

Ejendomsselskabet PADK-3 ApS

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

CVR no. 38 41 18 45

Annual report 2023

Approved at the Company's annual general meeting on 17 May 2024

Chair of the meeting:

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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 Ejendomsselskabet PADK-3 ApS for the financial year 1 January - 31 December 2023.

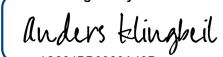
The annual report is prepared in accordance with the Danish Financial Statements Act.

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, 17 May 2024
Executive Board:

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Anders Skovgaard Klingbeil

Board of Directors:

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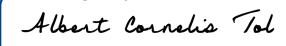
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Nathalie Marion-Denise
Winkelmann
Chair

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Anders Skovgaard Klingbeil

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Timm Anton Grün

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Albert Cornelius Tol

Independent auditor's report

To the shareholders of Ejendomsselskabet PADK-3 ApS

Opinion

We have audited the financial statements of Ejendomsselskabet PADK-3 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, 17 May 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

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Kaare K. Lendorf

State Authorised Public Accountant
mne33819

Management's review

Company details

Name	Ejendomsselskabet PADK-3 ApS
Address, Postal code, City	c/o DEAS A/S Dirch Passers Allé 76, 2000 Frederiksberg
CVR no.	38 41 18 45
Established	3 February 2017
Registered office	Frederiksberg
Financial year	1 January - 31 December
Board of Directors	Nathalie Marion-Denise Winkelmann, Chair Anders Skovgaard Klingbeil Timm Anton Grün 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 company's purpose is to operate as holding company by owning investments in enterprises that buy and possess real estate both directly and through a company.

Financial review

The income statement for 2023 shows a loss of DKK 62,895 thousand against a profit of DKK 41,591 thousand last year, and the balance sheet at 31 December 2023 shows equity of DKK 210,921 thousand. Management considers the Company's financial performance in the year satisfactory.

As the company's purpose is to invest in companies which owns properties, the Company's business processes and the valuation of investment properties in the Company's subsidiaries is affected by changes in the property market, including the general level of interest rates and economic conditions.

The market situation in the real estate sector is affected by uncertainty, as a result of high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to prices of properties which is reflected in the lower transaction volume for investment properties in late 2023.

This has been reflected in the valuation of the company's investments in group enterprises.

Events after the balance sheet date

No subsequent events have occurred after the balance sheet date that materially affect the Company's financial position.

Financial statements 1 January - 31 December

Income statement

Note	DKK'000	2023	2022
	Gross profit/loss	-265	-177
	Income from investments in group enterprises	-52,983	51,060
	Financial income	5	0
3	Financial expenses	-11,685	-11,711
	Profit/loss before tax	-64,928	39,172
4	Tax for the year	2,033	2,419
	Profit/loss for the year	<u>-62,895</u>	<u>41,591</u>
	Recommended appropriation of profit/loss		
	Proposed dividend recognised under equity	15,400	24,600
	Net revaluation reserve according to the equity method	-52,983	51,145
	Retained earnings/accumulated loss	<u>-25,312</u>	<u>-34,154</u>
		<u>-62,895</u>	<u>41,591</u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK'000	2023	2022
	ASSETS		
	Fixed assets		
5	Investments		
	Equity investments in group entities	358,599	453,982
		<u>358,599</u>	<u>453,982</u>
	Total fixed assets	<u>358,599</u>	<u>453,982</u>
	Non-fixed assets		
	Receivables		
	Trade receivables	0	115
	Receivables from group entities	10,065	5,782
	Deferred tax assets	22	507
	Corporation tax	38	4,261
	Joint taxation contribution receivable	7,072	0
	Other receivables	826	1,290
		<u>18,023</u>	<u>11,955</u>
	Cash	46,154	12,944
	Total non-fixed assets	<u>64,177</u>	<u>24,899</u>
	TOTAL ASSETS	<u>422,776</u>	<u>478,881</u>
	EQUITY AND LIABILITIES		
	Equity		
	Contributed capital	51	51
	Reserve for net revaluation under equity method	1,325	96,708
	Retained earnings	169,545	152,457
	Dividend proposed	40,000	24,600
	Total equity	<u>210,921</u>	<u>273,816</u>
	Liabilities other than provisions		
6	Non-current liabilities other than provisions		
	Payables to shareholders	192,000	192,000
		<u>192,000</u>	<u>192,000</u>
	Current liabilities other than provisions		
	Trade payables	27	25
	Payables to group entities	15,109	13,040
	Corporation tax payable	4,719	0
		<u>19,855</u>	<u>13,065</u>
	Total liabilities other than provisions	<u>211,855</u>	<u>205,065</u>
	TOTAL EQUITY AND LIABILITIES	<u>422,776</u>	<u>478,881</u>

- 1 Accounting policies
- 2 Staff costs
- 7 Contractual obligations and contingencies, etc.
- 8 Security and collateral
- 9 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK'000	Contributed capital	Reserve for net revaluation under equity method	Retained earnings	Dividend proposed	Total
Equity at 1 January 2022	51	65,763	166,411	1,000	233,225
Transfer through appropriation of profit	0	51,145	-34,154	24,600	41,591
Distributed dividend from group enterprises	0	-20,200	20,200	0	0
Dividend distributed	0	0	0	-1,000	-1,000
Equity at 1 January 2023	51	96,708	152,457	24,600	273,816
Transfer through appropriation of loss	0	-52,983	-25,312	15,400	-62,895
Distributed dividend from group enterprises	0	-42,400	42,400	0	0
Equity at 31 December 2023	51	1,325	169,545	40,000	210,921

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Ejendomsselskabet PADK-3 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.

Pursuant to section 110(1) of the Danish Financial Statements Act, the Company has not prepared consolidated financial statements.

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

Gross profit/loss

Pursuant to Section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

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.

Profit/loss from investments in group entities

The proportionate share of the individual subsidiaries' profit/loss after tax is recognised in the Company's income statement after full elimination of intra-group gains/losses and amortisation of goodwill.

Financial income and expenses

Financial costs comprise interest expenses, exchange rate adjustments, amortisation expenses and other financial costs.

Tax

The parent company is covered by the Danish rules on mandatory joint taxation of the Group's Danish group entities. Group entities are included in the joint taxation arrangement from the date at which they are included in the consolidated financial statements and up to the date when they are no longer consolidated.

The parent company acts as management company for the joint taxation arrangement and consequently settles all corporate income tax payments with the tax authorities.

On payment of joint taxation contributions, the Danish corporate income tax charge is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use the tax losses to reduce their own taxable income.

Tax for the year, which comprises the current income tax charge, joint taxation contributions and deferred tax adjustments, including adjustments arising from changes in tax rates, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Balance sheet

Investments in group entities

Equity investments in group entities are measured according to the equity method.

On initial recognition, equity investments in group entities are measured at cost, i.e. plus transaction costs. The cost is allocated in accordance with the acquisition method; see the accounting policies regarding business combinations.

The cost is adjusted by shares of profit/loss after tax calculated in accordance with the Group's accounting policies less or plus unrealised intra-group gains/losses.

Identified increases in value and goodwill, if any, compared to the underlying entity's net asset value are amortised in accordance with the accounting policies for the assets and liabilities to which they can be attributed. Negative goodwill is recognised in the income statement.

Dividend received is deducted from the carrying amount.

Equity investments in group entities measured at net asset value are subject to impairment test requirements if there is any indication of impairment.

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

Reserve for net revaluation according to the equity method

Net revaluation reserve according to the equity method comprises net revaluation of equity investments in subsidiaries in proportion to cost.

Proposed dividends

The expected dividends payment for the year is disclosed as a separate item under equity.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

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.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balancesheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

As management company for all the entities in the joint taxation arrangement, the parent company is liable for payment of the group entities' income taxes vis à vis the tax authorities as the group entities pay their joint taxation contributions. Joint taxation contributions payable or receivable are recognised in the balance sheet as income tax receivables or payables.

Other payables

Other payables are measured at net realisable value.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Staff costs

The Company has no employees.

DKK'000	2023	2022
3 Financial expenses		
Interest expenses to group entities	11,680	11,680
Other financial expenses	5	31
	<u>11,685</u>	<u>11,711</u>
4 Tax for the year		
Estimated tax charge for the year	0	-4,197
Deferred tax adjustments in the year	-1,865	1,780
Tax adjustments, prior years	-168	-2
	<u>-2,033</u>	<u>-2,419</u>

5 Investments

DKK'000	Equity investments in group entities
Cost at 1 January 2023	357,274
Cost at 31 December 2023	357,274
Value adjustments at 1 January 2023	96,708
Dividend received	-42,400
Value adjustments for the year	-52,983
Value adjustments at 31 December 2023	1,325
Carrying amount at 31 December 2023	<u>358,599</u>

Group entities

Name	Interest	Equity DKK'000	Profit/loss DKK'000
Pelargonie Aktieselskab	100.00%	358,599	-52,983

6 Non-current liabilities other than provisions

Of the long-term liabilities, DKK 192,000 thousands falls due for payment after more than 5 years after the balance sheet date.

DKK'000	Total debt at 31/12 2023	Short-term portion	Long-term portion	Outstanding debt after 5 years
Payables to shareholders	192,000	0	192,000	192,000
	<u>192,000</u>	<u>0</u>	<u>192,000</u>	<u>192,000</u>

7 Contractual obligations and contingencies, etc.

As management company, the Company is jointly taxed with other Danish group entities and is jointly and severally with other jointly taxed group entities.

Financial statements 1 January - 31 December

Notes to the financial statements

8 Security and collateral

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

9 Related parties

Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
Universal-Investment-Luxembourg S.A	Luxembourg	Rue de Flaxweiler 15, L-6776 Grevenmacher, Luxembourg