

SF 7 ApS

C/O Citco (Denmark) ApS, Nybrogade 12
1203 København K
CVR No. 37050261

Annual report 2023

The Annual General Meeting adopted the annual report on 27.06.2024

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Ole Meier Sørensen

Chairman of the General Meeting

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Entity details

Entity

SF 7 ApS

C/O Citco (Denmark) ApS, Nybrogade 12

1203 København K

Business Registration No.: 37050261

Registered office: København

Financial year: 01.01.2023 - 31.12.2023

Executive Board

Ole Meier Sørensen

Caspar Schultz

Auditors

PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab

Strandvejen 44

2900 Hellerup

CVR No.: 33771231

Statement by Management

The Executive Board has today considered and approved the annual report of SF 7 ApS for the financial year 01.01.2023 - 31.12.2023.

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 Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 01.01.2023 - 31.12.2023.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 27.06.2024

Executive Board

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Caspar Schultz

Independent auditor's report

To the shareholders of SF 7 ApS

Opinion

We have audited the financial statements of SF 7 ApS for the financial year 01.01.2023 - 31.12.2023, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 01.01.2023 - 31.12.2023 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

Copenhagen, 27.06.2024

PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab

CVR No. 33771231

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Maj-Britt Nørskov Nannestad

State Authorised Public Accountant

Identification No (MNE) mne32198

Management commentary

Primary activities

The Company's principal activities consist in a business with real estate and other business that is connected to this.

Development in activities and finances

The Company's Income Statement of the financial year 1 January 2023 - 31 December 2023 shows a result of DKK -7,381,347 and the Balance Sheet at 31 December 2023 a balance sheet total of DKK 346,807,319 and an equity of DKK 91,741,521.

Events after the balance sheet date

After the end of the financial year, no events have occurred which may change the financial position of the entity substantially.

Income statement for 2023

	Notes	2023 DKK	2022 DKK
Gross profit/loss		13,719,898	10,821,274
Other financial income		340,404	43,873
Other financial expenses	1	(5,523,624)	(3,334,212)
Profit/loss before fair value adjustments and tax		8,536,678	7,530,935
Fair value adjustments of investment property		(18,000,000)	0
Profit/loss before tax		(9,463,322)	7,530,935
Tax on profit/loss for the year	2	2,081,975	(2,471,030)
Profit/loss for the year		(7,381,347)	5,059,905
Proposed distribution of profit and loss			
Retained earnings		(7,381,347)	5,059,905
Proposed distribution of profit and loss		(7,381,347)	5,059,905

Balance sheet at 31.12.2023

Assets

	Notes	2023 DKK	2022 DKK
Investment property		333,000,000	351,000,000
Property, plant and equipment	3	333,000,000	351,000,000
Fixed assets		333,000,000	351,000,000
Receivables from group enterprises		1,023,662	1,051,787
Other receivables		4,089,767	5,146,349
Income tax receivable		0	682,594
Prepayments		11,893	10,927
Receivables		5,125,322	6,891,657
Cash		8,681,997	17,526,430
Current assets		13,807,319	24,418,087
Assets		346,807,319	375,418,087

Equity and liabilities

	Notes	2023 DKK	2022 DKK
Contributed capital		3,109,472	3,109,472
Retained earnings		88,632,049	96,013,396
Equity		91,741,521	99,122,868
Deferred tax		10,147,322	14,109,003
Provisions		10,147,322	14,109,003
Mortgage debt		74,553,965	74,546,325
Payables to group enterprises		159,555,758	177,193,094
Other payables		8,650,534	8,348,157
Non-current liabilities other than provisions	4	242,760,257	260,087,576
Trade payables		0	77,582
Income tax payable		1,123,403	881,348
Other payables		1,034,816	1,139,710
Current liabilities other than provisions		2,158,219	2,098,640
Liabilities other than provisions		244,918,476	262,186,216
Equity and liabilities		346,807,319	375,418,087
Employees	5		
Contingent liabilities	6		
Assets charged and collateral	7		
Related parties with controlling interest	8		

Statement of changes in equity for 2023

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	3,109,472	96,013,396	99,122,868
Profit/loss for the year	0	(7,381,347)	(7,381,347)
Equity end of year	3,109,472	88,632,049	91,741,521

Notes

1 Other financial expenses

	2023	2022
	DKK	DKK
Other financial expenses	5,523,624	3,334,212
	5,523,624	3,334,212

2 Tax on profit/loss for the year

	2023	2022
	DKK	DKK
Current tax	1,879,706	1,656,754
Change in deferred tax	(3,961,681)	(1,647)
Adjustment concerning previous years	0	815,923
	(2,081,975)	2,471,030

3 Property, plant and equipment

	Investment property DKK
Cost beginning of year	286,808,967
Cost end of year	286,808,967
Fair value adjustments beginning of year	64,191,033
Fair value adjustments for the year	(18,000,000)
Fair value adjustments end of year	46,191,033
Carrying amount end of year	333,000,000

The company's tangible fixed assets consist of 1 commercial properties of a total of 11.695 m2. The investment property is due to the description of accounting policies, measured at fair value using the DCF model.

The value of the investment property is set at fair value on the basis of a "discounted cash flow" valuation model. The fair value is calculated on the basis of the discounted value of cash flows assuming a price adjustment of income, costs and an inflation of 2%. A weighted return requirement of 5,10% (4,85% in 2022) has been used for the valuation. A change of -0,25% points in return requirement means approx. DKK 17,10 million in changed market value and a change of +0,25% point in return requirement means approx. -15,56 million DKK in changed market value.

In addition, the following significant assumptions have been used in the fair value measurement:

- In the terminal year, it is assumed that costs, maintenance, etc. corresponds to an average of a 10-year-old budget period.

The investment property is valued on the basis of a valuation from an independent commercial broker.

4 Non-current liabilities other than provisions

	Due after more than 12 months 2023 DKK	Outstanding after 5 years 2023 DKK
Mortgage debt	74,553,965	74,553,965
Payables to group enterprises	159,555,758	63,812,028
Other payables	8,650,534	8,650,534
	242,760,257	147,016,527

5 Employees

The Entity has no employees other than the Executive Board. The Executive Officer has not received any remuneration

6 Contingent liabilities

The company is jointly taxed with other group companies and is jointly liable with the other group companies for payable and unsettled corporation and withholding taxes. Any subsequent corrections to the corporate tax and withholding taxes can lead to the higher liability for the Company.

7 Assets charged and collateral

Mortgage registered to the mortgagor and other mortgage, nom. kr. 75,579,000, in the company's land and buildings with a balance sheet value of DKK 333,000,000 has been deposited as security for commitment with a credit institution.

8 Related parties with controlling interest

The company is included in the consolidated report for the parent company AP Nordic Investment II S.à.r.l.

The consolidated report for AP Nordic Investment II S.à.r.l. can be requested at the following address:

35a Avenue John F. Kennedy
1855 Luxembourg

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Income statement

Gross profit or loss

Gross profit or loss comprises revenue, changes in inventories of finished goods, cost of raw materials and consumables and external expenses.

Revenue

Rental income comprises income from the lease of property etc., and it is recognised in the profit and loss account for the period relating to the lease payment.

Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

Other external expenses

Other external expenses include expenses relating to operating costs, administration as well as fees to advisors and consultants. This item also includes writedowns of receivables recognised in current assets.

Other financial income

Financial income and expenses is recognised with amounts concerning the financial year. Financial items comprise interest, realised and unrealised exchange gains and losses, amortisation of debt to mortgage credit

institutions as well as interest surcharge and interest reimbursements under the Danish Tax Prepayment Scheme.

Other financial expenses

Financial income and expenses is recognised with amounts concerning the financial year. Financial items comprise interest, realised and unrealised exchange gains and losses, amortisation of debt to mortgage credit institutions as well as interest surcharge and interest reimbursements under the Danish Tax Prepayment Scheme.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

Balance sheet

Investment property

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

Fair value is determined by applying the yield-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required yield rate that reflects current market yield rates for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

Deferred tax

Deferred tax is measured according to the liability method. Provision has been made for deferred tax by 22 % on all temporary differences between carrying amount and tax-based value of assets and liabilities.

Deferred tax is also measured with respect of the planned use of the asset and the settlement of the liability. The tax value of the tax losses to be carried forward are included in the calculation of deferred taxes if it is probable that the losses can be used.

The tax-based values of tax losses carried forward are included in the statement of deferred tax if it is probable that the losses can be utilised.

Mortgage debt

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.