

Komplementarselskabet Teglbroyen ApS

c/o DEAS A/S
Dirch Passers Allé 76, 2000 Frederiksberg

CVR no. 37 68 36 63

Annual report 2023

Approved at the Company's annual general meeting on 29 April 2024

Chair of the meeting:

.....

Contents

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Management's review	5
Financial statements 1 January - 31 December	6
Income statement	6
Balance sheet	7
Statement of changes in equity	8
Notes to the financial statements	9

Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Komplementarselskabet Teglbros 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 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.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Copenhagen, 29 April 2024

Executive Board:

.....
Anders Skovgaard Klingbeil

Board of Directors:

.....
Nathalie Marion-Denise
Winkelmann
Chair

.....
Anders Skovgaard Klingbeil

.....
Kester Nehls

.....
Albert Cornelius Tol

Independent auditor's report

To the shareholders of Komplementarselskabet Teglbroen ApS

Opinion

We have audited the financial statements of Komplementarselskabet Teglbroen ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 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.

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 as to 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 the 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.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

Independent auditor's report

- ▶ 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 note 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 the Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the 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 the Management's review.

Copenhagen, 29 April 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Management's review

Company details

Name	Komplementarselskabet Teglbroyen ApS
Address, Postal code, City	c/o DEAS A/S Dirch Passers Allé 76, 2000 Frederiksberg
CVR no.	37 68 36 63
Established	13 May 2016
Registered office	Frederiksberg
Financial year	1 January - 31 December
Board of Directors	Nathalie Marion-Denise Winkelmann, Chair Anders Skovgaard Klingbeil Kester Nehls Albert Cornelius Tol
Executive Board	Anders Skovgaard Klingbeil
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management commentary

Business review

The purpose of the Company is to be a general partner in Teglbroyen P/S.

Financial review

The income statement for 2023 shows a loss of DKK 50 thousand against a loss of DKK 33 thousand last year, and the balance sheet at 31 December 2023 shows a negative equity of DKK 166 thousand. The financial performance for the year are in line with Management's expectations.

The Company has lost their share capital. Management expects the company to reestablish the equity through ordinary activities. The Company has received letter of support from parent company.

Going Concern

The Company has lost all of its share capital.

In order to ensure the Company's continued operations, the Company has received a letter of support from Teglbroyen P/S ensuring sufficient liquidity to the Company to settle its obligation as they fall due at least until 30 June 2025. Furthermore, a reference is made to note 2.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements 1 January - 31 December**Income statement**

Note	DKK'000	2023	2022
	Gross profit/ loss	-58	-42
4	Tax for the year	8	9
	Profit/ loss for the year	-50	-33
	Recommended appropriation of profit/ loss		
	Retained earnings/ accumulated loss	-50	-33
		-50	-33

Financial statements 1 January - 31 December

Balance sheet

Note	DKK'000	2023	2022
	ASSETS		
	Non-fixed assets		
	Receivables		
	Joint taxation contribution receivable	13	24
		13	24
	Total non-fixed assets	13	24
	TOTAL ASSETS	13	24
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	50	50
	Retained earnings	-216	-166
	Total equity	-166	-116
	Liabilities other than provisions		
	Current liabilities other than provisions		
	Trade payables	16	19
	Payables to group enterprises	154	104
	Other payables	9	17
		179	140
	Total liabilities other than provisions	179	140
	TOTAL EQUITY AND LIABILITIES	13	24

- 1 Accounting policies
- 2 Going concern uncertainties
- 3 Staff costs
- 5 Contractual obligations and contingencies, etc.
- 6 Security and collateral

Financial statements 1 January - 31 December

Statement of changes in equity

DKK'000	Share capital	Retained earnings	Total
Equity at 1 January 2023	50	-166	-116
Transfer through appropriation of loss	0	-50	-50
Equity at 31 December 2023	50	-216	-166

The Company has lost their share capital. Management expects the company to reestablish the equity through ordinary activities. The company has received letter of support from parent company.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Komplementarselskabet Teglbøroen ApS for 2023 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK'000).

Income statement

Revenue

Revenue comprises fees relating to the Company's duties as a general partner in Teglbøroen P/S.

Gross profit/ loss

The items revenue, other operating income and external expenses have been aggregated into one item in the income statement called gross profit/loss in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Balance sheet

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial receivables.

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Equity

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised 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. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Other payables

Other payables are measured at net realisable value.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Going concern uncertainties

The Company has lost all of its share capital.

In order to ensure the Company's continued operations, the Company has received a letter of support from Teglbroyen P/S ensuring sufficient liquidity to the Company to settle its obligation as they fall due at least until 30 June 2025.

3 Staff costs

The Company has no employees.

DKK'000	2023	2022
4 Tax for the year		
Estimated tax charge for the year	-13	-18
Deferred tax adjustments in the year	5	9
	-8	-9

5 Contractual obligations and contingencies, etc.

The Company is jointly taxed with its parent, Ejendomsselskabet PADK-1 ApS, which acts as management company, and is jointly and severally liable with other jointly taxed group entities.

The Company is general partner for Teglbroyen P/S. As general partner, the Company has directly and unlimited liability for Teglbroyen P/S's obligations.

6 Security and collateral

The Company has not provided any security or other collateral in assets at 31 December 2023.

PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

Anders Skovgaard Klingbeil

Executive Board

On behalf of: the company

Serial number: 9f1d262c-6cef-4255-a7b5-005b10735d22

IP: 147.161.xxx.xxx

2024-04-30 07:23:34 UTC



Anders Skovgaard Klingbeil

Board of Directors

On behalf of: the company

Serial number: 9f1d262c-6cef-4255-a7b5-005b10735d22

IP: 147.161.xxx.xxx

2024-04-30 07:25:04 UTC



Kester Nehls

Board of Directors

On behalf of: the company

Serial number: kester.nehls@universal-investment.com

IP: 193.189.xxx.xxx

2024-04-30 07:45:59 UTC

Nathalie Marion-Denise Winkelmann

Chairman

On behalf of: the company

Serial number: nathalie.winkelmann@patrizia.ag

IP: 62.216.xxx.xxx

2024-04-30 07:48:03 UTC

Albert Cornelius Tol

Board of Directors

On behalf of: the company

Serial number: albertcornelius.tol@patrizia.ag

IP: 147.161.xxx.xxx

2024-04-30 08:23:13 UTC

Bjørn Allentoft

DEAS A/S CVR: 20283416

Chair

On behalf of: the company

Serial number: e094dbb6-e19e-4aa5-be2b-72bb0609a25e

IP: 217.195.xxx.xxx

2024-04-30 11:26:16 UTC



This document is digitally signed using **Penneo.com**. The digital signature data within the document is secured and validated by the computed hash value of the original document. The document is locked and timestamped with a certificate from a trusted third party. All cryptographic evidence is embedded within this PDF, for future validation if necessary.

How to verify the originality of this document

This document is protected by an Adobe CDS certificate. When you open the

document in Adobe Reader, you should see, that the document is certified by **Penneo e-signature service <penneo@penneo.com>**. This guarantees that the contents of the document have not been changed.

You can verify the cryptographic evidence within this document using the Penneo validator, which can be found at <https://penneo.com/validator>

PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

Kaare Kristensen Lendorf

EY Godkendt Revisionspartnerselskab CVR: 30700228

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: 8eede778-219e-4dd7-8652-c0d59bb93611

IP: 165.225.xxx.xxx

2024-04-30 11:36:41 UTC



This document is digitally signed using **Penneo.com**. The digital signature data within the document is secured and validated by the computed hash value of the original document. The document is locked and timestamped with a certificate from a trusted third party. All cryptographic evidence is embedded within this PDF, for future validation if necessary.

How to verify the originality of this document

This document is protected by an Adobe CDS certificate. When you open the

document in Adobe Reader, you should see, that the document is certified by **Penneo e-signature service <penneo@penneo.com>**. This guarantees that the contents of the document have not been changed.

You can verify the cryptographic evidence within this document using the Penneo validator, which can be found at <https://penneo.com/validator>