

Maersk Property A/S

Esplanaden 50

1263 Copenhagen K

Denmark

CVR No. 36 48 11 96

Annual Report 2022

(1 January 2022 – 31 December 2022)

The annual report is presented and approved at the Company's
Annual General Meeting on 28 June 2023.

Casper Munch
(Chairman)

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Company Information

The company	Maersk Property A/S Esplanaden 50 1263 Copenhagen K Denmark
	Phone: +45 33 63 33 63
	CVR No.: 36 48 11 96
	Founded: 30 December 2014
	Domicile: Copenhagen, Denmark
	Financial year: 1 January – 31 December
Board of directors	Caroline Pontoppidan (chairman) Michael Villi Møller Andreas Sørensen
Management	Andreas Sørensen
Auditor	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup Denmark

Management's Review

Main activities

The Company's main activity is holding, administration and rental, etc. of properties. The properties are leased out to A.P. Møller - Mærsk A/S.

Development during the financial year

The results for 2022 shows a net profit of USD 0m (2021: USD 3m), which is in line with expectations and is considered satisfactory.

The company has merged with AMG 44 A/S as of 1 December 2022. The impact of the merger is primarily seen in the balance sheet on land and buildings, as AMG 44 A/S owned a property resulting in an addition of USD 64m. As the companies merged, the investment in subsidiary of USD 72m was derecognized. The results for the period prior to the merger in AMG 44 A/S is recognized directly in retained earnings.

General refurbishment of the properties under management continued as planned at a high level with higher level of capitalized costs, due to revitalization project on Esplanaden 50, decreasing the regular maintenance costs, counterbalanced by accelerated depreciations related to AMG 44 A/S. An increase in financial expenses due to interest paid to group companies, as such finance items contributed negatively this year compared to 2021.

Maintenance and renovation projects continue in 2023 with estimated capitalized costs overall in same range as this year. Revenue is also forecasted at 2022 level.

Corporate social responsibility

The annual report does not contain a CSR report. Reference is made to the A. P. Møller - Mærsk's (CVR nr. 22756214) sustainability report published on the website:

<https://www.maersk.com/sustainability/reports-and-resources>

Diversity

Gender diversity on the Board of Directors

When assessing the composition of the Board, the Nomination Committee also considers diversity and setting of the target for the underrepresented gender on the Board of Directors in accordance with the Danish Company's Act § 139c. The Board consists of three members, elected in the annual general meeting, of which one is female the target is currently met. The company keeps focus on driving diversity both on managerial levels and on the Board. As a result of the company's activities, the only management level besides the board of directors is the executive management team. Our policy of increasing the level of the underrepresented gender on other management levels therefore focuses on increasing diversity when there are changes to the executive board. As there have been no changes to the executive board this year, our activities supporting the policy have been limited.

Data ethics

For our statement on data ethics, we refer to our parent company A. P. Møller - Mærsk's (CVR: 22756214) statement in the Annual Report.

Events after balance sheet date

No events after the balance sheet date that could significantly influence the financial statements for 2022 have taken place.

Statement of the Board of Directors and Management

The board of directors and the management have today discussed and approved the annual report of Maersk Property A/S for the financial year 1 January – 31 December 2022.

The annual report has been 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 financial position at 31 December 2022 and the result of the Company's activities for the financial year 1 January – 31 December 2022.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 28 June 2023

Management

Andreas Sørensen

Board of Directors

Caroline Pontoppidan
(chairman)

Michael Villi Møller

Andreas Sørensen

Independent Auditor's Report

To the Shareholders of Maersk Property 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 2022, and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Maersk Property A/S for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("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, 28 June 2023

PricewaterhouseCoopers - Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Kristian Pedersen

State Authorised Public Accountant

Mne35412

Income Statement

Amounts in USD 1,000

Note

	2022	2021
Revenue	11,773	11,523
1 Other operating costs	2,632	5,708
Profit before depreciation and impairment losses, etc.	9,141	5,815
Depreciation and impairment losses	5,909	2,473
Profit before financial items	3,232	3,342
2 Financial income	554	421
2 Financial expenses	1,989	229
Profit before tax	1,797	3,534
3 Tax for the year	1,503	811
Profit for the year	294	2,723
Appropriation:		
Retained earnings	294	2,723

Balance Sheet at 31 December

Amounts in USD 1,000

Note

	2022	2021
Assets		
Land and buildings	129,582	71,042
Assets under construction	35,063	0
4 Property, plant and equipment	164,645	71,042
5 Investment in subsidiary	0	71,586
Financial non-current assets	0	71,586
Deferred tax	5,465	4,850
Total non-current assets	170,110	147,478
Receivables from group companies	5,401	21,143
Other receivables	837	1,519
Total current assets	6,238	22,662
Total assets	176,348	170,140

Balance Sheet at 31 December

Amounts in USD 1,000

Note

	<u>2022</u>	<u>2021</u>
Equity and liabilities		
Share capital	896	896
Retained earnings	164,971	165,598
Total equity	<u>165,867</u>	<u>166,494</u>
Trade payables	3,116	1,020
Payables to group companies	956	770
Tax payables	1,853	1,322
Other payables	4,556	534
Total current liabilities	<u>10,481</u>	<u>3,646</u>
Equity and liabilities	<u>176,348</u>	<u>170,140</u>

- 6 Ownership
- 7 Pledges and mortgages
- 8 Contingent liabilities
- 9 Events after the balance sheet date

Statement of Changes in Equity

Amounts in USD 1,000

Equity	Share capital	Retained earnings	Total
Equity 1 January 2022	896	165,598	166,494
Merger	0	-921	-921
Profit for the year	0	294	294
Equity 31 December 2022	896	164,971	165,867

The company capital consists of 50,000 shares of nominal value DKK 100. No shares carry special rights. In 2020 the company increased their shared capital 500,000 of nominal value of DKK 100 at the price of 91,000.

Notes to the Financial Statements

Accounting policies

The annual report for Maersk Property A/S has been presented in accordance with the Danish Financial Statements Act regarding reporting class B. The financial statements are adapted to the Company's activity and are presented in USD thousands. The exchange rate applied for DKK/USD at the beginning of the year was 6.56 against 6.97 at the end of the year.

In accordance with the Danish financial statements act §86.4, no cash flow statement is prepared.

The accounting policies applied remain unchanged from last year.

Recognition and measurement

Income is recognized in the income statement as earned including value adjustments of financial assets and liabilities. All expenses are also recognised in the income statement including impairments.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the assets 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 the 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 below for each item.

Foreign exchange translation

Transactions in foreign currency is translated at the transaction date's exchange rate. Any foreign exchange differences from such translation, that occurs between the transaction day's exchange rate and the exchange rate on the payment date, are recognised on the income statement as a financial item.

Receivables, payables and other monetary items in foreign currencies that are not settled at the balance sheet date, are translated at the exchange rate at the balance sheet date. The difference between the exchange rate on the balance sheet date and the time of recognition of receivables or payables are included in financial items in the income statement.

Merger of AMG 44 A/S

On 1 December 2022 Maersk Property A/S merged with AMG 44 A/S. The book value method has been applied, thus comparison figures have not been restated. The book values of AMG 44 have been recognized in the Maersk Property A/S' balance sheet at transaction date. Additions due to the merger have been disclosed in the relevant notes in the financial statement.

Income statement

Revenue

Revenue includes rental income in accordance with lease contracts for office building and manor house. Revenue is recognized exclusive of VAT.

Other operating costs

Other operating costs include administration, building maintenance and refurbishment together with overhead costs, etc.

Notes to the Financial Statements

Depreciation and impairment losses

Depreciation and impairment losses comprise the year's depreciation and impairment of property, plant and equipment.

Financial items

Financial items comprise interests and realised as well as unrealised currency rate gains and losses. Financial income and expenses are recognised at the amounts relating to the financial year.

Tax

Tax for the year comprises the amount expected to be paid for the financial year. The Company is jointly taxed with the other Danish companies within the A.P. Møller Holding Group.

Balance sheet

Property, plant and equipment

Property, plant and equipment is measured at cost with deduction of accumulated depreciation and impairment losses.

Depreciation on buildings is based on the expected useful life, which is determined at 40 years, except for Amaliegade 44 which is expected to be demolished in 2023 and as such depreciation has been accelerated. Expected useful lives for installations and fixed fittings are determined at 3-10 years, depending on type. Assets under construction are not depreciated until the assets are ready to be taken into use, hence moved out of assets under construction.

The carrying amount of property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than expressed by depreciation. If so, the asset is written down to its lower recoverable amount.

The useful lives and residual values are reassessed annually.

Receivables

Receivables are measured at amortised cost which usually corresponds to the nominal value. Write-down is made for anticipated losses to the net realisable value.

Equity

Dividends expected to be paid during the year, are shown as a separate equity item.

Financial liabilities

Liabilities are measured at amortised cost which usually corresponds to the nominal value.

Notes to the Financial Statements

Amounts in USD 1,000

1 Other operating costs

Neither Management nor the Board of Directors have received remuneration. The Company has no employees, as staff is employed by Rederiet A.P. Møller A/S.

2 Financial income and expenses

	2022	2021
Interest income from group companies	33	9
Exchange rate adjustments	521	412
Financial income	554	421
Interest expenses to group companies	1,627	8
Exchange rate adjustments	362	221
Financial expenses	1,989	229

3 Tax for the year

	2022	2021
Income tax for the year	1,853	1,322
Change in deferred taxes	-615	-508
Adjustment of tax for prior years	265	-3
Total	1,503	811

Notes to the Financial Statements

Amounts in USD 1,000

4 Property, plant and equipment	Land and buildings	Assets under construction	Total
Cost 1 January 2022	95,367	0	95,367
Merger	64,449	0	64,449
Additions	0	35,063	35,063
Cost 31 December 2022	159,816	35,063	194,879
Depreciation and impairments 1 January 2022	24,325	0	24,325
Depreciation for the year	5,909	0	5,909
Depreciation and impairment 31 December 2022	30,234	0	30,234
Carrying amount 1 January 2022	71,042	0	71,042
Carrying amount 31 December 2022	129,582	35,063	164,645
5 Investment in subsidiary		2022	2021
Cost 1 January		71,586	71,586
Merger		-71,586	0
Cost 31 December		0	71,586

The former subsidiary, AMG 44 A/S has been merged into Maersk Property on 1 December 2022.

6 Ownership

A.P. Møller - Mærsk A/S, Esplanaden 50, 1263 Copenhagen K, Denmark owns all shares, thus exercising control.

Maersk Property A/S is included in the consolidated financial statements of:

- A.P. Møller Holding A/S, Esplanaden 50, 1263 Copenhagen K, Denmark
- A.P. Møller - Mærsk A/S, Esplanaden 50, 1263 Copenhagen K, Denmark

Copies of the consolidated financial statements of may be ordered at www.maersk.com and www.apmoeller.com, respectively.

Notes to the Financial Statements

Amounts in USD 1,000

7 Pledges and mortgages

There are no pledges or mortgages.

8 Contingent liabilities

The company participates in a Danish joint taxation arrangement where A.P. Møller Holding A/S serves as the administration company. The group companies are jointly and severally liable for tax on the jointly taxed incomes of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of A.P. Møller Holding A/S. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

9 Events after the balance sheet date

No events after the balance sheet date that could significantly influence the financial statements for 2022 have taken place.