

## **Skylight GP ApS**

**C/O Intertrust (Denmark) ApS**

**Sundkrogsgade 21, DK-2100 Copenhagen**

**CVR no. 43 71 37 52**

### **Annual report for 2022/23**

Adopted at the annual general meeting on 29 February 2024

DocuSigned by:

*Emil Skov*

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Emil Skov  
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 16 December 2022 - 31 December 2023	7
Balance sheet at 31 December 2023	8
Statement of changes in equity	10
Notes	11
Accounting policies	12

## Statement by management on the annual report

The executive board has today discussed and approved the annual report of Skylight GP ApS for the financial year 16 December 2022 - 31 December 2023.

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 2023 and of the results of the company's operations for the financial year 16 December 2022 - 31 December 2023.

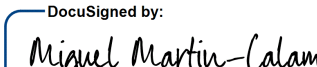
In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

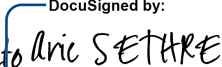
Management recommends that the annual report should be approved by the company in general meeting.

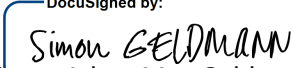
Copenhagen, 29 February 2024

### Executive board

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1803F24E0AC84F6  
Peter Matzen Drachmann

DocuSigned by:  
  
6107FA928547491  
Miguel Martin-Calama Prieto

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C8A517704E83487  
Aric Jerome Sethre

DocuSigned by:  
  
Simon Adam Max Geldmann

DocuSigned by:  
  
Pauline Diminuto

## Independent auditor's report

### ***To the shareholder of Skylight GP ApS***

#### **Opinion**

We have audited the financial statements of Skylight GP ApS for the financial year 16 December 2022 - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under 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 results of the company's operations for the financial year 16 December 2022 - 31 December 2023 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 are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **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 the 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 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.

## Independent auditor's report

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.
- 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.

### **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.

## Independent auditor's report

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, we conclude that 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 management's review.

Copenhagen, 29 February 2024

Deloitte  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 96 35 56

DocuSigned by:



Christoffer Anholm Salmon  
State Authorised Public Accountant  
mne47918

## Company details

### The company

Skylight GP ApS  
Sundkrogsgade 21  
C/O Intertrust (Denmark) ApS  
DK-2100 Copenhagen

CVR no.: 43 71 37 52

Reporting period: 16 December 2022 - 31 December 2023

Domicile: Copenhagen

### Executive board

Peter Matzen Drachmann  
Miguel Martin-Calama Prieto  
Aric Jerome Sethre  
Simon Adam Max Geldmann  
Pauline Diminutto

### Auditors

Deloitte  
Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
DK-2300 Copenhagen

### Consolidated financial statements

The company is included in the group report of the parent company  
Core+ DNK HoldCo S.á.r.l.

The group report can be obtained at the following address:

15 Boulevard F.W. Raiffeisen  
2411 Luxembourg

## Management's review

### **Business review**

The purpose of the company is to be a partner in other companies.

### **Financial review**

The company's income statement for the year ended 31 December 2023 shows a loss of TDKK 69, and the balance sheet at 31 December 2023 shows negative equity of TDKK 29.

### **Financing**

The company has received a letter of Financial Support from Core+ DNK Holdco S.á.r.l. and a confirmation that Core+ DNK Holdco S.á.r.l. will subordinate receivables in favor of other creditors. The Letter of Support expires on 31 December 2024, and the Company is entitled to reimbursement of all its costs from group companies. On this basis, Management has prepared the Financial Statements on the assumption of going concern.

### **Significant 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  
16 December 2022 - 31 December 2023

	<u>Note</u>	<u>2022/23</u> TDKK
<b>Gross profit</b>		<u><b>-68</b></u>
Financial income		1
Financial expenses		<u>-2</u>
<b>Profit/loss before tax</b>		<b>-69</b>
Tax on profit/loss for the year		<u>0</u>
<b>Profit/loss for the year</b>		<u><b>-69</b></u>
 <b>Distribution of profit</b>		
Retained earnings		<u>-69</u>
		<u><b>-69</b></u>

Balance sheet at 31 December 2023

	<u>Note</u>	<u>2022/23</u> TDKK
<b>Assets</b>		
Prepayments		78
<b>Receivables</b>		<u>78</u>
<b>Cash at bank and in hand</b>		<u>38</u>
<b>Total current assets</b>		<u>116</u>
<b>Total assets</b>		<u><u>116</u></u>

Balance sheet at 31 December 2023

	<u>Note</u>	<u>2022/23</u> TDKK
<b>Equity and liabilities</b>		
Share capital		40
Retained earnings		<u>-69</u>
<b>Equity</b>		<u><b>-29</b></u>
Trade payables		<u>145</u>
<b>Total current liabilities</b>		<u><b>145</b></u>
<b>Total liabilities</b>		<u><b>145</b></u>
<b>Total equity and liabilities</b>		<u><u><b>116</b></u></u>
Staff expenses	1	
Uncertainty about the continued operation (going concern)	2	
Contingent liabilities	3	

## Statement of changes in equity

	Share capital	Retained ear- nings	Total
Equity at 16 December 2022	40	0	40
Net profit/loss for the year	0	-69	-69
<b>Equity at 31 December 2023</b>	<b>40</b>	<b>-69</b>	<b>-29</b>

## Notes

2022/23

### 1 Staff expenses

Number of fulltime employees on average

0

### 2 Uncertainty about the continued operation (going concern)

The company has received a letter of Financial Support from Core+ DNK Holdco S.á.r.l. and a confirmation that Core+ DNK Holdco S.á.r.l. will subordinate receivables in favor of other creditors. The Letter of Support expires on 31 December 2024, and the Company is entitled to reimbursement of all its costs from group companies. On this basis, Management has prepared the Financial Statements on the assumption of going concern.

### 3 Contingent liabilities

The company act as General Partner in Brædstrup PropCo 1 K/S, Ringkøbing PropCo 1 K/S, Thyregod PropCo 1 K/S, Østbirk PropCo 1 K/S and Østbirk PropCo 2 K/S, which has a total assets of TDKK 742.749 and liabilities of TDKK 367.481 as of 31 December 2023.

The company is jointly taxed with other Danish group entities, and is jointly and several liable with other jointly taxed entities for payment of income taxes as well as for payment of withholding taxes on dividends, interest and royalties.

## Accounting policies

The annual report of Skylight GP ApS for 2022/23 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 2022/23 is presented in TDKK.

As 2022/23 is the company's first reporting period, no comparatives have been presented.

### **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 or loss comprises revenue and other external expenses.

#### **Revenue**

Income comprises of Management fee. Revenue is measured at fair value of the agreed consideration excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

## Accounting policies

### **Other external expenses**

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operation leases, 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, financial expenses relating to finance leases, 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.

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

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**

### **Receivables**

Receivables are measured at amortised cost.

### **Prepayments**

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash and deposits at banks.

### **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.

## Accounting policies

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

### **Liabilities**

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.