

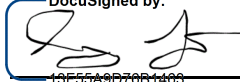
MG Parc Fredericia 2 ApS

Lyngby Hovedgade 4
2800 Kongens Lyngby
CVR No. 41517999

Annual report 2021

The Annual General Meeting adopted the
annual report on 29.06.2022

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Andreas Jönsson

Chairman of the General Meeting

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Entity details

Entity

MG Parc Fredericia 2 ApS

Lyngby Hovedgade 4

2800 Kongens Lyngby

Business Registration No.: 41517999

Registered office: Lyngby-taarbæk

Financial year: 01.01.2021 - 31.12.2021

Executive Board

Ignace De Paepe

Carl Olof Andreas Jönsson

Kerstin Maria Scheutz

Auditors

EY Godkendt Revisionspartnerselskab

Dirch Passers Alle 36

2000 Frederiksberg

CVR No.: 30700228

Statement by Management

The Executive Board has today considered and approved the annual report of MG Parc Fredericia 2 ApS for the financial year 01.01.2021 - 31.12.2021.

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 Entity's financial position at 31.12.2021 and of the results of its operations for the financial year 01.01.2021 - 31.12.2021.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 29.06.2022

Executive Board

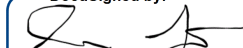
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Ignace De Paepe

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Carl Olof Andreas Jönsson

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Kerstin Maria Scheutz

Independent auditor's report

To the shareholders of MG Parc Fredericia 2 ApS

Opinion

We have audited the financial statements of MG Parc Fredericia 2 ApS for the financial year 01.01.2021 - 31.12.2021, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2021 and of the results of its operations for the financial year 01.01.2021 - 31.12.2021 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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.

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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

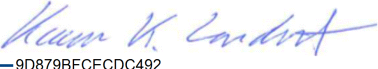
Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Copenhagen, 29.06.2022

EY Godkendt Revisionspartnerselskab

CVR No. 30700228

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Kaare Kristensen Lendorf

State Authorised Public Accountant

Identification No (MNE) mne33819

Management commentary

Primary activities

The Entity's primary activity is construction of property and related business.

Description of material changes in activities and finances

The result for the year was a profit of DKK 17.903.191. The performance for the year is as expected.

Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Income statement for 2021

	Notes	2021 DKK	2020 DKK
Gross profit/loss		869,779	(12,500)
Other financial expenses	1	(94,699)	0
Profit/loss before fair value adjustments and tax		775,080	(12,500)
Fair value adjustment of investment properties		22,174,680	0
Profit/loss before tax		22,949,760	(12,500)
Tax on profit/loss for the year	2	(5,046,569)	0
Profit/loss for the year		17,903,191	(12,500)
Proposed distribution of profit and loss			
Retained earnings		17,903,191	(12,500)
Proposed distribution of profit and loss		17,903,191	(12,500)

Balance sheet at 31.12.2021

Assets

	Notes	2021 DKK	2020 DKK
Investment property		98,923,830	5,682,212
Property, plant and equipment	3	98,923,830	5,682,212
Other receivables		976,170	0
Financial assets	4	976,170	0
Fixed assets		99,900,000	5,682,212
Other receivables		23,488,197	1,420,553
Prepayments		40,663	0
Receivables		23,528,860	1,420,553
Cash		105,031	0
Current assets		23,633,891	1,420,553
Assets		123,533,891	7,102,765

Equity and liabilities

	Notes	2021 DKK	2020 DKK
Contributed capital		50,000	50,000
Share premium		450,000	450,000
Retained earnings		17,890,691	(12,500)
Equity		18,390,691	487,500
Deferred tax		5,046,569	0
Provisions		5,046,569	0
Payables to group enterprises		99,989,150	6,602,765
Other payables		107,481	12,500
Current liabilities other than provisions		100,096,631	6,615,265
Liabilities other than provisions		100,096,631	6,615,265
Equity and liabilities		123,533,891	7,102,765
Employees	5		
Assets charged and collateral	6		

Statement of changes in equity for 2021

	Contributed capital DKK	Share premium DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50,000	450,000	(12,500)	487,500
Profit/loss for the year	0	0	17,903,191	17,903,191
Equity end of year	50,000	450,000	17,890,691	18,390,691

Notes

1 Other financial expenses

	2021 DKK	2020 DKK
Other interest expenses	78,197	0
Exchange rate adjustments	15,267	0
Other financial expenses	1,235	0
	94,699	0

2 Tax on profit/loss for the year

	2021 DKK	2020 DKK
Change in deferred tax	5,046,569	0
	5,046,569	0

3 Property, plant and equipment

	Investment property DKK
Cost beginning of year	5,682,212
Additions	71,066,938
Cost end of year	76,749,150
Revaluations for the year	22,174,680
Revaluations end of year	22,174,680
Carrying amount end of year	98,923,830

4 Financial assets

	Other receivables DKK
Additions	976,170
Cost end of year	976,170
Carrying amount end of year	976,170

The financial asset contain lease incentives.

5 Employees

The Entity has no employees other than the Executive Board. The Executive Officer has not received any remuneration.

6 Assets charged and collateral

The Company has not provided any security or other collateral in assets at 31 December 2021.

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses.

Income statement

Gross profit or loss

Gross profit or loss comprises 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.

Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for administrative etc.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet**Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

The fair value of the investment property has been assessed based on the share purchase agreement between the company's previous shareholders and the company's current shareholders. It is management's assessment that the selling price of the property cf. the share purchase agreement correspond to the fair value in an active market at 31 December 2021.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value, less writedowns for bad and doubtful debts.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Other financial liabilities

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