

Ejendomsselskabet Heart K/ S

C/O Harbour House, Sundkrogsgade 21, 2100 København Ø

CVR no. 43 02 78 75

Annual report 2022

(As of the establishment of the Company 27 January - 31 December 2022)

Approved at the Company's annual general meeting on 21 June 2023

Chair of the meeting:



.....
Magnus Glissmann Bojer-Larsen

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Statement by the Board of Directors

Today, the Management has discussed and approved the annual report of Ejendomsselskabet Heart K/S for the financial year as of the establishment of the Company 27 January - 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 of the Company at 31 December 2022 and of the results of the Company's operations for the financial year as of the establishment of the Company 27 January - 31 December 2022.

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

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

Copenhagen, 21 June 2023

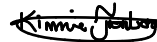
Som Komplementar

Komplementarselskabet Heart ApS

Limited partners:



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Magnus Glissmann Bojer-
Larsen



.....
Kimmie Kubis Tronborg



.....
Monica Hashemi

Independent auditor's report

To the limited partners of Ejendomsselskabet Heart K/S

Opinion

We have audited the financial statements of Ejendomsselskabet Heart K/S for the financial year as of the establishment of the Company 27 January - 31 December 2022, which comprise 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 financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year as of the establishment of the company 27 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 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 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 the 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 note 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 Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 21 June 2023
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Henrik Reedtz
State Authorised Public Accountant
mne24830

Management's review

Company details

Name	Ejendomsselskabet Heart K/S
Address, Postal code, City	C/O Harbour House, Sundkrogsgade 21, 2100 København Ø
CVR no.	43 02 78 75
Established	27 January 2022
Registered office	København
Financial year	27 January - 31 December 2022
Limited partners	Magnus Glissmann Bojer-Larsen Kimmie Kubis Tronborg Monica Hashemi
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management commentary

Business review

The Company's objective is to buy and possess real estate and other hereby related activities.

Financial review

The income statement for 2022 shows a loss of DKK 2,415,143, and the balance sheet at 31 December 2022 shows equity of DKK 142,133,409. The financial performance in the year is as expected by Management.

As the Company's purpose is investment in properties, the Company is affected by changes in the property market, including the general economic conditions.

The market situation in the real estate sector is affected by uncertainty, as a result of high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to prices of properties which is reflected in the lower transaction volume for investment properties in late 2022.

This has been taken into account while performing the impairment test of investment properties. However, it is still Management's assessment that the recoverable amount of the investment properties exceeds the carrying amount, why no impairments have been recognized at 31 December 2022.

Please refer to note 2 regarding going concern and financing.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements for the period 27 January - 31 December 2022

Income statement

Note	DKK	2022 11 months
	Gross profit	3,310,205
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-4,303,641
	Other operating expenses	-452,273
	Profit/loss before net financials	-1,445,709
	Financial income	11,783
	Financial expenses	-981,217
	Profit/loss for the year	<u>-2,415,143</u>
	 Recommended appropriation of profit/loss	
	Retained earnings/accumulated loss	-2,415,143
		<u>-2,415,143</u>

Financial statements for the period 27 January - 31 December 2022

Balance sheet

Note	DKK	2022
	ASSETS	
	Fixed assets	
4	Property, plant and equipment	
	Land and buildings	232,342,391
		<u>232,342,391</u>
	Total fixed assets	<u>232,342,391</u>
	Non-fixed assets	
	Receivables	
	Receivables from group enterprises	783,071
	Other receivables	1,110,354
	Prepayments	501,828
		<u>2,395,253</u>
	Total non-fixed assets	<u>2,395,253</u>
	TOTAL ASSETS	<u><u>234,737,644</u></u>
	EQUITY AND LIABILITIES	
	Equity	
	Share capital	144,548,552
	Retained earnings	-2,415,143
	Total equity	<u>142,133,409</u>
	Liabilities other than provisions	
	Current liabilities other than provisions	
	Bank debt	27,971,185
	Trade payables	3,753,462
	Payables to group enterprises	2,023,750
	Deposits	2,397,118
	Other payables	56,458,720
		<u>92,604,235</u>
	Total liabilities other than provisions	<u>92,604,235</u>
	TOTAL EQUITY AND LIABILITIES	<u><u>234,737,644</u></u>

- 1 Accounting policies
- 2 Going concern and financing
- 3 Staff costs
- 5 Contractual obligations and contingencies, etc.
- 6 Collateral
- 7 Related parties

Financial statements for the period 27 January - 31 December 2022

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Cash payments concerning formation of enterprise	144,548,552	0	144,548,552
Transfer through appropriation of loss	0	-2,415,143	-2,415,143
Equity at 31 December 2022	<u>144,548,552</u>	<u>-2,415,143</u>	<u>142,133,409</u>

Financial statements for the period 27 January - 31 December 2022

Notes to the financial statements

1 Accounting policies

The annual report of Ejendomsselskabet Heart K/S for 2022 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Income statement

Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Revenue (rent) is recognized in the Income statement, when the company has achieved final rights for the sale. Revenue is recognized linear over the terms of the contracts.

Gross profit

The items revenue, expenses, property and external expenses have been aggregated into one item in the income statement called gross profit in accordance with section 32 of the Danish Financial Statements Act.

Expenses, property

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Depreciation

The item comprises depreciation of property, plant and equipment.

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	50 years
Installations	5 years

Depreciation is based on the residual value of the asset and is reduced by impairment losses, if any. The depreciation period and the residual value are determined at the acquisition date and are reassessed annually. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised.

In the case of changes in the depreciation period or the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

Land is not depreciated.

Other operating expenses

Other operating expenses comprise items of a secondary nature relative to the Company's core activities, including losses on the sale of fixed assets.

Financial statements for the period 27 January - 31 December 2022

Notes to the financial statements

1 Accounting policies (continued)

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

The Company is not subject to taxation.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

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

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial receivables.

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected 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.

Financial statements for the period 27 January - 31 December 2022

Notes to the financial statements

1 Accounting policies (continued)

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Financial statements for the period 27 January - 31 December 2022

Notes to the financial statements

2 Going concern and financing

As of 31 December 2022, the Company has short-term debt of 92,604,235 DKK, primarily associated with the acquisition of the property. Refinancing of this debt is scheduled to occur in the second half of 2023. It is Management's expectation that the required financing will be obtained to cover the Company's obligations and to support the future development project, which is why the annual report has been submitted based on the assumption of the Company's ability to continue operating as a going concern.

3 Staff costs

The Company has no employees.

4 Property, plant and equipment

DKK	<u>Land and buildings</u>
Additions	239,502,410
Disposals	-2,856,378
Cost at 31 December 2022	<u>236,646,032</u>
Depreciation	<u>4,303,641</u>
Impairment losses and depreciation at 31 December 2022	<u>4,303,641</u>
Carrying amount at 31 December 2022	<u><u>232,342,391</u></u>

Note 6 provides more details on security for loans, etc. as regards property, plant and equipment.

5 Contractual obligations and contingencies, etc.

Other contingent liabilities

The Company has no contractual obligations or contingencies, etc. at 31 December 2022.

6 Collateral

As security for the Company's debt to banks and other creditors, assets worth a total of t.DKK 232,894 have been pledge as collateral or otherwise charged.

7 Related parties

Ejendomsselskabet Heart K/S' related parties comprise the following:

Parties exercising control

<u>Related party</u>	<u>Domicile</u>	<u>Basis for control</u>
Centauro Holdings S.à r.l.	Luxembourg	Participating interest
Komplementarselskabet Heart ApS	Denmark	General Partner

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"Med min underskrift bekræfter jeg indholdet og alle datoer i dette dokument."

Henrik Reedtz

EY Signer

På vegne af: EY Godkendt Revisionspartnerselskab

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