

# United Denmark 2021 B Propco K/S

c/o Intertrust (Denmark) ApS  
Sundkrogsgade 21  
2100 København Ø  
Denmark

CVR no. 42 61 12 55

## Annual report 2023

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

11 July 2024

Catalin Vadean  
Chairman of the annual general meeting

**United Denmark 2021 B Propco K/S**  
Annual report 2023  
CVR no. 42 61 12 55

## **Contents**

Statement by the Executive Board	2
Independent auditor's report	3
Management's review	5
Company details	5
Operating review	6
Financial statements 1 January – 31 December	7
Income statement	7
Balance sheet	8
Statement of changes in equity	10
Notes	11

**United Denmark 2021 B Propco K/S**  
Annual report 2023  
CVR no. 42 61 12 55

## Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of United Denmark 2021 B Propco K/S for the financial year 1 January – 31 December 2023.

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 2023 and of the results of the Company's operations for the financial year 1 January – 31 December 2023.

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 11 July 2024

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

DocuSigned by:  
  
FD68F2D6D20C4BA...

---

Catalin Vadean

## Independent auditor's report

### To the shareholder of United Denmark 2021 B Propco K/S

#### Opinion

We have audited the financial statements of United Denmark 2021 B Propco K/S for the financial year 1 January – 31 December 2023 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 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 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 financial statement 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, 11 July 2024

**Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR no. 33 96 35 56

DocuSigned by:  
  
01323B791E1341A...

Chris Middelhede  
State Authorised  
Public Accountant  
mne45823

**United Denmark 2021 B Propco K/S**  
Annual report 2023  
CVR no. 42 61 12 55

## **Management's review**

### **Company details**

United Denmark 2021 B Propco K/S  
c/o Intertrust (Denmark) ApS  
Sundkrogsgade 21  
2100 København Ø  
Denmark

CVR no.:	42 61 12 55
Established:	12 August 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 B GP S.à r.l.**

Catalin Vadean

### **Auditor**

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

**United Denmark 2021 B Propco K/S**  
Annual report 2023  
CVR no. 42 61 12 55

## **Management's review**

### **Operating review**

#### **Principal activities**

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

#### **Development in activities and financial position**

The Company's income statement for 2023 shows a loss of DKK -13.593.958 as against DKK 2.093.135 for the period 12 August 2021 - 31 December 2022. Equity in the Company's balance sheet at 31 December 2023 stood at DKK 83.136.677 as against DKK 102.093.135 at 31 December 2022.

#### **Events after the balance sheet date**

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

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Income statement

DKK	Note	2023	12/8 2021- 31/12 2022
<b>Gross profit</b>		33.192.837	21.302.126
Depreciation, amortisation and impairment losses		<u>-8.357.153</u>	<u>-5.983.737</u>
<b>Profit before financial income and expenses</b>		24.835.684	15.318.389
Other financial income		4.470.163	112.112
Other financial expenses	3	<u>-42.899.805</u>	<u>-13.337.366</u>
<b>Profit/loss before tax</b>		-13.593.958	2.093.135
Tax on profit/loss for the year		<u>0</u>	<u>0</u>
<b>Profit/loss for the year</b>		<u><u>-13.593.958</u></u>	<u><u>2.093.135</u></u>
<b>Proposed profit appropriation/distribution of loss</b>			
Extraordinary dividend distributed in the financial year		5.362.500	0
Retained earnings		<u>-18.956.458</u>	<u>2.093.135</u>
		<u><u>-13.593.958</u></u>	<u><u>2.093.135</u></u>



United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Balance sheet

DKK	Note	31/12 2023	31/12 2022
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>	4		
Investment properties		596.726.345	603.036.677
Investment properties in progress		1.497.879	166.667
		<u>598.224.224</u>	<u>603.203.344</u>
<b>Investments</b>			
Other receivables		6.134.492	0
<b>Total fixed assets</b>		<u>604.358.716</u>	<u>603.203.344</u>
<b>Current assets</b>			
<b>Receivables</b>			
Trade receivables		1.084.124	695.671
Receivables from group entities		28.183.094	22.851.743
Other receivables		3.162.047	1.917.410
Prepayments		1.789.021	2.139.153
		<u>34.218.286</u>	<u>27.603.977</u>
<b>Cash at bank and in hand</b>		<u>12.128.153</u>	<u>66.117.190</u>
<b>Total current assets</b>		<u>46.346.439</u>	<u>93.721.167</u>
<b>TOTAL ASSETS</b>		<u><u>650.705.155</u></u>	<u><u>696.924.511</u></u>

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Balance sheet

DKK	Note	<u>31/12 2023</u>	<u>31/12 2022</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		100.000	100.000
Share premium		99.900.000	99.900.000
Retained earnings		<u>-16.863.323</u>	<u>2.093.135</u>
<b>Total equity</b>		<u>83.136.677</u>	<u>102.093.135</u>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
	5		
Debt to credit institutions		354.744.000	353.433.212
Payables to group entities		184.030.796	84.425.028
Deposits		<u>6.921.560</u>	<u>3.283.645</u>
		<u>545.696.356</u>	<u>441.141.885</u>
<b>Current liabilities</b>			
Debt to credit institutions, current liabilities	5	3.547.184	757.142
Trade payables		3.368.832	2.674.017
Payables to group entities	5	11.249.535	142.683.573
Other payables		1.498.415	1.970.526
Deferred income		0	202.877
Deposits	5	<u>2.208.156</u>	<u>5.401.356</u>
		<u>21.872.122</u>	<u>153.689.491</u>
<b>Total liabilities</b>		<u>567.568.478</u>	<u>594.831.376</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>650.705.155</u>	<u>696.924.511</u>
<b>Average number of full-time employees</b>	2		
<b>Mortgages and collateral</b>	6		
<b>Currency and interest rate risks and the use of derivative financial instruments</b>	7		

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK	Contributed capital	Share premium	Retained earnings	Proposed dividends for the financial year	Total
Equity at 1 January 2023	100.000	99.900.000	2.093.135	0	102.093.135
Transferred over the profit appropriation	0	0	-18.956.458	5.362.500	-13.593.958
Extraordinary dividends paid	0	0	0	-5.362.500	-5.362.500
<b>Equity at 31 December 2023</b>	<b>100.000</b>	<b>99.900.000</b>	<b>-16.863.323</b>	<b>0</b>	<b>83.136.677</b>

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of United Denmark 2021 B Propco K/S for 2023 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.

#### 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 on aggregation of revenue, other operating income, and other external costs.

#### Revenue

Revenue 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 discount granted.

#### Other external costs

Other external costs comprise distribution costs and costs related to sales, sales campaigns, administration, office premises, 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.

#### Tax on profit/loss for the year

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

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

### 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
-----------------------	----------

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

Land is not depreciated.

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.

#### 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.

**United Denmark 2021 B Propco K/S**  
Annual report 2023  
CVR no. 42 61 12 55

## **Financial statements 1 January – 31 December**

### **Notes**

#### **1 Accounting policies (continued)**

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.

#### **Derivative financial instruments**

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value, which has been calculated as the discounted value of expected future net cash flows by using an approximate risk-free interest rate adjusted for any factors that a potential market participant would attribute value to when acquiring the instrument. Derivative financial instruments are recognised in other receivables or other payables.

Changes in the fair value of derivative financial instruments classified as and complying with the requirements for hedging the fair value of a recognised asset or a recognised liability are recorded in the income statement together with changes in the value of the hedged asset or the hedged liability.

#### **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**

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.

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Notes

DKK	<u>2023</u>	<u>12/8 2021- 31/12 2022</u>	
<b>2 Average number of full-time employees</b>			
Average number of full-time employees	<u>0</u>	<u>0</u>	
<b>3 Other financial expenses</b>			
Interest expense to group entities	11.940.587	11.987.770	
Other financial costs	28.932.538	1.349.596	
Fair value adjustments of financial instruments	<u>2.026.680</u>	<u>0</u>	
	<u>42.899.805</u>	<u>13.337.366</u>	
<b>4 Property, plant and equipment</b>			
DKK	<u>Investment properties</u>	<u>Investment properties in progress</u>	<u>Total</u>
Cost at 1 January 2023	609.020.414	166.667	609.187.081
Additions for the year	1.880.154	1.497.879	3.378.033
Transfer for the year	<u>166.667</u>	<u>-166.667</u>	<u>0</u>
Cost at 31 December 2023	<u>611.067.235</u>	<u>1.497.879</u>	<u>612.565.114</u>
Depreciation and impairment losses at 1 January 2023	<u>-5.983.737</u>	<u>0</u>	<u>-5.983.737</u>
Depreciation for the year	<u>-8.357.153</u>	<u>0</u>	<u>-8.357.153</u>
Depreciation and impairment losses at 31 December 2023	<u>-14.340.890</u>	<u>0</u>	<u>-14.340.890</u>
<b>Carrying amount at 31 December 2023</b>	<u>596.726.345</u>	<u>1.497.879</u>	<u>598.224.224</u>
<b>5 Non-current liabilities</b>			
DKK	<u>Total debt at 31/12 2023</u>	<u>Repayment, first year</u>	<u>Outstanding debt after five years</u>
Debt to credit institutions	358.291.184	3.547.184	0
Payables to group entities	195.280.331	11.249.535	127.693.393
Deposits	<u>9.129.716</u>	<u>2.208.156</u>	<u>1.836.301</u>
	<u>562.701.231</u>	<u>17.004.875</u>	<u>129.529.694</u>
<b>6 Mortgages and collateral</b>			

As security for the Company's debt, the Company has provided security in its property. The value of the properties as of 31 December 2023 is DKK 598,224 thousand (2022: DKK 603,203 thousand).

United Denmark 2021 B Propco K/S  
Annual report 2023  
CVR no. 42 61 12 55

## Financial statements 1 January – 31 December

### Notes

#### 7 Currency and interest rate risks and the use of derivative financial instruments

	2023			
	Amount	Value adjustment in recognised in equity	Fair value	Remaining term
DKK				
Derivatives	<u>7.191.854</u>	<u>0</u>	<u>6.134.492</u>	17 Feb 2025
	<u>7.191.854</u>	<u>0</u>	<u>6.134.492</u>	