

Skive PropCo ApS
Bryghuspladsen 8, 1473 København K

Annual report
2022

Company reg. no. 43 00 51 62

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The annual report was submitted and approved by the general meeting on the 10 July 2023.

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 %.

Contents

Page

Reports

- 1 Management's statement
- 2 Practitioner's compilation report

Management's review

- 3 Company information
- 4 Management's review

Financial statements 24 January - 31 December 2022

- 5 Income statement
- 6 Balance sheet
- 8 Statement of changes in equity
- 9 Notes
- 10 Accounting policies

Management's statement

Today, the Managing Director has approved the annual report of Skive PropCo ApS for the financial year 2022.

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 2022 and of the results of the Company's operations for the financial year 24 January - 31 December 2022.

The Managing Director consider the conditions for audit exemption of the 2022 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, 10 July 2023

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 24 January - 31 December 2022 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, 10 July 2023

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: 24 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

The principal 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

Income or loss from ordinary activities after tax totals DKK -18.750.

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.

Income statement

All amounts in DKK.

<u>Note</u>	24/1 2022 - 31/12 2022
Gross profit	-18.750
Other financial income	313.832
1 Other financial expenses	<u>-313.832</u>
Pre-tax net profit or loss	-18.750
Tax on ordinary results	<u>0</u>
Net profit or loss for the year	<u>-18.750</u>
 Proposed distribution of net profit:	
Allocated from retained earnings	<u>-18.750</u>
Total allocations and transfers	<u>-18.750</u>

Balance sheet

All amounts in DKK.

<u>Note</u>	<u>31/12 2022</u>
Assets	
Non-current assets	
2 Investment in participating interest	12.000
3 Receivables from participating interests	<u>12.130.546</u>
Total investments	<u>12.142.546</u>
Total non-current assets	<u>12.142.546</u>
Current assets	
Other debtors	<u>40.000</u>
Total receivables	<u>40.000</u>
Total current assets	<u>40.000</u>
Total assets	<u>12.182.546</u>

Balance sheet

All amounts in DKK.

<u>Note</u>	<u>31/12 2022</u>
Equity and liabilities	
Equity	
Contributed capital	40.000
Results brought forward	-18.750
Total equity	<u>21.250</u>
Liabilities other than provisions	
Other payables	<u>12.130.546</u>
Total long term liabilities other than provisions	<u>12.130.546</u>
Trade payables	18.750
Other payables	<u>12.000</u>
Total short term liabilities other than provisions	<u>30.750</u>
Total liabilities other than provisions	<u>12.161.296</u>
Total equity and liabilities	<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	0	40.000
Profit or loss for the year brought forward	<u>0</u>	<u>-18.750</u>	<u>-18.750</u>
	<u>40.000</u>	<u>-18.750</u>	<u>21.250</u>

Notes

All amounts in DKK.

	24/1 2022 - 31/12 2022
1. Other financial expenses	
Other financial costs	313.832
	<u>313.832</u>
2. Investment in participating interest	
Additions during the year	12.000
Cost 31 December 2022	<u>12.000</u>
Carrying amount, 31 December 2022	<u>12.000</u>
3. Receivables from participating interests	
Additions during the year	12.130.546
Cost 31 December 2022	<u>12.130.546</u>
Carrying amount, 31 December 2022	<u>12.130.546</u>

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 annual report is presented in DKK. The annual report comprises the first financial year and hence comparative figures are not available.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

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.

Accounting policies

Results from participating interest

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

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

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.

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.

Dette dokument er underskrevet af nedenstående parter, der med deres underskrift har bekræftet dokumentets indhold samt alle datoer i dokumentet.

This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.

Anne-Kathrine Heiberg

Navnet returneret af dansk MitID var:

Anne-Kathrine Heiberg

Direktør

På vegne af Skive PropCo ApS

ID: 8435f87a-e137-44c4-a578-3cffd50b3e41

Tidspunkt for underskrift: 10-07-2023 kl.: 10:06:47

Underskrevet med MitID



Hans Peter Hartzberg

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Hans Peter Hartzberg

Revisor

På vegne af Martinsen Statsautoriseret Revisionspartnerse...

ID: 26054680

CVR-match med dansk NemID

Tidspunkt for underskrift: 10-07-2023 kl.: 10:41:50

Underskrevet med NemID

NEM ID

Anne-Kathrine Heiberg

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Anne-Kathrine Heiberg

Dirigent

På vegne af Skive PropCo ApS

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