

Skive PropCo ApS
Bryghuspladsen 8, 1473 København K

Annual report
2023

Company reg. no. 43 00 51 62

The annual report was submitted and approved by the general meeting on the 26 June 2024.

Anne-Kathrine Heiberg
Chairman of the meeting

Notes to users of the English version of this document:

- This document is a translation of a Danish version of the document. In the event of any dispute regarding the interpretation of any part of the document, the Danish version of the document shall prevail.
- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points remain unchanged from Danish version of the document. This means that DKK 146.940 corresponds to the English amount of DKK 146,940, and that 23,5 % corresponds to 23.5 %.

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Management's statement

Today, the Managing Director has approved the annual report of Skive PropCo ApS for the financial year 2023.

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

I consider the chosen accounting policy to be appropriate, and in my 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.

The Managing Director consider the conditions for audit exemption of the 2023 financial statements to be met.

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

We recommend that the annual report be approved at the Annual General Meeting.

København K, 26 June 2024

Managing Director

Anne-Kathrine Heiberg

Practitioner's compilation report

To the Shareholders of Skive PropCo ApS

We have compiled the financial statements of Skive PropCo ApS for the financial year 1 January - 31 December 2023 based on the company's bookkeeping and on information you have provided.

These financial statements comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist Management in the preparation and presentation of these financial statements in accordance with the Danish Financial Statements Act. We have complied with relevant requirements under the Danish Act on Approved Auditors and Audit Firms and International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) including principles of integrity, objectivity, professional competence and due care.

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these financial statements are prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 26 June 2024

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Hans Peter Hartzberg

State Authorised Public Accountant
mne24818

Company information

The company	Skive PropCo ApS Bryghuspladsen 8 1473 København K
	Company reg. no. 43 00 51 62 Financial year: 1 January - 31 December
Managing Director	Anne-Kathrine Heiberg
Auditors	Martinsen Statsautoriseret Revisionspartnerselskab Øster Allé 42 2100 København Ø
Participating interest	MytiCap Invest Skive ApS, København

Management´s review

Description of key activities of the company

The purpose of the company is to invest in real estate and any related business.

Development in activities and financial matters

The gross loss for the year totals DKK -7.500 against DKK -18.750 last year.

The company has lost its equity pr. 31 december 2023. It is the management expectations that the investment in the subsidiary will perform well in the coming years and this will entails that the equity will be re-established.

Events occurring after the end of the financial year

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

Accounting policies

The annual report for Skive PropCo ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Income statement

Gross loss

Gross loss comprises external costs.

Other external expenses comprise expenses incurred for administration.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses and reimbursements under the advance tax scheme, etc.

Results from participating interest

Dividend from participating interest is recognised in the financial year in which the dividend is declared.

Statement of financial position

Investments

Participating interest

Participating interest is recognised and measured at cost. If the recoverable amount is lower than the cost price, it shall be written down for impairment to this lower value.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand.

Liabilities other than provisions

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

Income statement

All amounts in DKK.

<u>Note</u>	<u>1/1 - 31/12 2023</u>	<u>24/1 - 31/12 2022</u>
Gross profit	-7.500	-18.750
Other financial income	468.088	313.832
2 Other financial expenses	<u>-468.086</u>	<u>-313.832</u>
Pre-tax net profit or loss	-7.498	-18.750
 Net profit or loss for the year	 <u>-7.498</u>	 <u>-18.750</u>
 Proposed distribution of net profit:		
Allocated from retained earnings	<u>-7.498</u>	<u>-18.750</u>
Total allocations and transfers	<u>-7.498</u>	<u>-18.750</u>

Balance sheet at 31 December

All amounts in DKK.

Assets		
<u>Note</u>	<u>2023</u>	<u>2022</u>
Non-current assets		
3 Investment in participating interest	12.000	12.000
4 Receivables from participating interests	12.598.632	12.130.546
Total investments	<u>12.610.632</u>	<u>12.142.546</u>
Total non-current assets	<u>12.610.632</u>	<u>12.142.546</u>
Current assets		
Other debtors	4.431	40.000
Total receivables	<u>4.431</u>	<u>40.000</u>
Cash and cash equivalents	9.321	0
Total current assets	<u>13.752</u>	<u>40.000</u>
Total assets	<u>12.624.384</u>	<u>12.182.546</u>

Balance sheet at 31 December

All amounts in DKK.

Equity and liabilities		
<u>Note</u>	<u>2023</u>	<u>2022</u>
Equity		
Contributed capital	40.000	40.000
Results brought forward	-26.248	-18.750
Total equity	<u>13.752</u>	<u>21.250</u>
 Liabilities other than provisions		
Other payables	<u>12.598.632</u>	<u>12.130.546</u>
Total long term liabilities other than provisions	<u>12.598.632</u>	<u>12.130.546</u>
Trade payables	0	18.750
Other payables	<u>12.000</u>	<u>12.000</u>
Total short term liabilities other than provisions	<u>12.000</u>	<u>30.750</u>
 Total liabilities other than provisions	<u>12.610.632</u>	<u>12.161.296</u>
 Total equity and liabilities	<u>12.624.384</u>	<u>12.182.546</u>

Statement of changes in equity

All amounts in DKK.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 24 January 2022	40.000	-18.750	21.250
Profit or loss for the year brought forward	<u>0</u>	<u>-7.498</u>	<u>-7.498</u>
	<u>40.000</u>	<u>-26.248</u>	<u>13.752</u>

Notes

All amounts in DKK.

	1/1 - 31/12 2023	24/1 - 31/12 2022
	<u> </u>	<u> </u>
1. Staff costs		
Average number of employees	<u> 0</u>	<u> 0</u>
2. Other financial expenses		
Other financial costs	<u> 468.086</u>	<u> 313.832</u>
	<u> 468.086</u>	<u> 313.832</u>
3. Investment in participating interest		
Cost 1 January 2023	12.000	0
Additions during the year	<u> 0</u>	<u> 12.000</u>
Cost 31 December 2023	<u> 12.000</u>	<u> 12.000</u>
Carrying amount, 31 December 2023	<u> 12.000</u>	<u> 12.000</u>
4. Receivables from participating interests		
Cost 1 January 2023	12.130.546	0
Additions during the year	<u> 468.086</u>	<u> 12.130.546</u>
Cost 31 December 2023	<u> 12.598.632</u>	<u> 12.130.546</u>
Carrying amount, 31 December 2023	<u> 12.598.632</u>	<u> 12.130.546</u>