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# *ISO III Copenhagen HoldCo ApS*

Dirch Passers Allé 76, DK-2000 Frederiksberg

## Annual Report for 2023

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CVR No. 41 88 64 39

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 2/4 2024

Søren Ronni Salby  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Financial Statements of ISO III Copenhagen HoldCo ApS for the financial year 26 November 2020 - 31 December 2021.

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.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Frederiksberg, 2 April 2024

## Executive Board

Jacob Smergel-Krog  
Executive Officer

Søren Ronni Salby  
Executive Officer

Thomas Matthew Emson  
Executive Officer

# Independent Auditor's report

To the shareholder of ISO III Copenhagen HoldCo 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 ISO III Copenhagen HoldCo 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.

## 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 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 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, 2 April 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

René Otto Poulsen

Certified accountant

mne26718

# Company information

<b>The Company</b>	ISO III Copenhagen HoldCo ApS Dirch Passers Allé 76 DK-2000 Frederiksberg  CVR No: 41 88 64 39 Financial period: 1 January - 31 December Incorporated: 26 November 2020 Financial year: 3rd financial year Municipality of reg. office: Frederiksberg
<b>Executive Board</b>	Jacob Smergel-Krog Søren Ronni Salby Thomas Matthew Emson
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup

## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
<b>Gross loss</b>		<b>-4,426,900</b>	<b>-5,839,090</b>
Financial income	2	5,982,396	51,030
Financial expenses	3	-1,914,882	-19,349,084
<b>Profit/loss before tax</b>		<b>-359,386</b>	<b>-25,137,144</b>
Tax on profit/loss for the year		0	0
<b>Net profit/loss for the year</b>		<b>-359,386</b>	<b>-25,137,144</b>
 <b>Distribution of profit</b>			
		2023	2022
		DKK	DKK
<b>Proposed distribution of profit</b>			
Retained earnings		-359,386	-25,137,144
		<b>-359,386</b>	<b>-25,137,144</b>

## Balance sheet 31 December

### Assets

	Note	2023	2022
		DKK	DKK
Investments in subsidiaries	4	28,775,069	26,650,765
<b>Fixed asset investments</b>		<b>28,775,069</b>	<b>26,650,765</b>
<b>Fixed assets</b>		<b>28,775,069</b>	<b>26,650,765</b>
Receivables from group enterprises		165,079,320	257,908,256
Prepayments	5	14,199,148	1,446,332
<b>Receivables</b>		<b>179,278,468</b>	<b>259,354,588</b>
<b>Cash at bank and in hand</b>		<b>507,786</b>	<b>12,891,960</b>
<b>Current assets</b>		<b>179,786,254</b>	<b>272,246,548</b>
<b>Assets</b>		<b>208,561,323</b>	<b>298,897,313</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		40,002	40,001
Retained earnings		198,502,900	78,025,746
<b>Equity</b>		<b>198,542,902</b>	<b>78,065,747</b>
Credit institutions		0	216,941,439
Trade payables		7,368,421	3,890,127
Payables to group enterprises		2,650,000	0
<b>Short-term debt</b>		<b>10,018,421</b>	<b>220,831,566</b>
<b>Debt</b>		<b>10,018,421</b>	<b>220,831,566</b>
<b>Liabilities and equity</b>		<b>208,561,323</b>	<b>298,897,313</b>
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	40,001	78,025,746	78,065,747
Cash capital increase	1	120,836,540	120,836,541
Net profit/loss for the year	0	-359,386	-359,386
<b>Equity at 31 December</b>	<b>40,002</b>	<b>198,502,900</b>	<b>198,542,902</b>

# Notes to the Financial Statements

## 1. Key activities

The Company's key activity is to own shares in property development companies as well as other related businesses.

## 2. Financial income

Interest received from group enterprises  
Other financial income  
Exchange gains

	<u>2023</u>	<u>2022</u>
	DKK	DKK
	4,574,484	51,030
	1,235,823	0
	172,089	0
	<u>5,982,396</u>	<u>51,030</u>

## 3. Financial expenses

Impairment losses on financial assets  
Other financial expenses  
Exchange adjustments, expenses

	<u>2023</u>	<u>2022</u>
	DKK	DKK
	0	15,858,544
	1,853,975	3,490,540
	60,907	0
	<u>1,914,882</u>	<u>19,349,084</u>

## Notes to the Financial Statements

	2023	2022
	DKK	DKK
<b>4. Investments in subsidiaries</b>		
Cost at 1 January	26,650,765	0
Additions for the year	2,124,304	42,509,309
Cost at 31 December	<u>28,775,069</u>	<u>42,509,309</u>
Revaluations for the year, net	0	-15,858,544
Value adjustments at 31 December	<u>0</u>	<u>-15,858,544</u>
<b>Carrying amount at 31 December</b>	<b><u>28,775,069</u></b>	<b><u>26,650,765</u></b>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Owner-ship	Equity	Net profit/loss for the year
ISO III Mejsevengen ApS	Dirch Passers Allé 76, 2000 Frederiksberg	125,000	100%	30,690,582	4,039,817

### 5. Prepayments

Prepayments comprise prepaid transaction costs in relation to the entered forward purchase agreements.

### 6. Contingent assets, liabilities and other financial obligations

#### Contingent assets

Deferred tax assets amounts to 7,054 t.kr. Due to uncertainty to realisation hereof the asset is not recognized.

#### Guarantee obligations

The company has entered into 3 forward purchase agreements regarding the purchase of shares in 3 companies. The companies construct buildings and the transfer of the shares occurs when the construction has been completed. Payments in relation to the contracts were made and then subsequently recognized in the financial statement. The total expected transfers amounts to DKK 1 billion.

# Notes to the Financial Statements

## 7. Accounting policies

The Annual Report of ISO III Copenhagen HoldCo 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 Financial Statements for 2023 are presented in DKK.

### Recognition and measurement

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

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

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.

## Income statement

### Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of other external expenses.

### Income from investments in subsidiaries

Dividends from subsidiaries are recognised as income in the income statement when adopted at the General Meeting of the subsidiary. However, dividends relating to earnings in the subsidiary before it was acquired by the Parent Company are set off against the cost of the subsidiary.

### Financial income and expenses

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

### 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.

# Notes to the Financial Statements

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

## Balance sheet

### Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

### 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.

### Prepayments

Prepayments comprise prepaid transaction costs in relation to the entered forward purchase agreements.

### 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.

### Financial liabilities

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