

Marmorbyen Øst ApS

C/O CEJ Ejendomsadministration A/S
Meldahls­gade 5, 1,
1613 København V

CVR No. 39194082

Annual Report 2023

7. financial year

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 22 May 2024

DocuSigned by:

080576AED4D048C...

Åke Anders Henrik Skoog
Chairman

Marmorbyen Øst ApS

Contents

Management's Statement	3
Independent Auditors' Report	4
Company Details	6
Management's Review	7
Accounting Policies	8
Income Statement	11
Balance Sheet	12
Statement of changes in Equity	14
Notes	15

Marmorbyen Øst ApS

Management's Statement

Today, Management has considered and adopted the Annual Report of Marmorbyen Øst ApS for the financial year 1 January 2023 - 31 December 2023.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

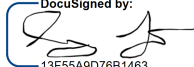
In our opinion, the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January 2023 - 31 December 2023.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Stockholm, 22 May 2024

Executive Board

DocuSigned by:

13F55A9D76B1463...

Carl Olof Andreas Jönsson
CEO

Board of Directors

DocuSigned by:

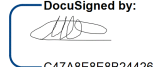
080576AED4D048C...

Åke Anders Henrik Skoog
Chairman

DocuSigned by:

B6CFE4CE822E498...

Jenny Karin Elisabet Tuleby
Member

DocuSigned by:

C47A8E8E8B24426...

John Åke Marcus Arvidsson
Member

Marmorbyen Øst ApS

Independent Auditors' Report

To the shareholders of Marmorbyen Øst ApS

Opinion

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.

We have audited the Financial statements of Marmorbyen Øst ApS for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes ("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

Marmorbyen Øst ApS

Independent Auditors' Report

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 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, 22 May 2024

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR-no. 33773188

DocuSigned by:

0B87F801D4084FD...

Maj-Britt Nørskov Nannestad
State Authorised Public Accountant
mne32198

Marmorbyen Øst ApS

Company details

Company	Marmorbyen Øst ApS C/O CEJ Ejendomsadministration A/S Meldahls­gade 5, 1, 1613 København V
CVR No.	39194082
Date of formation	19 December 2017
Financial year	1 January 2023 - 31 December 2023
Board of Directors	Åke Anders Henrik Skoog Jenny Karin Elisabet Tuleby John Åke Marcus Arvidsson
Executive Board	Carl Olof Andreas Jönsson
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Standvejen 44 2900 Hellerup

Marmorbyen Øst ApS

Management's Review

The Company's principal activities

The Company's principal activities is to acquire and hold capital shares in real estate companies (including their foundation), - to grant loans to real estate companies, provided that the company directly or indirectly has a capital share in the financed real estate companies; and/or - to acquire, hold, manage or rent one's own real estate.

Development in activities and the financial situation

The Company's Income Statement of the financial year 1 January - 31 December 2023 shows a result of DKK -70.887.131 and the Balance Sheet at 31 December 2023 a balance sheet total of DKK 591.782.328 and an equity of DKK 104.606.628.

Post financial year events

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

Marmorbyen Øst ApS

Accounting Policies

Reporting Class

The annual report of Marmorbyen Øst ApS for 2023 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, with the adoption of individual rules from class C.

The accounting policies are consistent with those of the previous year.

Reporting currency

The annual report is presented in Danish kroner.

General information

Basis of recognition and measurement

Income is recognised in the income statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortized cost. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortization, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will accrue to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the financial statement, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

Business Combinations

Uniting of Interests

With effect from January 2023, Marmorbyen Øst ApS merged with its parent company and a sister company in a vertical merger, in order to simplify the group structure. The following entities have been merged into Marmorbyen Øst ApS:

CVR no.: 39124661 Ejendomsselskabet PADK M1 ApS

CVR no.: 39166356 Marmorbyen Øst Komplementar ApS

The merger has been conducted with participation of companies under the same parent company (common control). Assets and liabilities are measured at book-value.

In 2022, the merger has affected the profit and loss by DKK 11.318.962 and the equity at 31 December 2022 by DKK 14.401.742. The merger has no effect on the profit and loss for 2023 and the equity at 31 December 2023.

Marmorbyen Øst ApS

Accounting Policies

The accounting policies applied for the merged company remain unchanged from last year.

Income statement

Gross profit/loss

The Company has decided to aggregate certain items of the income statement in accordance with the provisions of Section 32 of the Danish Financial Statements Act.

Gross profit is a combination of the items of revenue, change in inventories of finished goods, work in progress and goods for resale, other operating income, costs for raw materials and consumables and other external expenses.

Revenue

Revenue from rental income is recognised in the income statement when the first of the month has passed. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Other operating income

Other operating income comprises items of a secondary nature to the activities of the enterprises, including profits on sale of intangible and tangible assets.

Property expenses

Property expenses include the year's expenses relating to the Company's property, including expenses relating to maintenance, public utilities, taxes and fees, insurance etc.

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.

Value adjustment of investment assets and debts

Adjustments of investment assets and debts measured at fair value are recognised as a separate item in the income statement.

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 as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax on net profit for the year

Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity.

The Company and the Danish associates are taxed jointly. The Danish income tax is distributed between profit- and loss-making Danish enterprises in relation to their taxable income (full distribution).

Balance sheet

Investment property

Investment property comprises investment in land and buildings for the purpose of achieving a return on the invested capital in the form of regular operating income and a capital gain on resale.

On initial recognition, investment properties are measured at cost, which comprises the cost of the property and

Marmorbyen Øst ApS

Accounting Policies

any directly related expenses.

Investment properties are subsequently measured at fair value. The fair value of the properties is reassessed annually based on the return-based valuation model.

The fair value is determined based on the net return on commercial properties located in the same geographical area as the properties. Net return is calculated taking into consideration the existing leases, the state of repair of the properties and the budget for the next year.

Net return is calculated as total rental income less direct costs for property taxes, insurance, maintenance and housing management incurred on the investment properties divided by the carrying amounts of the investment properties less deposits.

Change in fair value are recognised in the income statement under value adjustment of investment properties.

As the investment properties are measured at fair value, they are not depreciated.

Receivables

Receivables are measured at amortized cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Prepayments

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

Cash and cash equivalents

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

Deferred tax

Deferred tax and the associated adjustments for the year are determined according to the liability method as the tax base of all temporary differences between carrying amounts and the tax bases of assets and liabilities.

Deferred tax assets, including the tax base of tax losses allowed for carryforward, are recognised at the value at which they are expected to be used, either by elimination in tax on future earnings or by set-off against deferred tax liabilities in enterprises within the same legal entity and jurisdiction.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation applicable at the balance sheet date when the deferred tax is expected to crystallize as current tax.

Liabilities

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortized cost, corresponding to the capitalized value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the income statement over the life of the financial instrument.

Other liabilities are measured at net realisable value.

Other payables

Other payables are measured at amortized cost, which usually corresponds to the nominal value.

Other financial liabilities

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

Marmorbyen Øst ApS**Income Statement**

	Note	2023 kr.	2022 kr.
Gross profit		9.183.439	16.345.591
Value adjustments of investment property	2	-82.152.267	-51.788.402
Profit from ordinary operating activities		-72.968.828	-35.442.811
Finance income	3	73.541	0
Finance expenses	4	-13.143.275	-13.751.543
Profit from ordinary activities before tax		-86.038.562	-49.194.354
Tax expense on ordinary activities	5	15.151.431	10.906.187
Profit		-70.887.131	-38.288.167
 Proposed distribution of results			
Retained earnings		-70.887.131	-38.288.167
Distribution of profit		-70.887.131	-38.288.167

Marmorbyen Øst ApS**Balance Sheet as of 31 December**

	Note	2023 kr.	2022 kr.
Assets			
Investment property	6	580.300.000	657.800.000
Investment property		580.300.000	657.800.000
Fixed assets		580.300.000	657.800.000
Short-term receivables from group enterprises		2.066	4.900.945
Current deferred tax		1.914.704	0
Short-term tax receivables		341.977	7.965.934
Other short-term receivables		165.309	421.141
Prepayments		200.915	217.705
Receivables		2.624.971	13.505.725
Cash and cash equivalents		8.857.357	4.598.657
Current assets		11.482.328	18.104.382
Assets		591.782.328	675.904.382

Marmorbyen Øst ApS**Balance Sheet as of 31 December**

	Note	2023 kr.	2022 kr.
Liabilities and equity			
Contributed capital		500.000	500.000
Retained earnings		104.106.628	174.993.759
Equity		104.606.628	175.493.759
Provisions for deferred tax		0	13.122.087
Provisions		0	13.122.087
Payables to group enterprises		467.148.093	467.148.093
Deposits, liabilities other than provisions		10.172.460	10.266.895
Long-term liabilities other than provisions	7	477.320.553	477.414.988
Trade payables		3.584.566	187.154
Payables to group enterprises		0	4.548.528
Tax payables		0	2.277.066
Other payables		6.270.581	2.860.800
Short-term liabilities other than provisions		9.855.147	9.873.548
Liabilities other than provisions within the business		487.175.700	487.288.536
Liabilities and equity		591.782.328	675.904.382
Contingent liabilities	8		
Collaterals and assets pledged as security	9		
Related parties	10		

Marmorbyen Øst ApS**Statement of changes in Equity**

	Contributed capital	Retained earnings	Total
Equity 1 January 2023	500.000	174.993.759	175.493.759
Profit (loss)		-70.887.131	-70.887.131
Equity 31 December 2023	500.000	104.106.628	104.606.628

Marmorbyen Øst ApS**Notes****1. Employee Costs**

The Company has no employees.

	2023 kr.	2022 kr.
2. Value adjustments of investment property		
Adjustment to marked value	82.152.267	51.788.402
	82.152.267	51.788.402
3. Finance income		
Other finance income	73.541	0
	73.541	0
4. Finance expenses		
Finance expenses arising from group enterprises	13.134.185	13.126.861
Other finance expenses	9.090	624.682
	13.143.275	13.751.543
5. Tax expense on ordinary activities		
Forecast tax liability	0	1.260.237
Adjustment deferred tax	-15.036.791	-13.837.533
Adjustment tax previous years	-114.640	1.671.109
	-15.151.431	-10.906.187
6. Investment property		
Cost at the beginning of the year	594.629.221	594.840.819
Addition during the year, incl. improvements	4.652.267	88.402
Disposal during the year	0	-300.000
Cost at the end of the year	599.281.488	594.629.221
Revaluations at the beginning of the year	63.170.779	114.959.181
Revaluations for the year	-82.152.267	-51.788.402
Revaluations at the end of the year	-18.981.488	63.170.779
Carrying amount at the end of the year	580.300.000	657.800.000

The Company's investment property is located in Copenhagen and has residential and commercial tenants. The fair value of the investment property amounts to DKK 580.300.000.

The principles and methods for determining the estimated fair value of the property is based on the return based valuation model.

An individual rate of return of 3,85% for residential, and 5,65% for commercial has been applied in the market value assesment at 31 december 2023.

The property is fully let, the valuation is based on a vacancy rate of 1% for residential and 5% for commercial.

Marmorbyen Øst ApS**Notes**

The expenses used in the valuation are:

Operating Expenses: DKK 300/sqm

Property Management: DKK 45/sqm

External Maintenance: DKK 65/sqm

The fair value of investment property reflect market conditions given by current prices in an active market for similar property in the same location and conditions at the end of the reporting period.

7. Long-term liabilities

	Due after 1 year kr.	Due within 1 year kr.	Due after 5 years kr.
Payables to group enterprises	467.148.093	0	467.148.093
Deposits	10.172.460	0	10.172.460
	<u>477.320.553</u>	<u>0</u>	<u>477.320.553</u>

8. Contingent liabilities

The Company is jointly taxed with the other enterprises in the group and are jointly and severally liable for the taxes that concern the joint taxation.

The total amount appears from the annual report of PEC Denmark Holding ApS which is the administration company in the joint taxation.

9. Collaterals and securities

No securities or mortgages exist at the balance sheet date.

10. Related parties

Group consolidation:

The company is included in the consolidated report for the parent company CBRE GI Open-ended Funds S.C.A. SICAV-SIF - PEC Fund

The consolidated report for 2023 can be requested at the following address:

Rue du Fort Wallis 4 2714 Luxembourg