

Imperial II Log K/S

c/o Harbour House

Sundkrogsgade 21, DK-2100 Copenhagen

CVR no. 39 23 61 33

Annual report for 2022

Adopted at the annual general
meeting on 30 June 2023

DocuSigned by:
Pilvi Peltomäki
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Pilvi Peltomäki
chairman

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Statement by management on the annual report

The management has today discussed and approved the annual report of Imperial II Log K/S for the financial year 1 January - 31 December 2022.

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

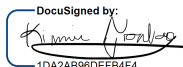
In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 30 June 2023

On behalf of the General Partner: Komplementarselskabet Imperial II Log ApS


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Kimmie Kubis Tronborg


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Gino Hugues Olivier Chenu

Independent Auditor's Report

To the limited partner of Imperial II Log K/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022, and of the results of the Company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Imperial II Log K/S for the financial year 17 November 2021 - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity, notes and a summary of significant accounting policies ("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.

Independent Auditor's Report

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 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 judgment and maintain professional skepticism 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 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, 30 June 2023

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR no. 33 77 12 31

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Maj-Britt Nørskov Nannestad
State Authorized Public Accountant
MNE no. mne32198

DocuSigned by:

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Christopher Kowalcyk
State Authorized Public Accountant
MNE no. mne47863

Company details

The company

Imperial II Log K/S
Sundkrogsgade 21
c/o Harbour House
DK-2100 Copenhagen

CVR no.: 39 23 61 33

Reporting period: 1 January - 31 December 2022

Incorporated: 10 January 2018

Financial year: 5th financial year

Domicile: Copenhagen

On behalf of the general partner Kimmie Kubis Tronborg
Gino Hugues Olivier Chenu

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Consolidated financial statements

The company is included in the consolidated financial statements of Capernel B.V.

The group annual report of Capernel B.V. may be obtained at the following adress:

Beethovenstraat 518
1082PR Amsterdam
The Netherlands

Management's review

Business review

The company's key activity is to directly or indirectly through ownership of investments, Corporations or other legal entities or Joint Ventures, to engage in investment activity and/or own and operate real estate

Financial review

The company's income statement for the year ended 31 December 2022 shows a loss of DKK 3.063.344, and the balance sheet at 31 December 2022 shows equity of DKK 1.120.476.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Income statement
1 January 2022 - 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Gross profit		-334.709	-184.384
Financial expenses	2	<u>-2.728.635</u>	<u>-2.967.120</u>
Profit/loss for the year		<u>-3.063.344</u>	<u>-3.151.504</u>
Distribution of profit			
Retained earnings		<u>-3.063.344</u>	<u>-3.151.504</u>
		<u>-3.063.344</u>	<u>-3.151.504</u>

Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Assets			
Investments in subsidiaries	3	28.878.174	28.878.174
Fixed asset investments		28.878.174	28.878.174
Total non-current assets		28.878.174	28.878.174
Receivables from group entities		43.893.263	98.863
Receivables		43.893.263	98.863
Cash at bank and in hand		310.227	2.365.877
Total current assets		44.203.490	2.464.740
Total assets		73.081.664	31.342.914

Balance sheet at 31 December 2022

	<u>Note</u>	<u>2022</u> DKK	<u>2021</u> DKK
Equity and liabilities			
Contributed capital		11.100.000	100.000
Retained earnings		<u>-9.979.524</u>	<u>-6.916.180</u>
Equity		<u>1.120.476</u>	<u>-6.816.180</u>
Payables to group entities		<u>71.903.447</u>	<u>37.989.704</u>
Total non-current liabilities	4	<u>71.903.447</u>	<u>37.989.704</u>
Trade payables		57.741	70.480
Other payables		<u>0</u>	<u>98.910</u>
Total current liabilities		<u>57.741</u>	<u>169.390</u>
Total liabilities		<u>71.961.188</u>	<u>38.159.094</u>
Total equity and liabilities		<u>73.081.664</u>	<u>31.342.914</u>
Staff expenses	1		

Statement of changes in equity

	Contributed capital	Retained earnings	Total
Equity at the beginning	100.000	-6.916.180	-6.816.180
Cash capital increase	11.000.000	0	11.000.000
Net profit/loss for the year	0	-3.063.344	-3.063.344
Equity at the end	11.100.000	-9.979.524	1.120.476

Notes

	<u>2022</u>	<u>2021</u>		
1 Staff expenses				
Average number of employees	<u>0</u>	<u>0</u>		
	<u>2022</u>	<u>2021</u>		
	DKK	DKK		
2 Financial expenses				
Financial expenses, group entities	2.719.378	2.849.348		
Other financial costs	9.061	117.710		
Exchange loss	<u>196</u>	<u>62</u>		
	<u>2.728.635</u>	<u>2.967.120</u>		
3 Investments in subsidiaries				
Cost at the beginning	28.878.174	28.928.174		
Disposals for the year	<u>0</u>	<u>-50.000</u>		
Cost at the end	<u>28.878.174</u>	<u>28.878.174</u>		
Carrying amount at the end	<u>28.878.174</u>	<u>28.878.174</u>		
4 Long term debt				
	<u>Debt</u>	<u>Debt</u>	<u>Instalment next</u>	<u>Debt</u>
	<u>at the beginning</u>	<u>at the end</u>	<u>year</u>	<u>outstanding</u>
	<u>at the beginning</u>	<u>at the end</u>	<u>year</u>	<u>after 5 years</u>
Payables to group entities	<u>37.989.704</u>	<u>71.903.447</u>	<u>0</u>	<u>71.903.447</u>
	<u>37.989.704</u>	<u>71.903.447</u>	<u>0</u>	<u>71.903.447</u>
5 Contingent liabilities				
Administration agreement liability at 31 December 2022 equals TDKK 75.				

Accounting policies

The annual report of Imperial II Log K/S for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2022 is presented in DKK.

Pursuant to sections §110 subsection 1, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

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

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, other operating income and other external expenses.

Accounting policies

Revenue

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales

Other external expenses

Other external expenses comprise expenses for administration, premises, sales and office expenses etc.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

Tax on profit/loss for the year

The company is not independently liable to tax and consequently tax has not been recognized.

Balance sheet

Investments in subsidiaries, associates and participating interests

Investment in subsidiaries, associates and participating interests are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

Receivables

Receivables are measured at amortised cost.

Cash and cash equivalents

Cash and cash equivalents comprise cash and deposits at banks.

Liabilities

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.