

Hygge Investors K/S

c/o CBRE A/S
Rued Langgaards Vej 8
2300 København S
Denmark

CVR no. 41 96 49 79

**Annual report for the period 18 December 2020 – 31
December 2021**

The annual report was presented and approved at
the Company's annual general meeting on

30 June 2022

Jørn Jensen Holm

Chairman of the annual general meeting

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Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of Hygge Investors K/S for the financial period 18 December 2020 – 31 December 2021.

The annual report has been 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 assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial period 18 December 2020 – 31 December 2021.

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, 30 June 2022

On behalf of Komplementar Hygge GP ApS:

Jørn Jensen Holm

Per Alexander Henrik
Glindtborg Weinreich

Kristian Nittka

Independent auditor's report

To the shareholder of Hygge Investors K/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2021, and of the results of the Company's operations for the financial year 18 December 2020 - 31 December 2021 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Hygge Investors K/S for the financial year 18 December 2020 - 31 December 2021, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("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 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 Statements Act. We did not identify any material misstatement of the Management's Review.

Management's Responsibility 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 company 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, 30 June 2022

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerhus

CVR no. 33 77 12 31

René Otto Poulsen
State Authorised
Public Accountant
mne26718

Henrik Hornbæk
State Authorised
Public Accountant
mne32802

Hygge Investors K/S
Annual report 2020/21
CVR no. 41 96 49 79

Management's review

Company details

Hygge Investors K/S
c/o CBRE A/S
Rued Langgaards Vej 8
2300 København S
Denmark

CVR no.:	41 96 49 79
Established:	18 December 2020
Registered office:	Copenhagen
Financial period:	18 December 2020 – 31 December 2021

On behalf of Komplementar Hygge GP ApS

Jørn Jensen Holm
Per Alexander Henrik Glindtborg Weinreich
Kristian Nittka

Auditor

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerhus
Strandvejen 44
2900 Hellerup
Denmark

Management's review

Operating review

Principal activities

The purpose of the limited partnership is to own, develop, rent and manage real estate, directly and indirectly, as well as related business.

Development in activities and financial position

The Company's income statement for the period 18 December 2020 - 31 December 2021 shows a loss of DKK -10,685,343. Equity in the Company's balance sheet at 31 December 2021 stood at DKK 29,911,320.

The outbreak of the coronavirus ("COVID-19") adversely impacted commercial global activity, in which the Company operates. However, it is the Directors' assessment, that the Company can continue to operate as a going concern for at least 12 months from the end of the reporting period.

Events after the balance sheet date

No events have occurred after the balance sheet date which could significantly affect the Company's financial position.

Financial statements 18 December – 31 December

Income statement

DKK	Note	18/12 2020- 31/12 2021
Gross loss		<u>-10,559,975</u>
Loss before financial income and expenses		<u>-10,559,975</u>
Other financial expenses		<u>-125,368</u>
Loss before tax		<u>-10,685,343</u>
Tax on loss for the year		<u>0</u>
Loss for the period		<u><u>-10,685,343</u></u>
Proposed distribution of loss		
Retained earnings		<u>-10,685,343</u>
		<u><u>-10,685,343</u></u>

Financial statements 18 December – 31 December

Balance sheet

DKK	Note	31/12 2021
ASSETS		
Current assets		
Receivables		
Receivables from group entities		279,907
Prepayments	3	<u>20,156,328</u>
		<u>20,436,235</u>
Cash at bank and in hand		<u>13,791,657</u>
Total current assets		<u>34,227,892</u>
TOTAL ASSETS		<u><u>34,227,892</u></u>

Financial statements 18 December – 31 December

Balance sheet

DKK	Note	31/12 2021
EQUITY AND LIABILITIES		
Equity		
Contributed capital		40,596,663
Retained earnings		<u>-10,685,343</u>
Total equity		<u>29,911,320</u>
Liabilities		
Current liabilities		
Trade payables		4,205,080
Other payables		<u>111,492</u>
		<u>4,316,572</u>
Total liabilities		<u>4,316,572</u>
TOTAL EQUITY AND LIABILITIES		<u><u>34,227,892</u></u>
Average number of full-time employees	2	
Related party disclosures	4	

Financial statements 18 December – 31 December

Statement of changes in equity

DKK	Contributed capital	Retained earnings	Total
Equity at 18 December 2020	40,596,663	0	40,596,663
Transferred over the distribution of loss	0	-10,685,343	-10,685,343
Equity at 31 December 2021	40,596,663	-10,685,343	29,911,320

Financial statements 18 December – 31 December

Notes

1 Accounting policies

The annual report of Hygge Investors K/S for 2020/21 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

The financial statements of 2021 are presented in DKK.

Recognition and measurement

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 assets can be measured reliably.

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

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates 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, payables and other monetary items denominated in foreign currencies are translated at the exchange rates 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 latest financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Gross profit

Pursuant to section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

Other external costs

Other external costs comprise administration costs.

Financial expenses

Financial expenses comprise interest expense and losses regarding transactions denominated in foreign currencies.

Financial statements 18 December – 31 December

Notes

1 Accounting policies (continued)

Tax on loss for the year

The Company is a tax transparent entity and therefore not subject to corporate tax.

Balance sheet

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable or a portfolio of receivables has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast 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.

Prepayments

Prepayments comprise prepayment of costs incurred relating to subsequent financial years.

Cash at bank and in hand

Cash at bank and in hand comprise cash and bank deposits.

Liabilities

Other liabilities are measured at amortised cost.

Corporation tax and deferred tax

The Company is a tax transparent entity and therefore not subject to corporate tax.

Financial statements 18 December – 31 December

Notes

DKK	18/12 2020- 31/12 2021
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2 Average number of full-time employees

Average number of full-time employees	0
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3 Prepayments

The prepayments relates to concluded forward purchases of 15 properties that will be delivered between 2022 and 2023.

4 Related party disclosures

Consolidated financial statements

Hygge Investors K/S is part of the consolidated financial statements of The Goldman Sachs Group Inc., 200 West Street, New York, N.Y., which is the smallest group in which the Company is included as a subsidiary.

The consolidated financial statements of The Goldman Sachs Group Inc. can be obtained by contacting the Company at the address above.