

United Denmark 2021 Propco K/S

c/o Harbour House
Sundkrogsgade 21
2100 København Ø
Denmark

CVR no. 42 22 02 64

Annual report 2022

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

7 July 2023

Catalin Vadean

Chairman of the annual general meeting

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United Denmark 2021 Propco K/S
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Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of United Denmark 2021 Propco K/S for the financial year 1 January – 31 December 2022.

The annual report has been prepared in accordance with the Danish Financial Statements Act.


In my opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2022 and of the results of the Company's operations for the financial year 1 January – 31 December 2022.

Further, in my opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

I recommend that the annual report be approved at the annual general meeting.

Copenhagen, 7 July 2023

On behalf of Mileway Director Co S.A., being the sole manager of the general partner United Denmark 2021 GP S.à r.l.:

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Catalin Vadean

Independent auditor's report

To the shareholder of United Denmark 2021 Propco K/S

Opinion

We have audited the financial statements of United Denmark 2021 Propco K/S for the financial year 1 January – 31 December 2022 comprising 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 Company's assets, liabilities and financial position at 31 December 2022 and of the results of the Company's operations for the financial year 1 January – 31 December 2022 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 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 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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

Independent auditor's report

- 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.

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.

Aarhus, 7 July 2023

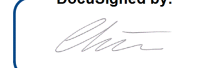
Deloitte

Statsautoriseret Revisionspartnerselskab

CVR no. 33 96 35 56

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Lars Andersen
State Authorised
Public Accountant
mne34506

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Chris Middelhed
State Authorised
Public Accountant
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United Denmark 2021 Propco K/S
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Management's review

Company details

United Denmark 2021 Propco K/S
c/o Harbour House
Sundkrogsgade 21
2100 København Ø
Denmark

CVR no.:	42 22 02 64
Established:	10 March 2021
Registered office:	Copenhagen
Financial year:	1 January – 31 December

**On behalf of Mileway Director Co S.A., being the sole manager of the
general partner United Denmark 2021 GP S.à r.l..**

Catalin Vadean

Auditor

Deloitte
Statsautoriseret Revisionspartnerselskab
Værkmestergade 2, 18.
DK-8000 Aarhus C
CVR no. 33 96 35 56

Management's review

Operating review

Principal activities

The Company's main activity is to hold, develop manage and sale properties and business related to the same.

Development in activities and financial position

The Company's income statement for 2022 shows a profit of DKK 11,502 thousand as against DKK 6,431 thousand for the period 10 March 2021 - 31 December 2021. Equity in the Company's balance sheet at 31 December 2022 stood at DKK 91,624 thousand as against DKK 83,585 thousand at 31 December 2021.

Events after the balance sheet date

No events have occurred after the balance sheet date that materialy affect the Company's financial position.

Financial statements 1 January – 31 December

Income statement

DKK'000	Note	2022	10/3 2021- 31/12 2021
Gross profit		27,366	15,154
Depreciation, amortisation and impairment losses		<u>-6,267</u>	<u>-3,235</u>
Profit before financial income and expenses		21,099	11,919
Other financial income		3	1
Other financial expenses	3	<u>-9,600</u>	<u>-5,489</u>
Profit before tax		11,502	6,431
Tax on profit for the year		<u>0</u>	<u>0</u>
Profit for the year		<u>11,502</u>	<u>6,431</u>
Proposed profit appropriation			
Extraordinary dividends distributed in the financial year		3,463	0
Retained earnings		<u>8,039</u>	<u>6,431</u>
		<u>11,502</u>	<u>6,431</u>

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	31/12 2022	31/12 2021
ASSETS			
Fixed assets			
Property, plant and equipment			
	4		
Investment properties		494,635	499,322
Investment properties in progress		8,568	0
		<u>503,203</u>	<u>499,322</u>
Total fixed assets		<u>503,203</u>	<u>499,322</u>
Current assets			
Receivables			
Trade receivables		626	2,667
Receivables from group entities		26,423	26,033
Other receivables		2,680	393
Prepayments		3,273	2,270
		<u>33,002</u>	<u>31,363</u>
Cash at bank and in hand		<u>35,455</u>	<u>27,520</u>
Total current assets		<u>68,457</u>	<u>58,883</u>
TOTAL ASSETS		<u>571,660</u>	<u>558,205</u>

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	31/12 2022	31/12 2021
EQUITY AND LIABILITIES			
Equity			
Contributed capital		100	100
Share premium		77,054	77,054
Retained earnings		14,470	6,431
Total equity		<u>91,624</u>	<u>83,585</u>
Liabilities			
Non-current liabilities			
Payables to group entities	5	65,108	68,184
Deposits		10,741	11,084
		<u>75,849</u>	<u>79,268</u>
Current liabilities			
Trade payables		3,972	2,452
Payables to group entities	5	392,977	383,302
Other payables		1,154	2,441
Deferred income		50	1,976
Deposits	5	6,034	5,181
		<u>404,187</u>	<u>395,352</u>
Total liabilities		<u>480,036</u>	<u>474,620</u>
TOTAL EQUITY AND LIABILITIES		<u><u>571,660</u></u>	<u><u>558,205</u></u>
Average number of full-time employees	2		

Financial statements 1 January – 31 December

Statement of changes in equity

DKK'000	<u>Contributed capital</u>	<u>Share premium</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2022	100	77,054	6,431	83,585
Transferred over the profit appropriation	0	0	11,502	11,502
Extraordinary dividends paid	0	0	-3,463	-3,463
Equity at 31 December 2022	<u>100</u>	<u>77,054</u>	<u>14,470</u>	<u>91,624</u>

Financial statements 1 January – 31 December

Notes

1 Accounting policies

The annual report of United Denmark 2021 Propco K/S for 2022 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 accounting policies used in the preparation of the financial statements are consistent with those of last year.

Change in comparative figures

Few reclassifications have been made in the comparison figures to comply with the current year presentation.

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.

Gross profit reflects an aggregation of revenue and other external costs.

Revenue

Rental income is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Rental income is net of all types of discounts granted.

Other external costs

Other external costs include costs related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Financial income and expenses

Financial income and expenses comprise interest income and expense, gains and losses on payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities.

Financial statements 1 January – 31 December

Notes

1 Accounting policies (continued)

Tax on profit for the year

The Company is not independently liable to tax and consequently tax has not been recognized.

Balance sheet

Property, plant and equipment

Investment properties are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Investment properties	50 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Gains and losses on the disposal of property, plant and equipment are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised in the income statement as other operating income or other operating costs, respectively.

Impairment of fixed assets

The carrying amount of property, plant and equipment is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Financial statements 1 January – 31 December

Notes

1 Accounting policies (continued)

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable 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.

Equity

Dividends

The dividends payment for the year is disclosed as a separate item under equity.

Liabilities

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

Other liabilities are measured at amortised cost.

Deferred income

Deferred income comprises advance invoicing regarding income in subsequent years.

Corporation tax and deferred tax

The Company is not independently liable to tax and consequently tax has not been recognized.

Financial statements 1 January – 31 December

Notes

DKK'000	2022	10/3 2021- 31/12 2021	
2 Average number of full-time employees			
Average number of full-time employees	0	0	
3 Other financial expenses			
Interest expense to group entities	9,510	5,319	
Other financial costs	90	170	
	9,600	5,489	
4 Property, plant and equipment			
DKK'000	Investment properties	Investment properties in progress	Total
Cost at 1 January 2022	502,557	0	502,557
Additions for the year	1,580	8,568	10,148
Cost at 31 December 2022	504,137	8,568	512,705
Depreciation and impairment losses at 1 January 2022	-3,235	0	-3,235
Depreciation for the year	-6,267	0	-6,267
Depreciation and impairment losses at 31 December 2022	-9,502	0	-9,502
Carrying amount at 31 December 2022	494,635	8,568	503,203
5 Non-current liabilities			
DKK'000	Total debt at 31/12 2022	Repayment, first year	Outstanding debt after five years
Payables to group entities	458,085	392,977	0
Deposits	16,775	6,034	3,266
	474,860	399,011	3,266