

CMRF Eagle ApS

C/O Taurus Ejendomsadministration
Skovvejen 11, s.t., 8000 Aarhus C

CVR no. 41 32 30 43

Annual report 2023

Approved at the Company's annual general meeting on 12 July 2024

Chair of the meeting:

.....
Juha Matti Salokoski

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Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of CMRF Eagle 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 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, 12 July 2024
Executive Board:

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Peter Gill

.....
Juha Matti Salokoski

.....
Hasse Lyngsie Wulff

.....
Mikael Juhana Hjorth

Independent auditor's report

To the shareholder of CMRF Eagle ApS

Opinion

We have audited the financial statements of CMRF Eagle ApS 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.

Independent auditor's report

- ▶ 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 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.

Copenhagen, 12 July 2024
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Emil Johnsen
State Authorised Public Accountant
mne50640

Management's review

Company details

Name	CMRF Eagle ApS
Address, Postal code, City	C/O Taurus Ejendomsadministration Skovvejen 11, s.t., 8000 Aarhus C
CVR no.	41 32 30 43
Established	27 April 2020
Registered office	Aarhus
Financial year	1 January - 31 December
Executive Board	Peter Gill Juha Matti Salokoski Hasse Lyngsie Wulff Mikael Juhana Hjorth
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management's review

Business review

The purpose of the Company is to invest in subsidiaries, which acquire and run real estate properties.

Financial review

The income statement for 2023 shows a loss of DKK 19,957,784 against a loss of DKK 19,425,779 last year, and the balance sheet at 31 December 2023 shows equity of DKK 140,269,568.

Effective from 1 January 2023, the Company changed its accounting policies regarding investments in group enterprises, due to changes in the ownership structure.

The accounting policies for investments in group enterprises have been adjusted to the accounting policies of the parent company CMRF Investments IV S.à r.l., which measures investments in group enterprises at cost.

Before the change, investments in group enterprises were measured using the equity method.

The change affects profit for the year by an increase of DKK 89.874.617 (2022: decrease of DKK 382,839,041). The balance sheet total is affected by an decrease of DKK 226,686,133 (2022: decrease of DKK 316,560,750), and an decrease of equity at 31 December 2021 by DKK 226,686,133 (2022: decrease of DKK 316,560,750). The change have no tax effect.

As the company's purpose is to invest in companies which owns properties, the Company's business processes and the valuation of investment properties in the Company's subsidiaries is affected by changes in the property market, including the general level of interest rates and economic conditions.

The market situation in the real estate sector is affected by uncertainty, as a result of high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to sales prices of properties which is reflected in the lower transaction volume for investment properties in 2023.

This has been reflected in the valuation of the company's investments.

Events after the balance sheet date

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

Financial statements 1 January - 31 December

Income statement

Note	DKK	2023	2022
	Gross profit/ loss	49,324	-34,988
3	Financial income	4,693,149	5,898,323
4	Financial expenses	-30,329,375	-30,768,180
	Profit/ loss before tax	-25,586,902	-24,904,845
5	Tax for the year	5,629,118	5,479,066
	Profit/ loss for the year	-19,957,784	-19,425,779
	 Recommended appropriation of profit/ loss		
	Retained earnings/ accumulated loss	-19,957,784	-19,425,779
		-19,957,784	-19,425,779

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2023	2022
	ASSETS		
	Fixed assets		
6	Investments		
	Investments in group enterprises	163,254,071	163,254,071
	Receivables from group enterprises	346,080,197	53,101,368
		<u>509,334,268</u>	<u>216,355,439</u>
	Total fixed assets	<u>509,334,268</u>	<u>216,355,439</u>
	Non-fixed assets		
	Receivables		
	Receivables from group enterprises	0	1,600,733
	Deferred tax assets	18,227,409	12,598,291
		<u>18,227,409</u>	<u>14,199,024</u>
	Cash	<u>0</u>	<u>141</u>
	Total non-fixed assets	<u>18,227,409</u>	<u>14,199,165</u>
	TOTAL ASSETS	<u>527,561,677</u>	<u>230,554,604</u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2023	2022
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	42,076	40,000
	Share premium account	207,554,639	0
	Retained earnings	-67,327,147	-47,369,363
	Total equity	<u>140,269,568</u>	<u>-47,329,363</u>
	Liabilities other than provisions		
7	Non-current liabilities other than provisions		
	Subordinate loan capital	0	275,915,648
	Payables to group entities	387,287,830	0
		<u>387,287,830</u>	<u>275,915,648</u>
	Current liabilities other than provisions		
	Trade payables	4,279	0
	Payables to group enterprises	0	1,874,570
	Other payables	0	93,749
		<u>4,279</u>	<u>1,968,319</u>
	Total liabilities other than provisions	<u>387,292,109</u>	<u>277,883,967</u>
	TOTAL EQUITY AND LIABILITIES	<u>527,561,677</u>	<u>230,554,604</u>

- 1 Accounting policies
- 2 Staff costs
- 8 Contractual obligations and contingencies, etc.
- 9 Security and collateral
- 10 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Share premium account	Retained earnings	Total
Equity at 1 January 2022	40,000	0	-94,221,875	-94,181,875
Adjustment of equity through changes in accounting policies	0	0	66,278,291	66,278,291
Adjusted equity at 1 January 2022	40,000	0	-27,943,584	-27,903,584
Transfer through appropriation of loss	0	0	-19,425,779	-19,425,779
Equity at 1 January 2023	40,000	0	-47,369,363	-47,329,363
Capital increase	2,076	207,554,639	0	207,556,715
Transfer through appropriation of loss	0	0	-19,957,784	-19,957,784
Equity at 31 December 2023	42,076	207,554,639	-67,327,147	140,269,568

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of CMRF Eagle ApS 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.

Pursuant to section 110(1) of the Danish Financial Statements Act, the Company has not prepared consolidated financial statements.

Changes in accounting policies

Effective from 1 January 2023, the Company changed its accounting policies regarding investments in group enterprises, due to changes in the ownership structure.

The accounting policies for investments in group enterprises have been adjusted to the accounting policies of the parent company CMRF Investments IV S.à r.l., which measures investments in group enterprises at cost.

Before the change, investments in group enterprises were measured using the equity method.

The change affects profit for the year by an increase of DKK 89.874.617 (2022: decrease of DKK 382,839,041). The balance sheet total is affected by an decrease of DKK 226,686,133 (2022: decrease of DKK 316,560,750), and an decrease of equity at 31 December 2021 by DKK 226,686,133 (2022: decrease of DKK 316,560,750). The change have no tax effect.

The accounting policies used in the preparation of the financial statements are otherwise consistent with those of last year. Comparative figures have been restated to reflect the policy changes.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Gross profit/ loss

The items revenue and external expenses have been aggregated into one item in the income statement called gross profit/loss in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses comprise of management, counselling and auditing, etc.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial reporting period. The items comprise interest income and expenses, e.g. from group entities and associates, declared dividends from other securities and investments, financial expenses relating to finance leases, realised and unrealised capital gains and losses relating to other securities and investments, exchange gains and losses and amortisation of financial assets and liabilities.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Investments in group entities

Investments in group entities and associates are measured at cost, which includes the cost of acquisition calculated at fair value plus direct costs of acquisition. If there is evidence of impairment, an impairment test is conducted. Where the carrying amount exceeds the recoverable amount, a write-down is made to such lower value.

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.

Cash

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

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income 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.

2 Staff costs

The Company has no employees.

DKK	2023	2022
3 Financial income		
Interest receivable, group entities	4,693,149	5,898,323
	<u>4,693,149</u>	<u>5,898,323</u>
4 Financial expenses		
Interest expenses, group entities	24,116,781	24,615,206
Other financial expenses	6,212,594	6,152,974
	<u>30,329,375</u>	<u>30,768,180</u>

Financial statements 1 January - 31 December

Notes to the financial statements

DKK	2023	2022
5 Tax for the year		
Deferred tax adjustments in the year	-5,629,118	-5,479,066
	<u>-5,629,118</u>	<u>-5,479,066</u>

6 Investments

DKK	Investments in group enterprises	Receivables from group enterprises	Total
Cost at 1 January 2023	163,254,071	53,101,368	216,355,439
Additions	0	292,978,829	292,978,829
Cost at 31 December 2023	163,254,071	346,080,197	509,334,268
Carrying amount at 31 December 2023	<u>163,254,071</u>	<u>346,080,197</u>	<u>509,334,268</u>

Group entities

Name	Legal form	Domicile	Interest	Equity DKK	Profit/ loss DKK
Køhlers Have	ApS	Aarhus	100.00%	389,940,203	-89,874,617

7 Non-current liabilities other than provisions

Payments due within 1 year are cognised in short-term debt. other debt is recognised in long-term debt. The debt falls due or payment as specified below

DKK	Total debt at 31/12 2023	Short-term portion	Long-term portion	Outstanding debt after 5 years
Payables to group entities	387,287,830	0	387,287,830	387,287,830
	<u>387,287,830</u>	<u>0</u>	<u>387,287,830</u>	<u>387,287,830</u>

8 Contractual obligations and contingencies, etc.

As management company, the Company is jointly taxed with other Danish group entities and is jointly and severally with other jointly taxed group entities for payment of income taxes as well as withholding taxes on interest, royalties and dividends falling due for payment.

9 Security and collateral

The Company has not provided any security or other collateral in assets at 31 December 2023.

Financial statements 1 January - 31 December

Notes to the financial statements

10 Related parties

Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
CapMan Residential Fund FCP-RAIF	Luxembourg	1 B Heienhaff, L-1736 Senningerberg, Luxembourg

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The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

MIKAEL JUHANA HJORTH

Executive Board

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Salokoski Juha Matti

Executive Board

Serial number:

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IP: 85.76.xxx.xxx

2024-07-15 05:01:09 UTC



Peter Gill

Executive Board

Serial number: 084a5126-1da6-475c-ae3f-3ba80b438922

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2024-07-17 13:03:36 UTC



Hasse Lyngsie Wulff

Executive Board

Serial number: fcc423e5-34bf-4fff-91ef-efa62f85f241

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2024-07-18 17:48:20 UTC



Emil Johnsen

EY Godkendt Revisionspartnerselskab CVR: 30700228

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: b9f8acbe-8ba9-44d5-95ef-40d1d425abad

IP: 194.62.xxx.xxx

2024-07-18 17:51:13 UTC



Kaare Kristensen Lendorf

EY Godkendt Revisionspartnerselskab CVR: 30700228

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

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