

# Emma Properties K/S

Trianglen 4, 3. tv, 2100, København Ø

CVR no. 39 17 99 38

## Annual report 2023

Approved at the Company's annual general meeting on 23 May 2024

Chair of the meeting:



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Carl Edgar Serge Vøgg

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## Statement by the Management

Today, the Management has discussed and approved the annual report of Emma Properties K/S 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, 23 May 2024  
Executive Board of the general partner Elsa ApS:



Harry Duncan MacDonald



Carl Edgar Serge Vøgg



Stephan Schmitz

## Independent auditor's report

To the limited partners of Emma Properties K/S

### Opinion

We have audited the financial statements of Emma Properties K/S 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.

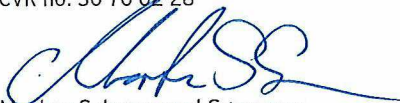
Our opinion on the financial statements does not cover the Management's review, and we do not express any form of assurance conclusion thereon.

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.

Odense, 23 May 2024  
EY Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28



Morten Schougaard Sørensen  
State Authorised Public Accountant  
mne32129

## Management's review

### Company details

Name	Emma Properties K/S
Address, Postal code, City	C/O Pears Global Real Estate Denmark ApS Trianglen 4, 3. tv, 2100, København Ø
CVR no.	39 17 99 38
Established	18 December 2017
Registered office	København
Financial year	1 January - 31 December
Executive Board of the general partner Elsa ApS	Harry Duncan MacDonald  Carl Edgar Serge Vøgg Stephan Schmitz
Auditors	EY Godkendt Revisionspartnerselskab Cortex Park Vest 3, 5230 Odense M, Denmark

## **Management's review**

### **Business review**

The company's purpose is to own and hold shares in companies, buying, selling and renting real estate and any other related business.

### **Financial review**

The income statement for 2023 shows a profit of DKK 6,346,732 against a loss of DKK 3,001,776 last year, and the balance sheet at 31 December 2023 shows a negative equity of DKK 4,342,648.

The Group company providing intercompany loan of DKK 56,614 thousand will not request the repayment of the loan in 2024. Unless sufficient free cash is available for the repayment.

### **Events after the balance sheet date**

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end 2023.

## Financial statements 1 January - 31 December

### Income statement

Note	DKK	<u>2023</u>	<u>2022</u>
	<b>Gross profit</b>	12,067,071	2,306,338
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	<u>-1,465,052</u>	<u>-1,565,811</u>
	<b>Profit before net financials</b>	10,602,019	740,527
	Financial income from group enterprises	6,845	5,255
	Financial income	27,184	435,412
	Financial expenses, group enterprises	-3,781,243	-3,868,723
	Other financial expenses	<u>-508,073</u>	<u>-314,247</u>
	<b>Profit/loss for the year</b>	<u><u>6,346,732</u></u>	<u><u>-3,001,776</u></u>
	<b>Recommended appropriation of profit/loss</b>		
	Retained earnings/accumulated loss	<u>6,346,732</u>	<u>-3,001,776</u>
		<u><u>6,346,732</u></u>	<u><u>-3,001,776</u></u>



## Financial statements 1 January - 31 December

### Balance sheet

Note	DKK	2023	2022
	<b>ASSETS</b>		
	<b>Fixed assets</b>		
	Property, plant and equipment		
	Land and buildings	73,146,051	84,322,277
		<u>73,146,051</u>	<u>84,322,277</u>
	<b>Investments</b>		
	Other receivables	3,942,871	3,691,692
		<u>3,942,871</u>	<u>3,691,692</u>
	<b>Total fixed assets</b>	<u>77,088,922</u>	<u>88,013,969</u>
	<b>Non-fixed assets</b>		
	<b>Receivables</b>		
	Receivables from group enterprises	140,970	0
	Other receivables	149,742	174,352
	Prepayments	3,657	8,567
		<u>294,369</u>	<u>182,919</u>
	<b>Cash</b>	8,304,799	1,154,724
	<b>Total non-fixed assets</b>	<u>8,599,168</u>	<u>1,337,643</u>
	<b>TOTAL ASSETS</b>	<u>85,688,090</u>	<u>89,351,612</u>
	<b>EQUITY AND LIABILITIES</b>		
	<b>Equity</b>		
	Share capital	1	1
	Retained earnings	-4,342,649	-10,689,381
	<b>Total equity</b>	<u>-4,342,648</u>	<u>-10,689,380</u>
	<b>Provisions</b>		
	Other provisions	411,371	471,493
5	<b>Total provisions</b>	<u>411,371</u>	<u>471,493</u>
	<b>Liabilities other than provisions</b>		
4	<b>Non-current liabilities other than provisions</b>		
	Mortgage debt	31,541,923	35,330,362
	Group internal subordinate loan capital	56,613,958	63,833,909
	Deposits	162,688	162,688
		<u>88,318,569</u>	<u>99,326,959</u>
	<b>Current liabilities other than provisions</b>		
	Bank debt	888,465	0
	Trade payables	64,619	46,454
	Payables to group enterprises	160,060	4,740
	Other payables	187,654	191,346
		<u>1,300,798</u>	<u>242,540</u>
	<b>Total liabilities other than provisions</b>	<u>89,619,367</u>	<u>99,569,499</u>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<u>85,688,090</u>	<u>89,351,612</u>

- 1 Accounting policies
- 2 Going concern uncertainties
- 3 Staff costs
- 6 Security and collateral
- 7 Related parties

## Financial statements 1 January - 31 December

### Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2022	1	-7,687,605	-7,687,604
Transfer through appropriation of loss	0	-3,001,776	-3,001,776
<b>Equity at 1 January 2023</b>	<b>1</b>	<b>-10,689,381</b>	<b>-10,689,380</b>
Transfer through appropriation of profit	0	6,346,732	6,346,732
<b>Equity at 31 December 2023</b>	<b>1</b>	<b>-4,342,649</b>	<b>-4,342,648</b>

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Emma Properties K/S 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).

#### Income statement

##### Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Revenue comprises rental income from the leases of properties. Revenue is recognised on an accrual basis.

Revenue is measured net of all types of discounts/rebates granted. Also, revenue is measured net of VAT and other indirect taxes charged on behalf of third parties.

##### Gross profit

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Property expenses', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

##### Other operating income

Other operating income comprise items of a secondary nature relative to the Company's core activities, including gains on the sale of fixed assets.

##### Expenses, property

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

##### Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to administration, bad debts etc.

##### Depreciation

The item comprises depreciation of property.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	50 years
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Land is not depreciated.

##### Financial income and expenses

Financial expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest expenses etc.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Balance sheet

##### Property, plant and equipment

Items of property are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

##### Investments

Other receivables comprises of deposits at Grundejernes Investeringsfond.

##### Impairment of fixed assets

Property are subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation. The assets are written down to the higher of the value in use and net realisable value (recoverable amount) of the asset if this is lower than the carrying amount.

##### 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.

##### Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

##### Cash

Cash comprises bank balances.

##### 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".

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Provisions

Other provisions comprise expected maintenance liabilities in accordance with section 22 of the Danish Rent Act. Provisions are recognised when, as a result of past events, the Company has legal or a constructive obligation and it is probable that there may be an outflow of resources embodying economic benefits to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

##### Income taxes

The company is not an individual taxpayer thus tax of the company's operating profit/loss is not included in the financial statement.

##### Liabilities

The Company has chosen IAS 39 as interpretation for liabilities.

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

##### Subordinate loan capital

Liabilities where the creditors have stated they are willing to subordinate their claim to rank after all the entity's other creditors are presented as subordinate loan capital. Subordinate loan capital is recognised using the same method as applies to liabilities.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 2 Going concern uncertainties

The Group company providing intercompany loan of DKK 56,614 thousand will not request the repayment of the loan in 2024. Unless sufficient free cash is available for the repayment.

#### 3 Staff costs

The Company has no employees.

#### 4 Non-current liabilities other than provisions

Of the long-term liabilities, DKK 88,235 thousand falls due for payment after more than 5 years after the balance sheet date.

#### 5 Provisions

Maintenance liabilities BRL § 22, DKK 411 thousand.  
Maintenance liabilities related to BRL § 22 are expected to fall due within 2-5 years.

#### 6 Security and collateral

As security for the Company's mortgage debt, the Company has provided security or other collateral in its assets. The total carrying amount of these assets is DKK 73,146 thousands.

#### 7 Related parties

##### Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
Cornway Ltd.	Cyprus	Giannou Kranidioti & Spyrou Kyprianou, 1st Floor, Nicosia 1065 Cyprus