
AIP Euro Nordics BC 1 ApS

c/o Fokus Asset Management A/S, Østbanegade 123, DK-2100
København Ø

Annual Report for 2023

CVR No. 40 06 84 06

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 14/6 2024

Tonny Nielsen
Chairman of the
general meeting



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Management's statement

The Executive Board has today considered and adopted the Annual Report of AIP Euro Nordics BC 1 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 at 31 December 2023 of the Company and of the results of the Company operations for 2023.

In our opinion, 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.

Copenhagen, 14 June 2024

Executive Board

Tonny Nielsen
Executive Officer

Seong Hwan Byun
Executive Officer

In Seok Heo
Executive Officer

Independent Auditor's report

To the shareholder of AIP Euro Nordics BC 1 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 AIP Euro Nordics BC 1 ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the 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.

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.

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, 14 June 2024

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Maj-Britt Nørskov Nannestad
State Authorised Public Accountant
mne32198

Jacob Dannefer
State Authorised Public Accountant
mne47886

Company information

The Company

AIP Euro Nordics BC 1 ApS
c/o Fokus Asset Management A/S
Østbanegade 123
2100 København Ø
CVR No: 40 06 84 06
Financial period: 1 January - 31 December
Incorporated: 3 December 2018
Financial year: 5th financial year
Municipality of reg. office: Copenhagen

Executive Board

Tonny Nielsen
Seong Hwan Byun
In Seok Heo

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Management's review

Key activities

The company's key activity is to act as a holding company, owning shares in companies who invests in investment properties.

Development in the year

The income statement of the Company for 2023 shows a loss of DKK 73,202,045, and at 31 December 2023 the balance sheet of the Company shows a negative equity of DKK 9,846,760.

Capital resources

The Company has lost more than 50% of its share capital. The lost capital will be restored through the Company's continued operations or through capital contributions.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
Other external expenses		-140,466	-99,949
Gross loss		-140,466	-99,949
Income from investments in subsidiaries	3	-49,448,241	-73,955,799
Financial expenses	4	-16,579,080	-17,147,188
Profit/loss before tax		-66,167,787	-91,202,936
Tax on profit/loss for the year	5	-7,034,258	-2,991,388
Net profit/loss for the year		-73,202,045	-94,194,324

Distribution of profit

	2023	2022
	DKK	DKK
Proposed distribution of profit		
Retained earnings	-73,202,045	-94,194,324
	-73,202,045	-94,194,324

Balance sheet 31 December

Assets

	Note	2023	2022
		DKK	DKK
Investments in subsidiaries	6	322,490,949	397,051,908
Fixed asset investments		322,490,949	397,051,908
Fixed assets		322,490,949	397,051,908
Corporation tax		889,726	5,142,207
Receivables		889,726	5,142,207
Cash at bank and in hand		5,344	939,719
Current assets		895,070	6,081,926
Assets		323,386,019	403,133,834

Balance sheet 31 December

Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		60,000	60,000
Reserve for hedging transactions		0	16,612,718
Retained earnings		-9,906,760	63,295,285
Equity		-9,846,760	79,968,003
Payables to group enterprises		333,162,154	298,444,052
Long-term debt	7	333,162,154	298,444,052
Payables to group enterprises	7	0	21,506,923
Corporation tax		0	3,186,106
Other payables		70,625	28,750
Short-term debt		70,625	24,721,779
Debt		333,232,779	323,165,831
Liabilities and equity		323,386,019	403,133,834
Capital Resources	1		
Staff	2		
Contingent assets, liabilities and other financial obligations	8		
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Statement of changes in equity

	Share capital	Reserve for hedging transactions	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	60,000	16,612,718	63,295,285	79,968,003
Other equity movements	0	-16,612,718	0	-16,612,718
Net profit/loss for the year	0	0	-73,202,045	-73,202,045
Equity at 31 December	60,000	0	-9,906,760	-9,846,760

Notes to the Financial Statements

1. Capital Resources

The Company has lost more than 50% of its share capital. The lost capital will be restored through the Company's continued operations or through capital contributions.

2. Staff

Average number of employees

2023	2022
0	0

3. Income from investments in subsidiaries

Share of profits of subsidiaries

2023	2022
DKK	DKK
-49,448,241	-73,955,799
-49,448,241	-73,955,799

4. Financial expenses

Interest paid to group enterprises
Other financial expenses

2023	2022
DKK	DKK
16,420,743	17,145,613
158,337	1,575
16,579,080	17,147,188

5. Income tax expense

Current tax for the year
Deferred tax for the year
Adjustment of tax concerning previous years

2023	2022
DKK	DKK
795,476	3,186,106
0	-194,718
6,238,782	0
7,034,258	2,991,388

Notes to the Financial Statements

	2023	2022
	DKK	DKK
6. Investments in subsidiaries		
Cost at 1 January	982,194,389	982,194,389
Cost at 31 December	982,194,389	982,194,389
Value adjustments at 1 January	-585,142,481	-487,799,400
Net profit/loss for the year	-49,448,241	-73,955,799
Dividend to the Parent Company	-8,500,000	-40,000,000
Other equity movements, net	-16,612,718	16,612,718
Value adjustments at 31 December	-659,703,440	-585,142,481
Carrying amount at 31 December	322,490,949	397,051,908

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Ownership	Equity	Net profit/loss for the year
Euro Nordics Soborg P/S	Copenhagen	100%	322,397,937	-49,417,192
Euro Nordics GP 1 ApS	Copenhagen	100%	93,012	-31,049
			322,490,949	-49,448,241

Notes to the Financial Statements

2023	2022
DKK	DKK

7. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

Payables to group enterprises

After 5 years	0	0
Between 1 and 5 years	333,162,154	298,444,052
Long-term part	333,162,154	298,444,052
Other short-term debt to group enterprises	0	21,506,923
	<u>333,162,154</u>	<u>319,950,975</u>

8. Contingent assets, liabilities and other financial obligations

Contingent assets

The Company has a taxable carry-forward EBITDA-balance of DKK 27,996k. Its nominal value of 22% is DKK 6,159k. As it is uncertain when the EBITDA-balance can be used, it is not recognized in the Financial Statements.

Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc. of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

Notes to the Financial Statements

9. Accounting policies

The Annual Report of AIP Euro Nordics BC 1 ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2023 are presented in DKK.

Recognition and measurement

The Financial Statements have been prepared under the historical cost method.

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, 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 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 out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Income statement

Other external expenses

Other external expenses comprise administration fees and office expenses, etc.

Income from investments in subsidiaries

The item "Income from investments in subsidiaries" in the income statement includes the proportionate share of the profit for the year.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Notes to the Financial Statements

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with wholly owned Danish and foreign subsidiaries. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance sheet

Investments in subsidiaries

Investments in subsidiaries are recognised and measured under the equity method.

The item "Investments in subsidiaries" in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to "Reserve for net revaluation under the equity method" under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Subsidiaries with a negative net asset value are recognised at DKK 0. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial liabilities

Loans are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Other debts are measured at amortised cost, substantially corresponding to nominal value.