

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

Barbara Fiorini Due

Ejendomsselskabet Novo Holdings P/S

Annual Report 2022/23

Tuborg Havnevej 19
DK-2900 Hellerup

CVR-no. 43 66 60 96

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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 P/S for the financial period 24 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 24 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

Barbara Fiorini Due

Board of Directors

Nigel Govett
Chair

Barbara Fiorini Due

Jonas Drachmann Gram

Independent Auditor's Report

To the shareholder of Ejendomsselskabet Novo Holdings P/S

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 24 November 2022 - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Ejendomsselskabet Novo Holdings P/S for the financial period 24 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

Company	Ejendomsselskabet Novo Holdings P/S Tuborg Havnevej 19 2900 Hellerup Denmark
	Date of foundation: 24 November 2022 CVR-no.: 43 66 60 96 Financial year: 1 January - 31 December First financial period: 24 November 2022 - 31 December 2023 Municipality of domicile: Gentofte
Executive Management	Barbara Fiorini Due
Board of Directors	Nigel Govett (Chair) Barbara Fiorini Due Jonas Drachmann Gram
General Partner	Ejendomsselskabet Novo Holdings Komplementar ApS
Auditor	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 P/S is 100% owned by Novo Holdings A/S, Hellerup.

The Company's objects are to acquire, build, own and manage real property and to undertake any other activity which the Board of Directors deems incidental to the attainment of these objects.

Financial results

It is the Company's first financial period.

The Company's financial result for the financial period 24 November 2022 - 31 December 2023 is a loss of TDKK 477, which is according to expectations. The Company's equity at 31 December 2023 amounts to TDKK 49,923.

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 24 November 2022 - 31 December 2023

TDKK	Note	2022/23
External expenses		<u>-574</u>
Gross result		-574
Other financial income		<u>97</u>
Loss for the period		<u>-477</u>
Proposed distribution of the result:		
Proposed dividend		0
Retained earnings		<u>-477</u>
		<u>-477</u>

Balance sheet at 31 December

TDKK	Note	2023
ASSETS		
Tangible assets under construction		26,685
Prepayments for tangible assets		<u>10,000</u>
TOTAL NON-CURRENT ASSETS		<u>36,685</u>
Other receivables		<u>8,700</u>
Total receivables		<u>8,700</u>
Cash at bank		<u>7,762</u>
TOTAL CURRENT ASSETS		<u>16,462</u>
TOTAL ASSETS		<u>53,147</u>
EQUITY AND LIABILITIES		
Share capital		400
Retained earnings		<u>49,523</u>
TOTAL EQUITY		<u>49,923</u>
Trade payables		2,349
Intercompany payables		<u>875</u>
TOTAL CURRENT LIABILITIES		<u>3,224</u>
TOTAL LIABILITIES		<u>3,224</u>
TOTAL EQUITY AND LIABILITIES		<u>53,147</u>
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Statement of changes in equity

TDKK	Share capital	Retained earnings	Total
Injected in connection with formation 24 November 2022	400	0	400
Group contributions during the period	0	50,000	50,000
Result for the period	<u>0</u>	<u>-477</u>	<u>-477</u>
Equity 31 December 2023	<u>400</u>	<u>49,523</u>	<u>49,923</u>

Share capital consist of 400,000 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 P/S 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.

External expenses

External expenses 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.

Taxation

As a partner company, Ejendomsselskabet Novo Holdings P/S is not an independent tax subject, which is why neither current nor deferred tax is set aside on the year's total income in the annual accounts. Ejendomsselskabet Novo Holdings P/S's total income is taxed by the partner company's capital owner according to the rules applicable in tax legislation.

Tangible assets under construction

Tangible assets under construction are measured at cost less impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the asset is ready for use.

Prepayments for tangible assets

Prepayments for tangible assets are measured at amortized cost.

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.

Note 3 Number of employees

Average number of employees in the financial period 0

The management do not receive remuneration.

Note 4 Contingent liabilities

The Company has entered into a conditional agreement to purchase of a tangible asset for DKK 460 million plus VAT. The purchase price will be financed with a group contribution from Novo Holdings A/S.

The Company has no other contingent liabilities.

Note 5 Ownership

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