Quantum Immobilien Kopenhagen 1 ApS C/O INTERTRUST (DENMARK) ApS Sundkrogsgade 21, 2100 Copenhagen

ANNUAL REPORT

1 July - 31 DECEMBER 2023

The Annual Report has been presented and adopted at the Company's Annual General Meeting on 26 March 2024

Katrine Kofoed Chairperson of the General Meeting

CVR NO. 43 76 22 30

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COMPANY DETAILS

Company Quantum Immobilien Kopenhagen 1 ApS

C/O INTERTRUST (DENMARK) ApS

Sundkrogsgade 21 DK-2100 copenhagen

CVR no.: 43 76 22 30 Established: 01.01.2023 Municipality: Copenhagen

Financial Year: 1 July - 31 December 2023

Executive Board Magnus Glissmann Bojer-Larsen

Katrine Kofoed Hansen Martin Helge Berghoff

Knut Karl-Friedrich Sieckmann

Auditor BDO Statsautoriseret Revisionsaktieselskab

Havneholmen 29 DK-1561 Copenhagen V

General Meeting The Annual General Meeting is held on 26 March 2024

MANAGEMENT'S STATEMENT

Today the Executive Board have reviewed and approved the Annual Report of Quantum Immobilien Kopenhagen 1 ApS for the year 1 July - 31 December 2023.

The Annual Report is presented in accordance with the IFRS Accounting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act.

In our opinion the Financial Statements of the Company give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations and cash flows for the financial year 1 July - 31 December 2023.

The Management Commentary includes in our opinion a fair presentation of the matters dealt with in the Commentary.

We recommend the Annual Report be approved at the Annual General Meeting.

Copenhagen, 26 March 2024		
Executive Board:		
Katrine Kofoed Hansen	Martin Helge Berghoff	Knut Karl-Friedrich Sieckmann
Magnus Glissmann Boier-Larsen		

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Quantum Immobilien Kopenhagen 1 ApS

Opinion

We have audited the Financial Statements of Quantum Immobilien Kopenhagen 1 ApS ("the Company") for the financial year 1 July - 31 December 2023, which comprise the statements of income, comprehensive loss, financial position, changes in equity and cash flows as well as notes including material accounting policy information. The Financial Statements are prepared in accordance with IFRS Accounting Standards as adopted by the EU and additional disclosure requirements in 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 2023, and of the results of its operations and cash flows for the financial year 1 July - 31 December 2023 in accordance with the IFRS Accounting Standards as adopted by the EU and additional disclosure requirements in 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' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the financial statements 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; 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.

Management's Responsibilities for the Financial Statements

Management is responsible for the preparation of the Financial Statements that give a true and fair view in accordance with the IFRS Accounting Standards as adopted by the EU and additional requirements in 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 and 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 the 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 scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Statement, 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, 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, if such disclosures are inadequate, to modify our opinion.
- 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.

Copenhagen, 26 March 2024

BDO Statsautoriseret revisionsaktieselskab CVR no. 20 22 26 70

Kim Takata Mücke State Authorized Public Accountant MNE no. mne10944

FINANCIAL HIGHLIGHTS OF THE COMPANY

	01.07.23- 31.12.23 DKK'000	30.06.23
Income Statement Net revenue Gross profit/loss Operating profit/loss Financial income and expenses, net Profit/loss before tax Profit/loss	0 (18,092) (18,092) (24) (18,116) (18,116)	0 0 0 0 0
Balance Sheet Total assets Equity	16,282 9,347	40 40
Cash flows Cash flows from operating activities Cash flows from investing activities Cash flows from financing activities Total cash flows	(11,181) 0 27,423 16,242	0 0 40 40
Average number of full-time employees	0	0
Key ratios		
Equity ratio	57%	100%

MANAGEMENT COMMENTARY

Principal activities

The purpose of the Company is to directly or indirectly acquire real estate. The Company may provide guarantees, raise loans, grant loans or otherwise directly or indirectly assist with the financing of the group.

The Company may, at its own expense or on behalf of a third party, carry on any business useful or necessary to fulfill its purposes or purposes which are directly or indirectly related to its own or a third party's purpose.

Development in activities and finances

As the Company's purpose is direct or indirect 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 high inflation and increasing interest rates. However, the company's activities have not been affected by this.

The uncertainty related to interest rates and yields has created a gap between buyers' and sellers' expectation to sales prices of properties which is reflected in the lower transaction volume for investment properties in 2023.

In 2023, the Company has signed a forward purchase agreement for an indirect real estate acquisition. Being a forward purchase transaction, the agreed purchase price will become due at Closing in 2025. The purchase price is expected to be funded via a combination of equity and shareholder loans. The Company's ability to honor the purchase price has been guaranteed by the Company's sole shareholder. External bank financing options are being monitored and reviewed continuously.

In 2023, the Company has received equity funding of DKK 27 million to cover the Company's financing need until Closing takes place in 2025 and where new equity funding will take place.

With effect from 1 July 2023, the Company has chosen to prepare its financial statements in accordance with IFRS as further outlined in Note 2.

The financial statements cover a 6-month period 1 July - 31 December 2023 as a transition period in connection with changing the financial year to the calendar year.

Profit/loss for the period

The result for the period is a loss of DKK 18 million resulting primarily from costs incurred in connection with the entering of the forward purchase agreement of the above mentioned indirect real estate acquisition.

Future

The Company will become owner of 100% of the shares of the property company holding the target real estate, when Closing takes place in 2025.

The investment is planned to be a long-term investment.

For 2024, the Company expects a pre-tax loss of TDKK 8,000.

Events after the balance sheet date

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

	Note	01.07.23- 31.12.23 DKK'000	01.01.23- 30.06.23 DKK'000
Corporate costs	5	(18,092)	0
GROSS LOSS		(18,092)	0
OPERATING LOSS		(18,092)	0
Financial incomeFinancial expenses	6 7	4 (28)	0
LOSS BEFORE INCOME TAXES		(18,116)	0
Tax on loss for the period	8	0	0
NET LOSS		(18,116)	0
STATEMENT OF COMPREHENSIVE LOSS			
Net loss Other comprehensive income/loss		(18,116) 0	0 0
TOTAL COMPREHENSIVE LOSS		(18,116)	0

STATEMENT OF FINANCIAL POSITION

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ASSETS	Note	31.12.23 DKK'000	30.06.23 DKK'000
Cash CURRENT ASSETS	9	16,282 16,282	40 40
ASSETS		16,282	40
EQUITY AND LIABILITIES	Note	31.12.23 DKK'000	30.06.23 DKK'000
Share capital	10	40 27,423 (18,116)	40 0 0
EQUITY		9,347	40
Trade and other payables	9	6,935 6,935	0 0
LIABILITIES		6,935	0
EQUITY AND LIABILITIES		16,282	40

STATEMENT OF CHANGES IN EQUITY

DKK'000	Share capital	Share premium	Accumulated loss	Total
Balance at 1 July 2023	40	0	0	40
Loss for the period	0	0	(18,116)	(18,116)
Other comprehensive income/loss	0 0	0 0	0 (18,116)	0 (18,116)
Transactions with owners				
Capital increase	0 0	27,423 27,423		27,423 27,423
Balance at 31 December 2023	40	27,423	(18,116)	9,347
Share capital paid-in upon foundation at 1	40	0	0	40
January 2023				
Profit/loss for the period	0	0	0	0
Other comprehensive income/loss	0 0	0 0	0 0	0 0
Balance at 30 June 2023	40	0	0	40

CASH FLOW STATEMENT

	Note	31.12.23 DKK	30.06.23 DKK
Operating loss Interest received Interest paid. Working capital changes Cash flow from operating activities		(18,092) 4 (24) 6,931 (11,181)	0 0 0 0 0
Cash flow from investing activities		0	0
Share capital paid-in upon foundation at 1 January 2023 Capital increase	10	0 27,423 27,423	40 0 40
INCREASE IN CASH AND CASH EQUIVALENTS		16,242	0
Cash and cash equivalents beginning of year Cash and cash equivalents end of year		40 16,282	0 0
Cash and cash equivalents at year-end are composed of: Cash and cash equivalents		16,282 16,282	40 40

- 1. Nature of operations
- 2. Material accounting policy information
- 3. New accounting standards
- 4. Significant accounting estimates, assumptions and uncertainties
- 5. Corporate costs
- 6. Financial Income
- 7. Financial expenses
- 8. Income tax
- 9. Financial assets and liabilities, risk management
- 10. Share capital
- 11. Related parties
- 12. Investment commitment
- 13. Events after the reporting period
- 14. Adoption of the annual report for publication

Note

1

Nature of operations

The Company was founded 1 January 2023. The Company is a company with limited liability with its registered office in Copenhagen, Denmark.

During 2023, the Company's current activity was established, whereby the Company's purpose is to indirectly acquire real estate via a Danish property company, with planned closing in 2025.

As of now, no further acquisitions have materialized. However, if new investment opportunities materialize in Denmark, the Company might be used to acquire further real estate assets via a share deal or asset deal structure.

The purpose of the upcoming investment is long-term.

Ownership structure:

The Company is 100% owned by a Luxembourg umbrellafund, which has several sub-funds with different asset classes. Two of the sub-funds are focused on the asset class real estate and invest in units in foreign and domestic real estate funds and real estate companies.

Financing:

The Company has been capitalized with equity funding to cover payment obligations until Closing of the acquisition of a real estate investment in Denmark, in which connection, the purchase price is planned to be funded with a combination of additional equity and shareholder loans. The Company's ability to honor the purchase price has been guaranteed by the Company's sole shareholder. Third party bank financing may be considered, if deemed feasible.

NOTES Note

Material accounting policy information

2

The financial statements are prepared in accordance with IFRS Accounting Standards ("IFRS") as adopted by the EU and additional Danish disclosure requirements for the financial statements of reporting class C (medium) enterprises according to the Danish Executive Order on Adoption of IFRSs ("IFRS-bekendtgørelsen").

The financial statements cover a 6-month-period; 1 July to 31 December 2023, being the transition period in connection with changing the financial year to the calendar year. The comparative figures cover the period 1 January - 30 June 2023.

The accounting policies have changed to IFRS with effect from the current financial period. The Company was dormant in its first financial period thereby, the Company has not applied IFRS 1 "First-time-adoption of IFRS" since the implementation of IFRS has had no impact on the financial figures reported in the past.

Basis of preparation

The financial statements are presented in Danish Kroner (DKK). All amounts have been rounded to nearest DKK thousand, unless otherwise indicated. The financial statements have been prepared on a going concern basis and in accordance with the historical cost convention, except where IFRS explicitly requires use of other values.

For the purpose of clarity, the financial statements and the notes to the financial statements are prepared using the concepts of materiality and relevance. This means that line items not considered material in terms of quantitative and qualitative measures or relevant to financial statement users are aggregated and presented together with other items in the financial statements. Similarly, information not considered material is not presented in the notes.

Foreign currency translation

Transactions denominated in currencies other than the functional currency are considered transactions in foreign currency.

On initial recognition, transactions denominated in foreign currencies are translated to the functional currency applying the exchange rates at the transaction date. Foreign exchange rate adjustments arising between the transaction date and the date of payment are recognized in the income statement under financial income or financial expenses.

Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rates at the reporting date. The difference between the exchange rates at the reporting date and at the date of transaction or the exchange rate in the latest financial statements is recognized in the income statement under financial income or financial expenses.

Fair value

Management uses various valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management bases its assumptions on observable data as far as possible, but this is not always available. In that case, management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date. Currently, the Company has no financial assets and financial liabilities measure at fair value, but fair value information is provided in the notes. Information about fair value is grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities not appliable at 31.12.2023
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly not applicable at 31.12.2023
- Level 3: unobservable inputs for the asset or liability.

Material accounting policy information (continued)

2

Balance Sheet:

Cash and cash equivalents

Cash and cash equivalents comprises bank deposits and cash in hand.

Trade payables and other payables

Payables are measured at amortized cost, which generally are identical with the nominal value for such short-term liabilities.

Equity

Share capital represents the nominal (par) value of shares that have been issued.

Share premium includes any premiums received on the issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

Accumulated loss includes all current and prior period losses.

Dividend distributions payable to equity shareholders are included in other liabilities when the dividends have been approved in a general meeting prior to the reporting date.

Cash flow statement

The cash flow statement shows cash flows from operating, investing and financing activities as well as cash and cash equivalents at the beginning and the end of the financial year.

Cash flows from operating activities are presented using the indirect method and calculated as the operating profit adjusted for non-cash operating items, working capital changes as well as financial income received and financial expenses and income taxes paid.

Cash flows from investing activities comprise payments and receipts in connection with acquisition and sales of subsidiaries, activities and fixed asset investments as well as payments and receipts in in connection with acquisition or sales of property, plant and equipment.

Cash flows from financing activities comprise cash from changes in the size or composition of the Company's share capital and related costs as well as the raising of loans, instalments on interest bearing debt, payments relating to leasing obligations and dividend payments to shareholders.

Cash and cash equivalents comprise bank deposits.

Key ratios:

Equity ratio: Equity at year-end x 100
Total assets, at year-end

New accounting standards

Note

The IASB has not issued any new standards or interpretations of significant importance for Quantum Immobilien Kopenhagen 1 ApS' financial statements for 2023 or for financial years beginning on or after 1 January 2024.

Note

Significant accounting estimates, assumptions and uncertainties

As part of the preparation of the financial statements, Management makes a number of accounting estimates, judgements and assumptions as a basis for recognizing and measuring the Company's assets as well as judgements made in applying the Company's accounting policies. The estimates, judgements and assumptions made are based on historical experience and other relevant factors. The actual results may deviate from such estimates. The assumptions may be incomplete or inaccurate, and unforeseen events or circumstances may occur for which reason the actual results may differ from the estimates and judgements made. The accounting policies are described in detail in note 2 to the financial statements to which we refer.

Note

5

Corporate costs

Corporate costs include various costs of TDKK 17,759, such as advisor costs, incurred in connection with the entering of a forward purchase agreement for an indirect real estate acquisition with expected closing in 2025.

	01.07.23- 31.12.23 DKK'000		
Financial income			Note 6
Interest income	4	0	
Total	4	0	
			Note
Financial expenses			7
Interest expenses	24 4	0 0	
Total	28	0	

Income tax			Note 8
Current tax for the period	0	0	
Changes in deferred taxes	0	0	
Income tax for the period	0	0	
Effective tax rate:			
Loss before tax	(18,116)	0	
Tax at a rate of 22%	3,985	0	
Non-deductible expenses	(3,906)	0	
Allowance for deferred tax asset	(79)	0	
Income tax for the period	0	0	
Effective tax rate	0%	0%	

Deferred tax asset

The Company has an unrecognized deferred tax asset of TDKK 79 relating to tax loss carry forwards (30.06.2023: DKK -nil-).

Financial assets and liabilities, Risk management 9

Categories of financial assets and liabilities

	31.12.23	30.06.23
Financial assets, amortised cost	DKK'000	DKK'000
Cash and cash equivalents, bank deposits	16,282	40
Total	16,282	40
Financial liabilities, amortised cost		
Trade and other payables	6,935	0
Total	6,935	0

Fair value

The carrying value of financial assets and liabilities are deemed to approximate fair value based on level 3 assessment according to the IFRS fair value hierarchy.

Risk management

Credit risk

Bank deposits are placed in bank with low counter party risk, and no allowance has been deemed required to cover any counter party risk.

Interest risk

The Company only has interest risk relating to bank deposits at 31.12.2023, which is considered insignificant, and hence no sensitivity disclosures are deemed necessary.

Foreign exchange risk

The Company has debt items denominated in Euro and where the foreign exchange risk is considered to be very low. The Company has not engaged in any hedging activities. No sensitivity disclosures have been deemed necessary.

Liquidity risk

The Company's liquidity risks cover the risk that the Company is not able to meet its liabilities as they fall due. The maturities of financial liabilities appear from the table below. All amounts are contractual cash flows, i.e. inclusive of interest (though interest is not applicable for the current debt items):

	31.12.23	30.06.23
Trade payables and other payables	DKK'000	DKK'000
0-1 year	6,935	0
1-5 years	0	0
After 5 years	0	0
Total	6.935	0

Share capital			Note 10
	31.12.23 DKK'000	30.06.23 DKK'000	
Share capital beginning of period	40	0	
Share capital upon foundation 1 January 2023	0	40	
Capital increase	0	0	
Total	40	40	

The share capital is fully paid-up and equals DKK 40,004 divided into shares of DKK 1 each after the Company on 8 November 2023 increased the share capital by a nominal value of DKK 4 from a nominal value of DKK 40,000 to a nominal value of DKK 40,004 by a cash contribution of DKK 27,423,347.

Capital management policies and procedures:

The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern, and
- to provide an adequate return to the shareholder and the ultimate shareholders from its upcoming investment in Danish real estate companies.

At this stage where the Company has not yet closed the acquisition of real estate via a Danish real estate company, the Company monitors capital on the basis of the carrying amount of equity plus less cash and cash equivalents as presented in the statement of financial position. The acquisition of real estate via a Danish property company is planned to be financed by a combination of equity and shareholder loans. The Company's ability to honor the purchase price has been guaranteed by the Company's sole shareholder. If considered feasible, third party bank financing may also be considered.

Related parties
Shareholders
Registered office
Basis of influence
31 Dec. 2023

Amazonas-Al Fund SCS, SICAVLuxemburg
100 %
FIAR

Being sole shareholder, Amazonas-Al Fund SCS, SICAV-FIAR has control over the Company.

The Company is not included as a subsidiary in any published consolidated financial statements.

Other related parties with significant influence comprise the Company's Executive Board and their related parties. Furthermore, related parties are companies in which the above persons have significant interest. All transactions with related parties are made on arm's length terms.

Except for receiving share capital from the sole shareholder, the Company has not had any transactions with its shareholder for the period ended 31 December 2023. The Company's ability to honor the purchase price for the real estate acquisition to be closed in 2025 has been guaranteed by the sole shareholder.

No salaries or other type of remuneration have been paid to the members of Executive Board.

Two members of the Executive Board are employed in an administration company which delivers administrative services to the Company. For the financial period 1 July - 31 December 2023, the Company paid administration fees in the amount of TDKK 212.

Investment commitment

Note 12

The purchase price for the real estate acquisition to be closed in 2025 approx. equals DKK 1 bn. The payment of the purchase price is guaranteed by the Company's sole shareholder.

Events after the reporting period

Note 13

No adjusting or significant non-adjusting events have occurred between 31.12.2023 and the date of authorisation.

Note

Adoption of the annual report for publication

14

At the Executive Board meeting held on 26 March 2024, the Executive Board adopted the Annual Report for publication. The Annual Report is presented for the shareholders' approval at the annual shareholders' meeting also held on 26 March 2024.