

Carlsberg Ejendomme Holding A/S  
J.C. Jacobsens Gade 1, DK-1799 København V  
CVR-no. 32 65 05 38

# Annual Report 2023

The Annual Report has been presented and approved on the Company's Annual General Meeting the 31 May 2024

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Carsten Munk Petersen  
Chair of the general meeting

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## Statement by Management

The Executive and Supervisory Boards have today considered and adopted the Annual Report of Carlsberg Ejendomme Holding A/S for the financial year 1 January – 31 December 2023.

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

In our opinion, the Financial Statements give a true and fair view of the financial position at 31 December 2023 of the Company and of the results of the Company operations for 2023.

We recommend that the Annual General Meeting approve the Annual Report.

Copenhagen, 31 May 2024

### Executive Board

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Carsten Munk Petersen

### Supervisory Board

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Ulrica Fearn  
Chair of the board

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Ulrik Andersen

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Carsten Munk Petersen

# Independent Auditor's Report

To the Shareholder of Carlsberg Ejendomme Holding A/S

## Opinion

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

We have audited the Financial Statements of Carlsberg Ejendomme Holding A/S for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet and notes ("financial statements").

## 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.

## 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.

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, in our view, Management's Review is in accordance with the Financial Statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement in Management's Review.

## 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.

Hellerup, 31 May 2024

### **PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab  
CVR No 33 77 12 31

Rikke Lund-Kühl  
State Authorised Public Accountant  
mne33507

Mathias Skovdahl Hansen  
State Authorised Public Accountant  
mne50609

## Company information

|                          |   |
|--------------------------|---|
| <b>Reporting company</b> | Carlsberg Ejendomme Holding A/S<br>J.C. Jacobsens Gade 1<br>DK-1799 København V<br><br>CVR-no. 32 65 05 38<br>Reporting period: 1 January - 31 December<br>Year of foundation: 2009<br>Municipality: Copenhagen |
| <b>Supervisory Board</b> | Ulrica Fearn (Chair of the board)<br>Ulrik Andersen<br>Carsten Munk Petersen  |
| <b>Executive Board</b>   | Carsten Munk Petersen   |
| <b>Auditor</b>           | PricewaterhouseCoopers<br>Statsautoriseret Revisionspartnerselskab<br>Strandvejen 44<br>DK-2900 Hellerup<br>Danmark<br><br>CVR number: 33 77 12 31  |

## Management's review

### Company activities

The objective of Carlsberg Ejendomme Holding A/S is to own, invest and develop property.

### Development in activities and financial position

Result for the year is a loss of DKK 10,7m (2022: profit DKK 184,4m).

### Expectations for next year

It is expected that the loss for 2024 will be between DKK 10m and 20m.

### Risks

The company is assessed not to have specific operating-, financial-, interest rate- or credit risks.

### Events occurring after balance sheet date

No events have occurred after the balance sheet date with impact on the 2023 financial statement.

## Accounting policies

The Annual Report has been prepared in accordance with the regulation in the Danish Financial Statements Act applying to Reporting class B.

In accordance with the Danish Financial Statements Act section 86, paragraph 4, a separate cash flow statements has not been prepared. We refer to the Consolidated Financial Statements of Carlsberg Breweries A/S.

The accounting policies are unchanged from last year.

### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies, are translated to the functional currency (DKK) at the exchange rate ruling at the transaction date. Exchange rate differences arising between the exchange rate at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables, payables and other monetary items denominated in foreign currencies are translated at the exchange rate ruling at the end of the reporting period. The difference between the exchange rate at the end of the reporting period and the exchange rate at the date on which the receivable or payable arose or the exchange rate in the last annual report is recognised in the income statement under financial or financial expenses.

### Income statement

#### Administrative expenses

Administrative expenses comprises primarily of audit fee.

#### Financial income and expenses

Financial income and expenses include interests as well as charges and allowances under the tax-on-account scheme etc. Prior year figures for income from capital shares in associates has been reclassified to financial income with a net impact of zero on profit and equity.

#### Tax expense

The tax for the year included in the Income statement consists of the current tax for the year and the changes in deferred tax.

Current tax is calculated on the applied tax rate for the current year.

The Company is jointly taxed with Carlsberg A/S. The jointly taxed Danish companies settles the calculated payable tax to Carlsberg A/S. Carlsberg A/S settles the tax with the tax authorities (full distribution method).



## **Balance sheet**

### **Financial assets**

Share capital in associated companies/joint ventures are recognized at the ideal proportion of the net worth of the company concerned. Net revaluation of capital shares is transferred under equity to reserves for net revaluation according to the intrinsic value method, to the extent that the accounting value exceeds the acquisition value.

### **Deferred tax and tax payables**

Current tax payable and receivable are recognised in the statement of financial position as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax on all temporary differences between the carrying amount and the tax base of assets and liabilities is measured using the balance sheet liability method.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised under other non-current assets at the expected value of their utilisation, either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity and jurisdiction.

### **Liabilities**

Liabilities are recognised at nominal value.

Subsequently, debt is measured at amortised cost.

Prior year figures has been adjusted from short term to long term with a net impact of zero on profit and equity.

## Income statement

| DKK thousands  | Note | 2023           | 2022           |
|--|------|----------------|----------------|
| Administrative expenses                                  | 1    | -14            | -10            |
| <b>Profit (loss) from ordinary operating activities</b>  |      | <b>-14</b>     | <b>-10</b>     |
| Financial income   | 2    | 3.724          | 230.628        |
| Financial expenses                                       | 2    | -15.131        | -3.237         |
| <b>Profit (loss) from ordinary activities before tax</b> |      | <b>-11.421</b> | <b>227.381</b> |
| Tax expense/Income                                       | 3    | 649            | -42.939        |
| <b>Profit (loss) for the period</b>                      |      | <b>-10.772</b> | <b>184.442</b> |
| <b>Attributable to</b>                                   |      |                |                |
| Reserves   |      | -10.772        | 184.442        |
| <b>Profit for the period</b>                             |      | <b>-10.772</b> | <b>184.442</b> |

## Balance sheet

| DKK thousands            | Note | 2023           | 2022           |
|--------------------------|------|----------------|----------------|
| Investment in Associates | 4    | 731.192        | 727.458        |
| Investments              |      | <u>731.192</u> | <u>727.458</u> |
| Total assets             |      | <u>731.192</u> | <u>727.458</u> |

## Balance sheet

| DKK thousands                            | <u>Note</u> | <u>2023</u>           | <u>2022</u>           |
|--|-------------|-----------------------|-----------------------|
| Contributed capital                      | 5           | 500                   | 500                   |
| Retained earnings                        |             | 316.314               | 327.086               |
| <b>Equity</b>                            |             | <b><u>316.814</u></b> | <b><u>327.586</u></b> |
| Intercompany Borrowings - Non-Current    |             | 338.383               | 337.715               |
| Deferred Tax Liability                   |             | 1.259                 | 42.030                |
| <b>Total non-current liabilities</b>     | <b>6</b>    | <b><u>339.642</u></b> | <b><u>379.745</u></b> |
| Current liabilities to group enterprises |             | 74.723                | 20.117                |
| Other payables                           |             | 13                    | 10                    |
| <b>Total current liabilities</b>         |             | <b><u>74.736</u></b>  | <b><u>20.127</u></b>  |
| <b>Total liabilities</b>                 |             | <b><u>414.378</u></b> | <b><u>399.872</u></b> |
| <b>Liabilities and equity</b>            |             | <b><u>731.192</u></b> | <b><u>727.458</u></b> |
| <b>Notes:</b>                            |             |                       |                       |
| Contingent liabilities                   | 7           |                       |                       |
| Related parties                          | 8           |                       |                       |

## Notes

### 1 Administrative expenses

With reference to the Danish Financial Statements Act section 98 B article 3 the remuneration to the Executive Board is not disclosed.

|                             | <u>2023</u> | <u>2022</u> |
|-----------------------------|-------------|-------------|
| Average number of employees | 0           | 0           |

### 2 Financial income and expenses

|  | <u>2023</u>  | <u>2022</u>    |
|--|--------------|----------------|
|  | DKK' 000     | DKK' 000       |
| Dividends received                       | 0            | 4.416          |
| Income from capital shares in associates | 3.724        | 226.212        |
| <b>Financial income</b>                  | <u>3.724</u> | <u>230.628</u> |

|                                       | <u>2023</u>   | <u>2022</u>  |
|---------------------------------------|---------------|--------------|
|                                       | DKK' 000      | DKK' 000     |
| Interest expense to group enterprises | 15.122        | 3.236        |
| Other financial expenses              | 9             | 1            |
| <b>Financial expenses</b>             | <u>15.131</u> | <u>3.237</u> |

### 3 Tax

|   | <u>2023</u> | <u>2022</u>   |
|---|-------------|---------------|
|   | DKK' 000    | DKK' 000      |
| Current tax expense                     | 0           | 41.974        |
| Adjustments to tax from prior years     | 11.320      | -1.830        |
| Change in deferred tax                  | -1.776      | -4.012        |
| Change in deferred tax from prior years | -10.193     | 6807          |
| <b>Tax expense</b>                      | <u>-649</u> | <u>42.939</u> |

#### 4 Investments in associates

|                          | Investment in<br>associate<br>DKK '000 |
|--------------------------|--|
| Cost at 1 January 2023   | 727.458                                |
| Share of profit          | 3.734                                  |
| Adjustment               | 0                                      |
| Cost at 31 December 2023 | <u>731.192</u>                         |

| Name               | Country | Ownership | Equity<br>DKK '000 | Profit (loss)<br>DKK '000 |
|--------------------|---------|-----------|--------------------|---------------------------|
| Carlsberg Byen P/S | Denmark | 25%       | 2.924.580          | 14.937                    |

Impairment trigger test has been performed. No indications of necessary impairment has been identified.

#### 5 Contributed capital

All shares rank equally.  
All shares are owned by Carlsberg A/S.

#### 6 Non-current liabilities

|  | <u>2023</u><br>DKK' 000 | <u>2022</u><br>DKK' 000 |
|--|-------------------------|-------------------------|
| Non-current liabilities due within 1-5 years | 0                       | 0                       |
| Non-current liabilities due after 5 years    | 339.642                 | 379.745                 |
| Total non-current liabilities                | <u>339.642</u>          | <u>379.745</u>          |

## 7 Contingent liabilities

The Company is jointly taxed with Carlsberg A/S. As a fully owned subsidiary, companies are liable jointly and severally with the other companies in the joint taxation of Danish corporate taxes and withholding taxes on dividends, interests and royalties in the joint taxation. The total amount is shown in the financial statements of Carlsberg A/S, the management company of the joint taxation.

## 8 Related parties

### Related parties exercising control

Carlsberg A/S (CVR No. 61056416), J.C. Jacobsens Gade 1, 1799 København V. owns 100% of the shares in Carlsberg Ejendomme Holding A/S. Carlsberg Ejendomme Holding A/S is consolidated in the Consolidated Financial Statements of Carlsberg A/S.

### Transactions

The Company has chosen only to disclose transactions that are not carried out on an arm's length basis in accordance with section 98c(7) of the Danish Financial Statements Act. There have not been any of these transactions in 2023.

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## Carsten Munk Petersen

CEO

On behalf of: Carlsberg Ejendomme Holding A/S

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IP: 209.206.xxx.xxx

2024-05-31 14:08:28 UTC



## Carsten Munk Petersen

Bestyrelsesmedlem

On behalf of: Carlsberg Ejendomme Holding A/S

Serial number: 95594b70-b628-4bff-be84-4fa06837e250

IP: 209.206.xxx.xxx

2024-05-31 14:08:28 UTC



## Ulrik Andersen

Bestyrelsesmedlem

On behalf of: Carlsberg Ejendomme Holding A/S

Serial number: ff9a0dbd-c771-4b6a-9683-c91b965d767b

IP: 209.206.xxx.xxx

2024-06-03 06:01:10 UTC



## Åsa Ulrica Susanne Fearn

Bestyrelsesformand

On behalf of: Carlsberg Ejendomme Holding A/S

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## Rikke Lund-Kühl

PRICEWATERHOUSECOOPERS STATS AUTORISERET

REVISIONSPARTNERSELSKAB CVR: 33771231

Statsautoriseret revisor

On behalf of: PricewaterhouseCoopers Statsautoriseret...

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## Mathias Skovdahl Hansen

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