</u>	<u>7</u>

Balance sheet at 28 February

Amounts concerning 2023: EUR.

Amounts concerning 2022: EUR thousand.

<u>Note</u>	<u>2023</u>	<u>2022</u>
Equity and liabilities		
Equity		
Contributed capital	17.000	17
Retained earnings	-29.994	-18
Total equity	-12.994	-1
Liabilities other than provisions		
Payables to group enterprises	13.682	6
Other payables	2.128	2
Total short term liabilities other than provisions	15.810	8
Total liabilities other than provisions	15.810	8
Total equity and liabilities	2.816	7

1 Aspects relating to going concern**5 Contingencies**

Statement of changes in equity

All amounts in EUR.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 March 2021	17.000	-12.963	4.037
Retained earnings for the year	<u>0</u>	<u>-4.562</u>	<u>-4.562</u>
Equity 1 March 2022	17.000	-17.525	-525
Retained earnings for the year	<u>0</u>	<u>-12.469</u>	<u>-12.469</u>
	<u>17.000</u>	<u>-29.994</u>	<u>-12.994</u>

Notes

Amounts concerning 2022/23: EUR.

Amounts concerning 2021/22: EUR thousand.

1. Aspects relating to going concern

As a result of negative equity, the ultimate Parent Company Paris Premier Properties SARL has issued a letter of support to the Company, which is in force until the 29 February 2024. Based on this, it is Management's assessment that the Company's Annual Report may be presented under the going concern assumption.

	<u>2022/23</u>	<u>2021/22</u>
2. Staff costs		
Average number of employees	<u>2</u>	<u>2</u>

None of the employees have in the financial year (2021-22: eur. 0) been remunerated.

3. Other financial costs

Other financial costs	<u>242</u>	<u>0</u>
	<u>242</u>	<u>0</u>

4. Tax on net profit or loss for the year

Tax of the results for the year	0	0
Adjustment of deferred tax for the year	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>

Notes

Amounts concerning 2022/23: EUR.

Amounts concerning 2021/22: EUR thousand.

5. Contingencies

Contingent liabilities

The company has no knowledge of any contingencies and other obligations.

Joint taxation

With Foncière du Triangle d'Or ApS, company reg. no 30542703 as administration company, the company is subject to the French scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for 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.

The jointly taxed enterprises' total, known net liability to the French tax authorities appears from the annual accounts of the administration company.

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