

**Annual report for the period  
12. maj to 31. december 2022**

---

Aurora DK HoldCo II ApS  
C/O Aurora North ApS, August Bournonvilles Passage 1, 1055 København K  
CVR no. 43 25 86 80

Adopted at the annual general meeting on 14 July  
2023

---

Hannibal Busack Sjøberg  
chairman

## Table of contents

	<b>Page</b>
<b>Statements</b>	
Statement by management on the annual report	1
Independent auditor's report	2
<b>Management's review</b>	
Company details	5
Management's review	6
<b>Financial statements</b>	
Income statement 12 May - 31 December	7
Balance sheet 31 December	8
Statement of changes in equity	10
Accounting policies	11
Notes	11

## Statement by management on the annual report

The executive board has today discussed and approved the annual report of Aurora DK HoldCo II ApS for the financial year 12. maj - 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 company's financial position at 31. december 2022 and of the results of the company's operations for the financial year 12. maj - 31. december 2022.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 14 July 2023

### **Executive board**

Kristian Foss

Hannibal Busack Sjøberg

Zheng Yao

## Independent auditor's report

### ***To the shareholder of Aurora DK HoldCo II ApS***

#### **Opinion**

We have audited the financial Statements of Aurora DK HoldCo II ApS for the financial year 12 May - 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 12 May - 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 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.

## Independent auditor's report

### **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 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 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.
- 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.

## Independent auditor's report

### **Statement on 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.

Odense, 14 July 2023  
EY Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28

Morten Schougaard Sørensen  
State Authorised Public Accountant  
MNE no. 32129

## Company details

### **The company**

Aurora DK HoldCo II ApS  
C/O Aurora North ApS  
August Bournonvilles Passage 1  
1055 København K

CVR no.: 43 25 86 80

Reporting period: 12. maj - 31. december 2022

Domicile: Copenhagen

### **Executive board**

Kristian Foss  
Hannibal Busack Sjøberg  
Zheng Yao

### **Auditors**

EY Godkendt Revisionspartnerselskab  
Cortex Park Vest 3  
5230 Odense M

## Management's review

### **Business review**

The company's purpose is to acquire, own and dispose of unlisted and listed capital investments and real estate as well as other related business.

### **Financial review**

The company's income statement for the year ended 31 December 2022 shows a loss of DKK 4.879.281, and the balance sheet at 31. december 2022 shows equity of DKK 20.325.805.

The company had a share capital of DKK 40.000 when incorporated on 12 May 2022. Subsequently three capital increases were made on, respectively; 8 July 2022 for DKK 1 in share capital and 12.869.332 in share premium, 26 August 2022 for DKK 1 in share capital and 4.499.999 in share premium, and 20 September 2022 for DKK 1 in share capital and 7.795.751 in share premium.

### **Significant events occurring after the end of the financial year**

After the end of the financial year, a capital increase has been made. In 2023 the capital has been increased with DKK 1 and a share premium of 4.628.882.



## Income statement 12 May - 31 December

	<u>Note</u>	<u>2022</u> DKK
<b>Gross profit</b>		<b>-40.248</b>
Financial income	3	1.173.723
Write-down on investments in subsidiaries		-3.223.369
Financial costs	4	<u>-3.256.425</u>
<b>Profit/loss before tax</b>		<b>-5.346.319</b>
Tax on profit/loss for the year	5	<u>467.038</u>
<b>Profit/loss for the year</b>		<b><u><u>-4.879.281</u></u></b>
Retained earnings		<u>-4.879.281</u>
		<b><u><u>-4.879.281</u></u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2022</u> DKK
<b>Assets</b>		
Investments in subsidiaries	6	58.349.150
Receivables from group entities	7	<u>2.450.451</u>
<b>Fixed asset investments</b>		<b><u>60.799.601</u></b>
<b>Total non-current assets</b>		<b><u>60.799.601</u></b>
Receivables from group entities		34.916.993
Other receivables		5.542.902
Joint taxation contributions receivable		<u>467.038</u>
<b>Receivables</b>		<b><u>40.926.933</u></b>
<b>Cash at bank and in hand</b>		<b><u>2.776.301</u></b>
<b>Total current assets</b>		<b><u>43.703.234</u></b>
<b>Total assets</b>		<b><u><u>104.502.835</u></u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2022</u> DKK
<b>Equity and liabilities</b>		
Share capital		40.003
Retained earnings		<u>20.285.802</u>
<b>Equity</b>		<b><u>20.325.805</u></b>
Payables to group entities		<u>19.627.516</u>
<b>Total non-current liabilities</b>	8	<b><u>19.627.516</u></b>
Payables to group entities		58.667.332
Other payables		<u>5.882.182</u>
<b>Total current liabilities</b>		<b><u>64.549.514</u></b>
<b>Total liabilities</b>		<b><u>84.177.030</u></b>
<b>Total equity and liabilities</b>		<b><u><u>104.502.835</u></u></b>

## Statement of changes in equity

	Share capital	Share premium account	Retained ear- nings	Total
	DKK	DKK	DKK	DKK
Equity at 12 May 2022	40.000	0	0	40.000
Increase of capital by conversion of debt	1	12.869.332	0	12.869.333
Cash capital increase	2	12.295.751	0	12.295.753
Net profit/loss for the year	0	0	-4.879.281	-4.879.281
Transfer from share premium acco- unt	0	-25.165.083	25.165.083	0
<b>Equity at 31 December 2022</b>	<b>40.003</b>	<b>0</b>	<b>20.285.802</b>	<b>20.325.805</b>

After the end of the financial year, a capital increase has been made. In 2023 the capital has been increased with DKK 1 and a share premium of DKK 4.628.882.

## Notes

### 1 Accounting policies

The annual report of Aurora DK HoldCo II ApS for 2022 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to reporting class B entities, as well as provisions applying to reporting class C entities.

The annual report for 2022 is presented in DKK

As 2022 is the company's first reporting period, no comparatives have been presented.

Pursuant to sections §110 subsection 1, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

#### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

#### **Income statement**

##### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, cost of sale, other external expenses and other operating income.

## Notes

### 1 Accounting policies

#### **Other external expenses**

Other external expenses include expenses related to administration, etc.

#### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

#### **Income from investments in subsidiaries**

The item includes dividend received from subsidiaries in so far as the dividend does not exceed the accumulated earnings in the subsidiaries in the period of ownership.

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

The company is subject to the Danish rules on compulsory joint taxation.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

### **Balance sheet**

#### **Investments in subsidiaries**

Investments in subsidiaries are measured at cost. Dividends received that exceed the accumulated earnings in the subsidiaries during the period of ownership are treated as a reduction in the cost of acquisition.

## Notes

### 1 Accounting policies

#### Impairment of fixed assets

The carrying amount of investments in subsidiaries 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

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

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 is impaired, an impairment loss for that individual asset is recognised.

#### Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

#### Liabilities

Financial liabilities are measured at amortised cost.

Other liabilities are measured at net realizable value.

## Notes

	<u>2022</u>
	DKK
<b>2 Staff costs</b>	
Average number of employees	<u>0</u>
	<u>2022</u>
	DKK
<b>3 Financial income</b>	
Financial income, group entities	<u>1.173.723</u>
	<u><b>1.173.723</b></u>
	<u>2022</u>
	DKK
<b>4 Financial costs</b>	
Financial expenses, group entities	3.230.352
Other financial costs	<u>26.073</u>
	<u><b>3.256.425</b></u>
<b>5 Tax on profit/loss for the year</b>	
Joint taxation contribution	<u>-467.038</u>
	<u><b>-467.038</b></u>



## Notes

	2022 DKK
<b>6 Investments in subsidiaries</b>	
Cost at 12 May 2022	0
Additions for the year	<u>61.572.519</u>
Cost at 31 December 2022	<u>61.572.519</u>
Revaluations at 12 May 2022	0
Impairment losses	<u>-3.223.369</u>
Revaluations at 31 December 2022	<u>-3.223.369</u>
<b>Carrying amount at 31 December 2022</b>	<b><u><u>58.349.150</u></u></b>

Investments in subsidiaries are specified as follows:

Name	Registered office	Ownership interest	Equity	Profit/loss for the year
WILA Ejendomme II ApS Ejendomsselskabet	Copenhagen	100%	16.575.730	8.863.886
Linåvej 20 ApS	Copenhagen	100%	12.968.005	3.228.708
MK Ejendomsinvest 4 A/S	Copenhagen	100%	6.544.582	28.384.610
Vestjysk Erhvervsejen- domme ApS	Copenhagen	100%	2.234.182	4.817.777
Ejendomsselskabet Fyns- vej 60 ApS	Copenhagen	100%	3.003.852	-421.148
Vitera Living ApS	Copenhagen	100%	26.245.567	5.407.078
			<u>67.571.918</u>	<u>50.280.911</u>

## Notes

**7 Fixed asset investments**

	Receivables from group en- tities
	DKK
Cost at 12 May 2022	0
Additions for the year	<u>2.450.451</u>
Cost at 31 December 2022	<u>2.450.451</u>
<b>Carrying amount at 31 December 2022</b>	<b><u><u>2.450.451</u></u></b>

**8 Long term debt**

	Debt at 12 May 2022	Debt at 31 December 2022	Instalment next year	Debt outstan- ding after 5 years
	DKK	DKK	DKK	DKK
Payables to group entities	<u>0</u>	<u>19.627.516</u>	<u>0</u>	<u>19.627.516</u>
	<b><u><u>0</u></u></b>	<b><u><u>19.627.516</u></u></b>	<b><u><u>0</u></u></b>	<b><u><u>19.627.516</u></u></b>

**9 Contingent liabilities**

The company is jointly taxed with Aurora DK HoldCo IV ApS (management company), and jointly and severally liable with other jointly taxed entities for payment of income taxes for income year 2022 onwards as well as for payment of withholding taxes on dividends, interest and royalties which fall due for payment on or after 12 May 2022.