
Retreal 1 Holte ApS

Southamptongade 4, DK-2150 Nordhavn

Annual Report for 2023

CVR No. 35 51 43 68

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 31/5 2024

Stine Seneberg
Chairman of the
general meeting



Contents

	<u>Page</u>
Management's Statement and Auditor's Report	
Management's Statement	1
Independent Auditor's Report	2
Company information	
Company information	4
Financial Statements	
Income Statement 1 January - 31 December	5
Balance sheet 31 December	6
Statement of changes in equity	8
Notes to the Financial Statements	9

Management's statement

The Executive Board has today considered and adopted the Annual Report of RetReal 1 Holte ApS 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 2022 of the Company and of the results of the Company operations for 2023.

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

Nordhavn, 31 May 2024

Executive Board

Mohamad Awad

Toke Sundenæs Clausen

Stine Seneberg

Thomas Ebbe Riise-Jakobsen

Independent Auditor's report

To the shareholder of Retreal 1 Holte ApS

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 Retreal 1 Holte ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the 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.

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 judgement and maintain professional scepticism 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.

Independent Auditor's 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.

Hellerup, 31 May 2024

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Thomas Wraae Holm
State Authorised Public Accountant
mne30141

Qasam Hussain
State Authorised Public Accountant
mne44159

Company information

The Company	Retreal 1 Holte ApS Southamptongade 4 2150 Nordhavn CVR No: 35 51 43 68 Financial period: 1 January - 31 December Incorporated: 10 October 2013 Financial year: 11th financial year Municipality of reg. office: Copenhagen
Executive Board	Mohamad Awad Toke Sundenæs Clausen Stine Seneberg Thomas Ebbe Riise-Jakobsen
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup
Bankers	Nykredit Bank Kalvebod Brygge 47 1780 København V Danske Bank A/S Lersø Park Allé 100 2100 København Ø

Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
Gross profit before value adjustments		48,525,245	24,267,563
Value adjustments of assets held for investment		-17,018,521	11,297,842
Gross profit after value adjustments		31,506,724	35,565,405
Financial income	3	662,012	148,435
Financial expenses	4	-31,144,842	-16,435,436
Profit/loss before tax		1,023,894	19,278,404
Tax on profit/loss for the year	5	-150,046	-4,241,248
Net profit/loss for the year		873,848	15,037,156

Distribution of profit

	2023	2022
	DKK	DKK
Proposed distribution of profit		
Retained earnings	873,848	15,037,156
	873,848	15,037,156

Balance sheet 31 December

Assets

	Note	2023	2022
		DKK	DKK
Investment properties		1,092,700,000	1,072,886,829
Property, plant and equipment	6	1,092,700,000	1,072,886,829
Fixed assets		1,092,700,000	1,072,886,829
Trade receivables		561,516	3,946,544
Receivables from group enterprises		11,061,470	16,723,701
Other receivables		13,051,472	16,334,643
Corporation tax receivable from group enterprises		2,139,087	0
Prepayments		971,289	97,620
Receivables		27,784,834	37,102,508
Cash at bank and in hand		915,943	9,576,508
Current assets		28,700,777	46,679,016
Assets		1,121,400,777	1,119,565,845

Balance sheet 31 December

Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		1,090,000	1,090,000
Retained earnings		262,139,741	261,265,893
Equity		263,229,741	262,355,893
Provision for deferred tax		58,420,771	58,652,225
Provisions		58,420,771	58,652,225
Subordinate loan capital		104,868,181	128,770,536
Mortgage loans		536,345,490	452,821,112
Payables to group enterprises		91,931,729	91,889,349
Other payables		0	13,926,627
Long-term debt	7	733,145,400	687,407,624
Subordinate loan capital	7	27,003,135	0
Mortgage loans	7	20,133,851	19,871,245
Credit institutions		0	65,582,402
Trade payables		1,156,810	22,521,811
Other payables	7	18,311,069	2,331,536
Deferred income		0	843,109
Short-term debt		66,604,865	111,150,103
Debt		799,750,265	798,557,727
Liabilities and equity		1,121,400,777	1,119,565,845
Key activities	1		
Staff	2		
Contingent assets, liabilities and other financial obligations	8		
Related parties	9		
Accounting Policies	10		

Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	1,090,000	261,265,893	262,355,893
Net profit/loss for the year	0	873,848	873,848
Equity at 31 December	1,090,000	262,139,741	263,229,741

Notes to the Financial Statements

1. Key activities

The Company's key activities is to own, rent and develop the property sited Holte Midtpunkt 2, Holte Midtpunkt 18 and Strandmarksvej 20.

2. Staff

Average number of employees

	2023	2022
	0	0

The company has no employees and the management does not receive remuneration

3. Financial income

Interest received from group enterprises

Other financial income

	2023 DKK	2022 DKK
	574,261	145,519
	87,751	2,916
	662,012	148,435

4. Financial expenses

Interest paid to group enterprises

Other financial expenses

	2023 DKK	2022 DKK
	9,852,435	8,477,067
	21,292,407	7,958,369
	31,144,842	16,435,436

5. Income tax expense

Current tax for the year

Deferred tax for the year

Adjustment of tax concerning previous years

Adjustment of deferred tax concerning previous years

	2023 DKK	2022 DKK
	597,887	0
	-459,337	4,241,247
	-191,850	-24,537
	203,346	24,538
	150,046	4,241,248

Notes to the Financial Statements

6. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	927,541,666
Additions for the year	36,831,692
Cost at 31 December	964,373,358
Value adjustments at 1 January	145,345,163
Revaluations for the year	-17,018,521
Value adjustments at 31 December	128,326,642
Carrying amount at 31 December	1,092,700,000

Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods (DCF calculations) based on management's assessment of future cash flow, return requirements etc. The fair value adjustment for the year has been recognised in the income Statement.

The fair value of Retreal 1 Holte ApS has been calculated based on the following assumptions:

	2023
	DKK
The fair value of investment properties amounts to	1,092,700,000
Value adjustment, income statement	-17,018,521
Average WACC	6,35% - 8,85%
Average inflation assumption	2%
Exit yield	4,50% -7,00%
Budget period in number of years	10
Average vacancy, budget period	0% - 4%

The fair value of investment properties at 31 December 2023 has been assessed by an independent assessor.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

Notes to the Financial Statements

Sensitivity in determination of fair value of investment properties

An in the range of 7.5% - 7.7% has been applied in the market value assessment at 31 December. The Changes in estimated required rate of return for investment properties will affect the value of investment properties recognised in the balance sheet as well as value adjustments carried in the income statement.

Changes in	-0,1%	Base	0.1%
	DKK	DKK	DKK
Rate of return	7.5	7,6%	7.7
Fair value	1,107,269,333	1,092,700,000	1,078,509,091
Change in fair value	14,569,333	0	-14,190,909

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

	2023	2022
	DKK	DKK
7. Long-term debt		
Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.		
The debt falls due for payment as specified below:		
Subordinate loan capital		
After 5 years	104,868,181	0
Between 1 and 5 years	0	128,770,536
Long-term part	104,868,181	128,770,536
Within 1 year	27,003,135	0
	131,871,316	128,770,536
Mortgage loans		
After 5 years	435,991,402	359,897,687
Between 1 and 5 years	100,354,088	92,923,425
Long-term part	536,345,490	452,821,112
Within 1 year	20,133,851	19,871,245
	556,479,341	472,692,357

Notes to the Financial Statements

	2023	2022
	DKK	DKK
7. Long-term debt		
Payables to group enterprises		
After 5 years	91,931,729	61,805,876
Between 1 and 5 years	0	30,083,473
Long-term part	91,931,729	91,889,349
Within 1 year	0	0
	<u>91,931,729</u>	<u>91,889,349</u>
Other payables		
After 5 years	0	0
Between 1 and 5 years	0	13,926,627
Long-term part	0	13,926,627
Other short-term payables	18,311,069	2,331,536
	<u>18,311,069</u>	<u>16,258,163</u>

	2023	2022
	DKK	DKK
8. Contingent assets, liabilities and other financial obligations		
Charges and security		
The following assets have been placed as security with mortgage credit institutes:		
Investment properties with a carrying amount of	1,092,700,000	1,072,886,829
Guarantee obligations		
The Company has provided an absolute guarantee related engagement with mortgage for four affiliated companies for a maximum of	575,216,205	471,486,530

Other contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as for Danish withholding taxes through dividend tax and tax on unearned income. The total amount of tax payables is included in the Annual Report of the RetReal 1 Aarhus ApS that is the administration Company in relation to the joint taxation.

Notes to the Financial Statements

9. Related parties and disclosure of consolidated financial statements

Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company:

<u>Name</u>	<u>Place of registered office</u>
R3 S.à.r.l.	Luxembourg

Notes to the Financial Statements

10. Accounting policies

The Annual Report of Retreal 1 Holte ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2023 are presented in DKK.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Income statement

Revenue

Revenue from rental income is recognised in the income statement at amounts relating to the financial year when revenue can be measured reliably and it is probable that the economic benefits will flow to the Company.

Revenue is recognised exclusive of VAT and net of discounts.

Other external expenses

Other external expenses comprise expenses for premises, sales and office expenses, etc.

Gross profit

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

Notes to the Financial Statements

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with Danish group enterprises. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance sheet

Property, plant and equipment

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed investment properties comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and sub-suppliers up until the time when the asset is ready for use.

Interest expenses on loans contracted directly for financing the construction of investment properties in progress are recognised in cost over the construction period. All borrowing costs are amortised and recognised in the income statement over the term of the loan.

When the fair value can be measured reliably, the property is measured at fair value less cost to complete.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

Receivables

Receivables are recognised in the balance sheet at amortised cost, which substantially corresponds to nominal value. Provisions for estimated bad debts are made.

Prepayments

Prepayments comprise prepaid expenses concerning furnishing contribution.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Notes to the Financial Statements

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the onaccount taxation scheme are recognised in the income statement in financial income and expenses.

Financial liabilities

Loans, such as mortgage loans and loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Other debts are measured at amortised cost, substantially corresponding to nominal value.

Deferred income

Deferred income comprises payments received in respect of income in subsequent years.