

The Annual Report was presented  
and adopted at the Annual General  
Meeting of the Company on  
18 June 2024

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Barbara Fiorini Due

# **Ejendomsselskabet Novo Holdings Komplementar ApS**

**Annual Report 2022/23**

Tuborg Havnevej 19  
DK-2900 Hellerup

CVR-no. 43 66 45 06

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## **Management's Statement**

The Executive Management and Board of Directors have today considered and adopted the Annual Report of Ejendomsselskabet Novo Holdings Komplementar ApS for the financial period 22 November 2022 – 31 December 2023.

The Annual Report has been 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 2023 and of the result of the Company's operations for the financial period 22 November 2022 - 31 December 2023.

In our opinion, Management's Review includes a true and fair view of the matters included in the Management's Review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Hellerup, 18 June 2024

## **Executive Management**

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Barbara Fiorini Due

## **Board of Directors**

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Nigel Govett  
*Chair*

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Barbara Fiorini Due

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Jonas Drachmann Gram

## **Independent Auditor's Report**

To the shareholder of Ejendomsselskabet Novo Holdings Komplementar ApS

### **Opinion**

In our 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 period 22 November 2022 - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Ejendomsselskabet Novo Holdings Komplementar ApS for the financial period 22 November 2022 - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("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.

### **Statement on Management's Review**

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover 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 Management's Review and, in doing so, consider whether 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 Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, 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 in Management's Review.

### **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 cease operations, or has no realistic alternative 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 judgment and maintain professional skepticism 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 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, 18 June 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

CVR-NR.: 33 77 12 31

Tue Stensgård Sørensen  
State Authorised Public Accountant  
mne32200

Elife Savas  
State Authorised Public Accountant  
mne34453

## **General information about the Company**

<b>Company</b>	Ejendomsselskabet Novo Holdings Komplementar ApS Tuborg Havnevej 19 2900 Hellerup Denmark
	Date of foundation: 22 November 2022 CVR-no.: 43 66 45 06 Financial year: 1 January - 31 December First financial period: 22 November 2022 - 31 December 2023 Municipality of domicile: Gentofte
<b>Executive Management</b>	Barbara Fiorini Due
<b>Board of Directors</b>	Nigel Govett (Chair) Barbara Fiorini Due Jonas Drachmann Gram
<b>Auditor</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup CVR-no: 33 77 12 31

## **Management's Review**

### **The main activities of the Company**

Ejendomsselskabet Novo Holdings Komplementar ApS is 100% owned by Novo Holdings A/S, Hellerup.

The purpose of the Company is to be the general partner of Ejendomsselskabet Novo Holdings P/S.

### **Financial results**

It is the Company's first financial period.

The Company's financial result for the financial period 22 November 2022 - 31 December 2023 is a profit of TDKK 6, which is according to expectations. The Company's equity at 31 December 2023 amounts to TDKK 46.

### **Events after the balance sheet date**

There have been no events after the balance sheet date which would have a significant impact on the assessment of Company' financial position as of 31 December 2023.

**Income Statement for the financial period 22 November 2022 - 31 December 2023**

<b>TDKK</b>	<b>Note</b>	<b>2022/23</b>
Revenue		17
Other operating costs		<u>-10</u>
<b>Gross result</b>		<b>7</b>
Other financial income		<u>1</u>
<b>Result before tax</b>		<b>8</b>
Tax for the period	4	<u>-2</u>
<b>Profit for the period</b>		<b><u>6</u></b>
Proposed distribution of the result:		
Proposed dividend		0
Retained earnings		<u>6</u>
		<b><u>6</u></b>



**Balance sheet at 31 December**

TDKK	Note	2023
<b>ASSETS</b>		
Intercompany receivables		17
<b>Total receivables</b>		<b>17</b>
<b>Cash at bank</b>		<b>41</b>
<b>TOTAL CURRENT ASSETS</b>		<b>58</b>
<b>TOTAL ASSETS</b>		<b>58</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital		40
Retained earnings		6
<b>TOTAL EQUITY</b>		<b>46</b>
Tax payables	4	2
Trade payables		10
<b>TOTAL CURRENT LIABILITIES</b>		<b>12</b>
<b>TOTAL LIABILITIES</b>		<b>12</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>58</b>
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### Statement of changes in equity

<b>TDKK</b>	<b>Share capital</b>	<b>Retained earnings</b>	<b>Total</b>
Injected in connection with formation 22 November 2022	40	0	40
Result for the period	<u>-</u>	<u>6</u>	<u>6</u>
<b>Equity 31 December 2023</b>	<b><u>40</u></b>	<b><u>6</u></b>	<b><u>46</u></b>

Share capital consist of 40,000 shares with a value of DKK 1 per share. There are no shares with special rights.

## Notes

### Note 1 – Accounting policies

The Annual Report of Ejendomsselskabet Novo Holdings Komplementar ApS has been prepared in accordance with the requirement of the Danish Financial Statements Act reporting class B with some elements from reporting class C.

The Annual Report is presented in TDKK.

### Translation of foreign currencies

Foreign currency transactions are translated using the exchange rates prevailing at the transactions dates. Foreign exchange gains and losses, resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities, are recognised in the income statement.

### Revenue

Revenue comprises General Partner fees and is recognized in the profit and loss statement with the amount relating to the accounting period.

### Other operating costs

Other operating costs comprises of operating costs related to the company's activities.

### Other financial income

Financial income comprise interest and realised and unrealised foreign currency translations adjustments and other financial income. Interests is included in the profit and loss with the amount related to the current financial year, regardless of due date.

### Income taxes

The tax expense for the period comprises current and deferred tax and interests.

The Company is jointly taxed with Novo Holdings A/S. The tax for the individual companies is allocated in full on the basis of the expected taxable income.

### Tax and deferred tax

Tax payable/receivable includes tax payable computed based on the expected taxable income for the year.

Deferred tax is measured according to the balance sheet method for all temporary differences between the carrying amount and tax value of assets and liabilities, where the tax value of the assets is calculated based on the planned use of each asset. Deferred tax assets, including the tax value of tax loss carryforwards, are included in the balance sheet at the value at which the asset at which the asset can be expected to be realized, either by off-setting towards the deferred tax liabilities or as net tax assets.

**Receivables**

Receivables are measured at amortized cost.

An impairment loss are recognized if there is objective evidence that a receivable or a group of receivables is impaired.

**Current liabilities**

Current liabilities are recognized at amortized cost unless specified otherwise.

**Note 2 Events after the balance sheet date**

There have been no events after the balance sheet date which would have a significant impact on the assessment of the Company's financial position as of 31 December 2023.

2022/23

**Note 3 Number of employees**

Average number of employees in the financial period 0

The management do not receive remuneration.

TDKK

**Note 4 Tax for the period**

Current tax on net profit for the period 2

**Total tax for the period** 2

**Note 5 Contingent liabilities**

Contractual obligations related to Ejendomsselskabet Novo Holdings P/S amounts to DKK 575 million.

The Company is jointly taxed with the Danish companies in the Group, which are included in the joint taxation of the parent company, Novo Holdings A/S. The joint taxation also covers withholding taxes in the form of dividend tax, royalty tax and interest tax. The Danish companies are jointly and individually liable for the joint taxation. Any subsequent adjustments to income taxes and withholding taxes may lead to a larger liability.

The Company has no other contingent liabilities.

**Note 6 Ownership**

Ejendomsselskabet Novo Holdings KomplementarApS is a wholly owned subsidiary of Novo Holdings A/S, Tuborg Havnevej 19, DK-2900 Hellerup.