
LiCi Valhalla ApS

Adelgade 15, 2., DK-1304 Copenhagen K

Annual Report for
25 November 2021 - 31 December 2022

CVR No. 42 86 20 96

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 17/5 2023

Emil Skov
Chairman of the
general meeting



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Management's statement

The Executive Board and Board of Directors have today considered and adopted the Financial Statements of LiCi Valhalla ApS for the financial year 25 November 2021 - 31 December 2022.

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 2022 of the Company and of the results of the Company operations for 2021/22.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Copenhagen K, 17 May 2023

Executive Board

Anders Skovgaard Klingbeil
Manager

Board of Directors

Peter Matzen Drachmann
Chairman

Anders Skovgaard Klingbeil

Albert Cornelis Tol

Linda Bradaia

Independent Auditor's report

To the shareholder of LiCi Valhalla ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 25 November 2021 - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of LiCi Valhalla ApS for the financial year 25 November 2021 - 31 December 2022, 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, 17 May 2023

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Morten Jørgensen

State Authorised Public Accountant

mne32806

Qasam Hussain

State Authorised Public Accountant

mne44159

Company information

The Company	LiCi Valhalla ApS Adelgade 15, 2. DK-1304 Copenhagen K CVR No: 42 86 20 96 Financial period: 25 November 2021 - 31 December 2022 Incorporated: 25 November 2021 Financial year: 1st financial year Municipality of reg. office: Copenhagen
Board of Directors	Peter Matzen Drachmann, chairman Anders Skovgaard Klingbeil Albert Cornelis Tol Linda Bradaia
Executive board	Anders Skovgaard Klingbeil
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup

Income statement 25 November 2021 - 31 December 2022

	Note	2021/22 TDKK 13 months
Gross profit/loss		-409
Financial income	3	39,429
Financial expenses	4	-13,627
Profit/loss before tax		25,393
Tax on profit/loss for the year	5	-5,593
Net profit/loss for the year		19,800

Distribution of profit

	2021/22 TDKK
Proposed distribution of profit	
Retained earnings	19,800
	19,800

Balance sheet 31 December 2022

Assets

	<u>Note</u>	<u>2021/22</u> TDKK
Investments in subsidiaries	6	739,445
Receivables from group enterprises	7	304,567
Fixed asset investments		<u>1,044,012</u>
Fixed assets		<u>1,044,012</u>
Receivables from group enterprises		11,441
Other receivables		30,618
Prepayments		1,205
Receivables		<u>43,264</u>
Cash at bank and in hand		<u>22,179</u>
Current assets		<u>65,443</u>
Assets		<u>1,109,455</u>

Balance sheet 31 December 2022

Liabilities and equity

	<u>Note</u>	<u>2021/22</u> TDKK
Share capital		70
Retained earnings		<u>428,424</u>
Equity		<u>428,494</u>
Trade payables		211,830
Payables to group enterprises		1,527
Payables to participating interests		<u>448,091</u>
Long-term debt	8	<u>661,448</u>
Trade payables		745
Payables to group enterprises		13,175
Corporation tax		<u>5,593</u>
Short-term debt		<u>19,513</u>
Debt		<u>680,961</u>
Liabilities and equity		<u>1,109,455</u>
Key activities	1	
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Statement of changes in equity

	Share capital	Share premium account	Retained earnings	Total
	TDKK	TDKK	TDKK	TDKK
Equity at 25 November	0	0	0	0
Cash capital increase	70	408,624	0	408,694
Net profit/loss for the year	0	0	19,800	19,800
Transfer from share premium account	0	-408,624	408,624	0
Equity at 31 December	70	0	428,424	428,494

Notes to the Financial Statements

1. Key activities

2021/22

2. Staff

Average number of employees

0

2021/22

TDKK

3. Financial income

Income from securities, which are fixed assets

30,616

Interest received from group enterprises

8,813

39,429

2021/22

TDKK

4. Financial expenses

Interest paid to group enterprises

13,175

Other financial expenses

452

13,627

2021/22

TDKK

5. Income tax expense

Current tax for the year

5,593

5,593

Notes to the Financial Statements

2021/22

TDKK

6. Investments in subsidiaries

Additions for the year	739,445
Cost at 31 December	<u>739,445</u>
Carrying amount at 31 December	<u>739,445</u>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership	Equity	Net profit/loss for the year
Apollo Property Holding ApS	Copenhagen	50	100%	105,772	4,771
Hjørnestenen ApS	Copenhagen	100	100%	124,341	8,090
Thor Property Holding ApS	Copenhagen	52	100%	151,643	17,165
Ib Schönbergs Allé ApS	Copenhagen	80	100%	201,733	18,887
Hugin Property Holding ApS	Copenhagen	50	100%	39,433	-905
Blok C2 ApS	Copenhagen	60	100%	110,445	88,156
Freya Property Holding ApS	Copenhagen	52	100%	192,787	7,342
Finsensvej 15 ApS	Copenhagen	51	100%	190,258	9,668

The Company has entered into a forward purchase contract, which is presented as a subsidiary as per 31 December 2022.

7. Other fixed asset investments

	Receivables from group enterprises
	TDKK
Cost at 25 November	0
Additions for the year	<u>304,567</u>
Cost at 31 December	<u>304,567</u>
Carrying amount at 31 December	<u>304,567</u>

Notes to the Financial Statements

8. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2021/22</u> TDKK
Trade payables	
After 5 years	0
Between 1 and 5 years	<u>211,830</u>
Long-term part	<u>211,830</u>
Within 1 year	0
Other short-term trade payables	<u>745</u>
Short-term part	<u>745</u>
	<u>212,575</u>
Payables to group enterprises	
After 5 years	0
Between 1 and 5 years	<u>1,527</u>
Long-term part	<u>1,527</u>
Within 1 year	0
Other short-term debt to group enterprises	<u>13,175</u>
Short-term part	<u>13,175</u>
	<u>14,702</u>
Payables to participating interests	
After 5 years	<u>448,091</u>
Long-term part	<u>448,091</u>
Within 1 year	0
	<u>448,091</u>

Notes to the Financial Statements

9. Contingent assets, liabilities and other financial obligations

Contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Group's liability.

10. Related parties and disclosure of consolidated financial statements

Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the largest and smallest group:

<u>Name</u>	<u>Place of registered office</u>
PATRIZIA Living Cities Residential Fund	41 avenue de la Liberté L-1931 Luxembourg

Notes to the Financial Statements

11. Accounting policies

The Annual Report of LiCi Valhalla ApS for 2021/22 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 2021/22 are presented in TDKK.

Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

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 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. Exchange differences 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. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

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.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Income statement

Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales as well as office expenses, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss comprises of other external expenses.

Notes to the Financial Statements

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.

Values of financial instruments that are designated and qualify as fair value hedges of a recognised asset or a recognised liability are recognised totally the income statement related to the hedged risk.

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.

The Company is jointly taxed with 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.

Other fixed asset investments

Other fixed asset investments consist of receivables from participating interests.

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 expenses concerning rent, insurance premiums, subscriptions and interest.

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.

Notes to the Financial Statements

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

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