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Havneholmen 29  
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CVR-no. 20 22 26 70

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

**ANNUAL REPORT**

**1 January - 31 DECEMBER 2024**

**The Annual Report has been presented and adopted  
at the Company's Annual General Meeting  
on 28 March 2025**

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**Katrine Kofoed Hansen  
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 CSC (DENMARK) ApS  
Sundkrogsgade 21  
DK-2100 Copenhagen

CVR no.: 43 76 22 30  
Established: 01.01.2023  
Municipality: Copenhagen  
Financial Year: 1 January - 31 December 2024

**Executive Board**

Niclas Honoré Milvertz  
Marcus Hyrup Rebild  
Martin Berghoff  
Leonard Maximilian Temming

**Auditor**

BDO Statsautoriseret Revisionsaktieselskab  
Havneholmen 29  
DK-1561 Copenhagen V

**General Meeting**

The Annual General Meeting is held on 28 March 2025

## MANAGEMENT'S STATEMENT

Today the Executive Board have reviewed and approved the Annual Report of Quantum Immobilien København 1 ApS for the year 1 January - 31 December 2024.

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 2024 and of the results of the Company's operations and cash flows for the financial year 1 January - 31 December 2024.

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, 28 March 2025

Executive Board:

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Niclas Honoré Milvertz

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Marcus Hyrup Rebild

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Martin Berghoff

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Leonard Maximilian Temming

## INDEPENDENT AUDITOR'S REPORT

### *To the Shareholders of Immobilien Kopenhagen 1 ApS*

#### **Opinion**

We have audited the Financial Statements of Quantum Immobilien Kopenhagen 1 ApS for the financial year 1 January - 31 December 2024, which comprise income statement, statement of comprehensive income, balance sheet, statement of changes in equity, cash flow statement and notes including material accounting policy information. The Financial Statements are prepared in accordance with the IFRS Accounting Standards as adopted by the EU and additional 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 2024, and of the results of the Company operations and cash flows for the financial year 1 January - 31 December 2024 in accordance with the IFRS Accounting Standards as adopted by the EU and additional 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 Commentary**

Management is responsible for Management Commentary.

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

Based on the work we have performed, we conclude that Management Commentary 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 Commentary.

#### **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 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 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.

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.

Copenhagen, 28 March 2025

BDO Statsautoriseret revisionsaktieselskab  
CVR no. 20 22 26 70

Morten Christensen  
State Authorized Public Accountant  
MNE no. mne35626

## FINANCIAL HIGHLIGHTS OF THE COMPANY

	01.01.24- 31.12.24 DKK'000	01.07.23- 31.12.23 DKK'000
<b>Income Statement</b>		
Net revenue	0	0
Gross profit/loss	(3,210)	(18,092)
Operating profit/loss	(3,210)	(19,092)
Financial income and expenses, net	(0)	(24)
Profit/loss before tax	(3,210)	(18,116)
Profit/loss	(3,210)	(18,116)
<b>Balance Sheet</b>		
Total assets	24,060	16,282
Equity	13,178	9,347
<b>Cash flows</b>		
Cash flows from operating activities	574	(11,181)
Cash flows from investing activities	0	0
Cash flows from financing activities	7,058	27,423
Total cash flows	7,632	16,242

<b>Average number of full-time employees</b>	0	0
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**Key ratios**

Equity ratio .....	55%	57%
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Equity ratio: 
$$\frac{\text{Equity at year-end} \times 100}{\text{Total assets, at year-end}}$$

## 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

In 2023 the Company entered into a forward purchase agreement for an indirect real estate acquisition with the asset located in Copenhagen.

The construction of the underlying asset is proceeding according to plan in 2024. The expected closing will unchanged take place in 2025.

The purchase price is expected to be funded via a combination of equity and shareholder loans. External bank financing options are being monitored and reviewed continuously.

### Profit/loss for the year compared to prior year outlook

The financial statements cover a 12-month period 1 January - 31 December 2024.

Most of the costs incurred in the financial period relate to costs relating to the upcoming purchase of the two subsidiaries, and these costs are hence treated as prepaid costs related to investments.

The result for the period is a loss of TDKK 3,210 resulting from ordinary corporate costs and financing charges.

In 2024, the Company has received equity funding of DKK 7 million to cover the Company's financing need until Closing takes place in 2025 and where new equity funding will take place.

### Events after the balance sheet date

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

**INCOME STATEMENT**

	Note	01.01.24- 31.12.24 DKK'000	01.07.23- 31.12.23 DKK'000
Corporate costs .....	5	(3,210)	(18,092)
<b>GROSS LOSS</b> .....		<b>(3,210)</b>	<b>(18,092)</b>
<b>OPERATING LOSS</b> .....		<b>(3,210)</b>	<b>(18,092)</b>
Financial income .....	6	27	4
Financial expenses .....	7	(27)	(28)
<b>LOSS BEFORE INCOME TAXES</b> .....		<b>(3,210)</b>	<b>(18,116)</b>
Tax on profit/loss for the period .....	8	0	0
<b>NET LOSS</b> .....		<b>(3,210)</b>	<b>(18,116)</b>

**STATEMENT OF COMPREHENSIVE LOSS**

Net loss .....		(3,210)	(18,116)
Other comprehensive income/loss .....		0	0
<b>TOTAL COMPREHENSIVE LOSS</b> .....		<b>(3,210)</b>	<b>(18,116)</b>

## STATEMENT OF FINANCIAL POSITION

ASSETS	Note	31.12.24 DKK'000	31.12.23 DKK'000
Other receivables.....		51	0
Prepayments .....		95	0
Cash .....	9	23,914	16,282
<b>CURRENT ASSETS .....</b>		<b>24,060</b>	<b>16,282</b>
<b>ASSETS .....</b>		<b>24,060</b>	<b>16,282</b>
EQUITY AND LIABILITIES	Note	31.12.24 DKK'000	31.12.23 DKK'000
Share capital .....	10	40	40
Share premium reserve .....		34,464	27,423
Accumulated loss .....		(21,326)	(18,116)
<b>EQUITY.....</b>		<b>13,178</b>	<b>9,347</b>
Deposits.....		9,269	0
<b>Non-current liabilities .....</b>		<b>9,269</b>	<b>0</b>
Deposits.....		34	0
Trade and other payables .....		1,579	6,935
<b>Current liabilities .....</b>		<b>1,613</b>	<b>6,935</b>
<b>LIABILITIES .....</b>		<b>10,882</b>	<b>6,935</b>
<b>EQUITY AND LIABILITIES .....</b>		<b>24,060</b>	<b>16,282</b>

## STATEMENT OF CHANGES IN EQUITY

DKK'000		Share premium	Acc. loss	Total
Balance at 1 January 2024 .....	40	27,423	(18,116)	9,347
Capital increase .....	0	7,040	0	7,040
Net comprehensive loss for the period..	0	0	(3,210)	(3,210)
<b>Balance at 31 December 2024 .....</b>	<b>40</b>	<b>34,464</b>	<b>(21,326)</b>	<b>13,178</b>
Share capital paid-in upon foundation at 1 July 2023 .....	40	0	0	40
Capital increase .....	0	27,423	0	27,423
Net comprehensive loss for the period..	0	0	(18,116)	0
<b>Balance at 31 December 2023 .....</b>	<b>40</b>	<b>27,423</b>	<b>(18,116)</b>	<b>9,347</b>

## CASH FLOW STATEMENT

	Note	01.01.24- 31.12.24 DKK	01.07.23- 31.12.23 DKK
Net loss .....		(3,210)	(18,116)
Interest received .....		(27)	(4)
Interest paid .....		9	24
Working capital changes .....		3,802	6,935
<b>Cash flow from operating activities .....</b>		<b>574</b>	<b>(11,161)</b>
<b>Cash flow from investing activities .....</b>		<b>0</b>	<b>0</b>
<b>Capital increased .....</b>		<b>7,040</b>	<b>27,423</b>
Net interest received .....		18	(20)
<b>Cash flow from financing activities .....</b>		<b>7,058</b>	<b>27,403</b>
<b>INCREASE IN CASH AND CASH EQUIVALENTS .....</b>		<b>7,632</b>	<b>16,242</b>
Cash and cash equivalents beginning of year .....		16,282	40
<b>Cash and cash equivalents end of year .....</b>		<b>23,914</b>	<b>16,282</b>
Cash and cash equivalents at year-end are composed of:			
Cash .....		23,914	16,282
<b>Cash and cash equivalents end of year .....</b>		<b>23,914</b>	<b>16,282</b>

**NOTES**

1. Nature of operations
2. Accounting policies
3. New accounting standards
4. Significant accounting estimates, assumptions and uncertainties
5. Corporate costs
6. Financial Income
7. Financial expenses
8. Tax for the period
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

**NOTES****Note****Nature of operations****1**

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. Third party bank financing may be considered, if deemed feasible.

<b>NOTES</b>	<b>Note</b>
<b>Accounting policies</b>	<b>2</b>

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 B enterprises according to the Danish Executive Order on Adoption of IFRSs ("IFRS-bekendtgørelsen") issued in accordance with the Danish Financial Statements Act ("DFSA").

The financial statements cover a 12-month period from 1 January to 31 December 2024. The comparative figures cover a 6-month period from 1 July to 31 December 2023. As a result of the change in the company's financial year to follow the calendar year, the two periods are not directly comparable.

The financial statements have been prepared on a going concern basis and are presented in Danish Kroner, or DKK, which is both the functional and presentation currency of the Company. Where indicated, amounts are rounded to the nearest thousand.

The financial statements are prepared based on the concept of materiality, which considers both quantitative and qualitative factors. Items that are considered individually significant or are required under the minimum presentation requirements of IFRS are presented separately. If items are individually immaterial, they are aggregated with other items of similar nature in the financial statements or in the notes.

#### **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.

#### **Balance Sheet:**

##### **Cash and cash equivalents**

Cash comprises bank deposits and cash in hand.

##### **Prepaid costs related to investments**

Prepaid costs related to investments cover costs related to the planned acquisition of Danish real estate via a Danish property company primarily relating to advisors involved in the transaction.

**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**

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 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.

**NOTES****Note****New accounting standards****3**

The Company has implemented the standards and amendments that are effective for the financial year 2024. The new standards and amendments have not affected the Company's recognition or measurement for 2024, nor are they expected to have significant future impact.

The IASB has issued a number of new standards and updated some existing standards, which are effective for accounting periods beginning January 1, 2025 or later. Therefore, they are not incorporated in these financial statements. There are no standards presently known that are not yet effective and that would be expected to have a material impact on our current or future reporting periods.

The following standards and amendments are effective for the annual reporting period beginning 1 January 2027:

- IFRS 18 Presentation and Disclosure in Financial Statements

IFRS 18 is issued, but not yet endorsed by the EU.

The company has not yet started its analysis of the impact of implementing IFRS 18, which will replace the current IAS 1 from January 1, 2027.

Note

**Significant accounting estimates, assumptions and uncertainties**

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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

**Corporate costs**

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Corporate costs include various costs of TDKK 3,210, 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.

	01.01.24- 31.12.24 DKK	01.07.23- 31.12.23 DKK	
<b>Financial income</b>			<b>Note</b>
			<b>6</b>
Interest income .....	9	4	
Exchange income .....	18	0	
<b>Total</b> .....	<b>27</b>	<b>4</b>	
<b>Financial expenses</b>			<b>Note</b>
			<b>7</b>
Interest expenses .....	27	24	
Exchange losses .....	0	4	
<b>Total</b> .....	<b>27</b>	<b>28</b>	

	01.01.24- 31.12.24 DKK	01.07.23- 31.12.23 DKK	Note 8
<b>Tax for the period</b>			
Current tax for the period .....	0	0	
Changes in deferred taxes .....	0	0	
<b>Total</b> .....	<b>0</b>	<b>0</b>	
Loss before tax .....	(3,209)	(18,116)	
Tax at a rate of 22% .....	706	3,985	
Non-deductable expenses.....	-	(3,906)	
Allowance for not recognising deferred tax asset .....	(706)	(79)	
<b>Total</b> .....	<b>0</b>	<b>0</b>	
<b>Effective tax rate</b> .....	<b>0%</b>	<b>0%</b>	

The Company has an unrecognized deferred tax asset of TDKK 173 relating to tax loss carry forwards.

## NOTES

### Financial assets and liabilities, Risk management

Note  
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#### *Categories of financial assets and liabilities*

	31.12.24 DKK'000	31.12.23 DKK'000
<b>Financial assets, amortised cost</b>		
Cash and cash equivalents, bank deposits.....	23,914	16,282
<b>Total</b> .....	<b>23,914</b>	<b>16,282</b>
<b>Financial liabilities, amortised cost</b>		
Deposits .....	9,303	0
Trade and other payables .....	1,579	6,935
<b>Total</b> .....	<b>1,613</b>	<b>6,935</b>

#### *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 31.12.2024, 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).

	31.12.24 DKK'000	31.12.23 DKK'000
<b>Trade payables and other payables</b>		
Prepaid costs related to investments.....	34	6,935
0-1 year .....	0	0
1-5 year .....	0	0
After 5 year .....	9,269	0
<b>Total.....</b>	<b>9,303</b>	<b>6,935</b>

	31.12.24 DKK'000	31.12.23 DKK'000	Note 10
<b>Share capital</b>			
Share capital beginning of period.....	40	40	
Share capital upon foundation 1 January 2023 .....	0	0	
Capital increase .....	0	0	
<b>Total.....</b>	<b>40</b>	<b>40</b>	

The share capital is fully paid-up and equals DKK 40,008 divided into shares of DKK 1 each after the Company on 19 December 2024 increased the share capital by a nominal value of DKK 4 from a nominal value of DKK 40,004 to a nominal value of DKK 40,008 by a cash contribution of DKK 7,040,302.

*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 in Danish real estate companies.

At this stage where the Company has not yet closed the acquisition of "Carlsberg Byen", 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 "Carlsberg Byen" is planned to be financed by a combination of equity and shareholder loans. If considered feasible, third party bank financing may also be considered.

## NOTES

<b>Related parties</b>	<b>Registered office</b>	<b>Basis of influence</b>	<b>Note</b>
Shareholders		1 Jan. 2023	11
Amazonas-AI Fund SCS, SICAV-FIAR	Luxemburg	100 %	
<p>Being sole shareholder, Amazonas-AI Fund SCS, SICAV-FIAR has control over the Company.</p> <p>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.</p> <p>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 2024.</p> <p>No salaries or other type of remuneration have been paid to the members of Executive board.</p> <p>Until end of 2024 two of members of the Executive board are employed in a administration company which delivers administrative services to the Company. For the financial period 1 January - 31 December 2024, the Company paid administration fees in the amount of TDKK 461.</p>			
<b>Investment commitment</b>			<b>Note</b>
<p>At this stage where the Company has not yet closed the upcoming acquisition of the Danish property company, holding the target real estate asset in Denmark, 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 is planned to be financed by a combination of equity and shareholder loans. If considered feasible, third party bank financing may also be considered.</p>			12
<b>Events after the reporting period</b>			<b>Note</b>
<p>No events materially affecting the Company's financial position have occurred subsequent to the financial year-end, however, the company will take over the equity interests mentioned in note 12 and in the management commentary as of April 1.</p>			13
<b>Adoption of the annual report for publication</b>			<b>Note</b>
<p>At the Executive Board meeting held on 28 March 2025, 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 28 March 2025.</p>			14