

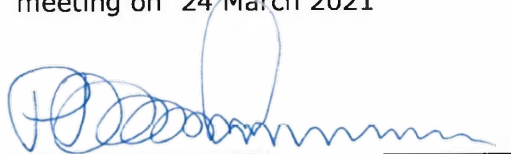
Viking Propco, ApS

**c/o Intertrust Denmark A/S,
Sundkrogsgade 21, DK-2100 Copenhagen**

CVR no. 39 53 78 26

Annual report for 2020

Adopted at the annual general
meeting on 24 March 2021



Peter Drachmann
chairman

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Statement by management on the annual report

The executive board has today discussed and approved the annual report of Viking Propco, ApS for the financial year 1 January - 31 December 2020.

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 2020 and of the results of the company's operations for the financial year 1 January - 31 December 2020.

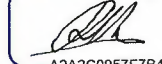
In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

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

Copenhagen, 8 March 2021

Executive board

DocuSigned by:



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Raymond Jean Hubert Jacobs
director

DocuSigned by:



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David Bryan Mack
director



Peter Drachmann
director

Independent auditor's report

To the shareholder of Viking Propco, ApS

Opinion

We have audited the financial statements of Viking Propco, ApS for the financial year 1 January - 31 December 2020, which comprise income statement, balance sheet, statement of changes in equity, notes and summary of significant accounting policies. The financial statements are prepared under 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 2020 and of the results of the company's operations for the financial year 1 January - 31 December 2020 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 are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 the 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.

Independent auditor's report

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 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.

Independent auditor's report

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 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.

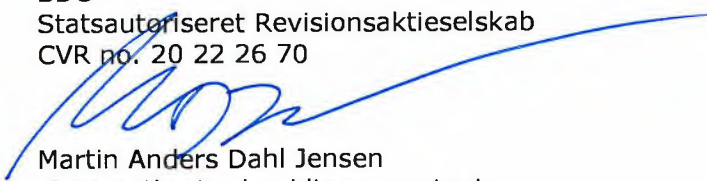
In connection with our audit of the financial statements, our responsibility is to read management's review and, in doing so, consider whether management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially 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, we conclude that 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 of management's review.

Copenhagen, 8 March 2021

BDO
Statsautoriseret Revisionsaktieselskab
CVR no. 20 22 26 70



Martin Anders Dahl Jensen
state authorised public accountant
MNE no. mne34294

Company details

The company

Viking Propco, ApS
c/o Intertrust Denmark A/S
Sundkrogsgade 21
DK-2100 Copenhagen

CVR no.: 39 53 78 26

Reporting period: 1 January - 31 December 2020

Domicile: Copenhagen

Executive board

Raymond Jean Hubert Jacobs, director
David Bryan Mack, director
Peter Drachmann, director

Auditors

BDO
Statsautoriseret Revisionsaktieselskab
Havneholmen 29
DK-1561 Copenhagen

Consolidated financial statements

The company is included in the consolidated financial statements of the parent company Eurolog Holdco Sàrl

The group annual report of Eurolog Holdco Sàrl may be obtained at the following address: www.lbr.lu

Management's review

Business review

The purpose of the company is to invest in a property located at Copenhagen Airport and other related business.

Recognition and measurement uncertainties

The recognition and measurement of items in the annual report is not associated with any uncertainty.

Unusual matters

The company's financial position at 31 December 2020 and the results of its operations for the financial year ended 31 December 2020 are not affected by any unusual matters.

Financial review

The company's income statement for the year ended 31 December 2020 shows a profit of TDKK 43.370, and the balance sheet at 31 December 2020 shows equity of TDKK 215.467.

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 - 31 December

	<u>Note</u>	<u>2020</u> TDKK	<u>2019</u> TDKK
Gross profit		19.513	15.452
Fair value adjustments of other investment assets		51.600	132.225
Profit/loss before net financials		71.113	147.677
Financial expenses	2	-15.510	-11.825
Profit/loss before tax		55.603	135.852
Tax on profit/loss for the year	3	-12.233	-29.887
Profit/loss for the year		<u>43.370</u>	<u>105.965</u>
 Distribution of profit			
Retained earnings		43.370	105.965
		<u>43.370</u>	<u>105.965</u>

Balance sheet 31 December

	<u>Note</u>	<u>2020</u> TDKK	<u>2019</u> TDKK
Assets			
Investment properties		475.600	424.000
Tangible assets	4	<u>475.600</u>	<u>424.000</u>
Total non-current assets		<u>475.600</u>	<u>424.000</u>
Trade receivables		673	5.454
Other receivables		1.705	5
Prepayments		1.266	290
Receivables		<u>3.644</u>	<u>5.749</u>
Cash at bank and in hand		<u>9.887</u>	<u>12.513</u>
Total current assets		<u>13.531</u>	<u>18.262</u>
Total assets		<u><u>489.131</u></u>	<u><u>442.262</u></u>

Balance sheet 31 December

	<u>Note</u>	<u>2020</u> TDKK	<u>2019</u> TDKK
Equity and liabilities			
Share capital		1.050	1.050
Reserve for current value adjustments of currency gains		416	0
Retained earnings		<u>214.001</u>	<u>170.631</u>
Equity		<u>215.467</u>	<u>171.681</u>
Provision for deferred tax		<u>42.279</u>	<u>29.929</u>
Total provisions		<u>42.279</u>	<u>29.929</u>
Banks		120.967	122.888
Payables to group companies		<u>99.570</u>	<u>104.664</u>
Total non-current liabilities	5	<u>220.537</u>	<u>227.552</u>
Short-term part of long-term debt	5	2.011	1.808
Trade payables		2.468	181
Other payables		4.103	4.041
Deferred income		0	4.929
Deposits		<u>2.266</u>	<u>2.141</u>
Total current liabilities		<u>10.848</u>	<u>13.100</u>
Total liabilities		<u>231.385</u>	<u>240.652</u>
Total equity and liabilities		<u>489.131</u>	<u>442.262</u>
Contingent liabilities	6		
Mortgages and collateral	7		

Statement of changes in equity

	<u>Share capital</u>	<u>Reserve for current value adjustments of currency gains</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2020	1.050	0	170.631	171.681
Other equity movements(SWAP)	0	416	0	416
Net profit/loss for the year	0	0	43.370	43.370
Equity at 31 December 2020	<u>1.050</u>	<u>416</u>	<u>214.001</u>	<u>215.467</u>

Notes

	<u>2020</u>	<u>2019</u>
1 Staff expenses		
Average number of employees	<u>0</u>	<u>0</u>
	<u>2020</u>	<u>2019</u>
	TDKK	TDKK
2 Financial expenses		
Financial expenses, group entities	11.906	8.071
Other financial costs	3.603	3.752
Exchange adjustments costs	<u>1</u>	<u>2</u>
	<u>15.510</u>	<u>11.825</u>
3 Tax on profit/loss for the year		
Deferred tax for the year	<u>12.233</u>	<u>29.887</u>
	<u>12.233</u>	<u>29.887</u>

Notes

4 Tangible assets

	<u>Investment properties</u>
Cost at 1 January 2020	291.775
Additions for the year	0
Disposals for the year	<u>0</u>
Cost at 31 December 2020	<u>291.775</u>
Revaluations at 1 January 2020	132.225
Revaluations for the year	<u>51.600</u>
Revaluations at 31 December 2020	<u>183.825</u>
Carrying amount at 31 December 2020	<u><u>475.600</u></u>

The property is located in Kastrup, and mainly consist of commercial leases within logistics.

The valuation is based on a discounted cash flow model, with a discount rate of 7,75 % including inflation, a yearly net cash flow of aprox. 28-31 mDKK and an occupancy rate of aprox. 90 %. The valuation take into account the current maintenance standard of the property. The valuation include building rights of aprox. 5,000 sq m. measured to 40.6 mDKK.

5 Long term debt

	Debt at 1 January 2020	Debt at 31 December 2020	Instalment next year	Debt outstanding after 5 years
Banks	122.888	122.978	2.011	0
Payables to group companies	<u>104.664</u>	<u>99.570</u>	<u>0</u>	<u>0</u>
	<u><u>227.552</u></u>	<u><u>222.548</u></u>	<u><u>2.011</u></u>	<u><u>0</u></u>

6 Contingent liabilities

The company has an obligation regarding ground lease of TDKK 5.728 (2019: TDKK 4.997).

Notes

7 Mortgages and collateral

Bank debt is secured by mortgages in properties amounting to TDKK 290.000 (2019: TDKK 290.000).

The carrying amount of mortgaged properties is TDKK 475.600 (2019: TDKK 424.000).

Accounting policies

The annual report of Viking Propco, ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to reporting class B entities, as well as provisions applying to reporting class C entities.

The annual report for 2020 is presented in TDKK.

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

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, changes in inventories of finished goods and work in progress and other operating income less costs of raw materials and consumables and other external expenses.

Accounting policies

Revenue

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Value adjustments of investment properties

Value adjustments of investment property comprise the year's changes in the fair value of investment property.

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

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, 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.

Balance sheet

Tangible assets

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income.

Accounting policies

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

On acquisition investment properties are measured at cost comprising the acquisition price and cost of acquisition.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such differences may be material.

Receivables

Receivables are measured at amortised cost.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

Cash and cash equivalents

Cash and cash equivalents comprise cash and deposits at banks.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

Accounting policies

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.

Deferred income

Deferred income recognised under 'Current liabilities' comprises payments received concerning income in subsequent financial years.

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'.