

# **MEP Industrial Centre K/S**

Nybrogade 12  
1203 København K

CVR no. 38 65 67 40

## **Annual report for 2024**

(8th Financial year)

Adopted at the annual general meeting  
on 30 May 2025

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Caspar Schultz  
chairman

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## **Statement by management on the annual report**

The Executive board has today discussed and approved the annual report of MEP Industrial Centre K/S for the financial year 1 January - 31 December 2024.

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

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

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

Copenhagen, 30 May 2025

### **Executive board**

Julie Mossong  
Management

Grant Broadway  
Management

Maud Maninchedda  
Management

# **Independent auditor's report**

## **To the shareholder of MEP Industrial Centre K/S**

### **Opinion**

We have audited the financial statements of MEP Industrial Centre K/S for the financial year 1 January - 31 December 2024, 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 2024 and of the results of the company's operations for the financial year 1 January - 31 December 2024 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.

## **Independent auditor's report**

### **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.

Frederiksberg, 30 May 2025  
CVR no. 30 70 02 28

Henrik Reedtz  
State Authorised Public Accountant  
mne24830

## **Company details**

### **The company**

MEP Industrial Centre K/S  
Nybrogade 12  
1203 København K

CVR no.: 38 65 67 40

Reporting period: 1 January - 31 December 2024

Incorporated: 22 May 2017

Domicile: Copenhagen

### **Executive board**

Julie Mossong  
Grant Broadway  
Maud Maninchedda

### **Auditors**

EY  
Godkendt Revisionspartnerselskab  
Dirch Passers Allé 36  
2000 Frederiksberg

## **Management's review**

### **Business review**

The Company's main activity is to own and manage real estate and related services.

### **Financial review**

The company's income statement for the year ended 31 December 2024 shows a profit of DKK 74.323.048, and the balance sheet at 31 December 2024 shows equity of DKK 358.492.107.

During the financial year, the company disposed of its investment property on Nordager. Booked fair value at the time of disposal was DKKM 330 and amount received was DKKM 330, resulting in a gain of DKKM 0.

As the company's purpose is 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 of high inflation and increasing interest rates. However, the company's activities have not been significantly affected by this.

### **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.

## **Accounting policies**

The annual report of MEP Industrial Centre K/S for 2024 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 accounting policies applied are consistent with those of last year.

The annual report for 2024 is presented in DKK

### **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 amortized cost using the effective interest method. Amortized cost is calculated as the historic cost less any Instalments and plus/less the accumulated amortization 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, other operating income, property costs and external expenses.

### **Revenue**

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Revenue comprise rental income and is recognized in the income statement. Rental income is accrued to cover the period up to the end of the financial year.

## **Accounting policies**

### **Other external costs**

Other external costs include expenses related to administration and property costs. Property costs include costs incurred to operate the Company's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

### **Financial income and expenses**

Financial income and expenses are recognized in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, financial expenses relating to amortization of mortgage etc.

## **Balance sheet**

### **Tangible assets**

#### **Investment properties**

Investment properties comprises investments in land and buildings for purposes of gaining a return on the invested capital in the form of regular operating income and/or capital gains on resale.

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus any directly related acquisition costs.

After initial recognition, the properties are measured at fair value which represents the amount at which the individual property may be sold to an independent buyer. The investment property has been valued based on an external estate agent's valuation using the Direct Capitalisation approach. Fair value adjustments for the financial year are recognized in the income statement.

On subsequent recognition, investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

#### **Receivables**

Receivables are measured at amortized cost.

An impairment loss is recognized if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognized.

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

Cash and cash equivalents comprise cash and short-term securities whose remaining life is less than three months and which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

## **Accounting policies**

### **Equity**

#### **Dividends**

Proposed dividends are disclosed as a separate item under equity. Dividends are recognized as a liability when declared by the annual general meeting of shareholders.

#### **Income tax and deferred tax**

The limited partnership company is not separately liable to tax, but is recognized in the tax base of the partner. Therefore, no separate tax has been recognized or provided for in the financial statements.

#### **Liabilities**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortized cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognized in the income statement as a financial expense over the term of the loan applying the effective interest method.

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

#### **Deferred income**

Deferred income comprises prepaid rent for recognition in subsequent financial years. Deferred income is measured at cost.

#### **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 recognized 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'.

**Income statement**  
**1 January 2024 - 31 December 2024**

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
<b>Gross profit</b>		<b>24.910.064</b>	<b>31.461.757</b>
Fair value adjustments of investment properties		47.388.250	-2.000.000
<b>Profit/loss before net financials</b>		<b>72.298.314</b>	<b>29.461.757</b>
Financial income		2.043.696	270.316
Financial costs		-18.962	-9.911
<b>Profit/loss for the year</b>		<b><u>74.323.048</u></b>	<b><u>29.722.162</u></b>
 <b>Recommended appropriation of profit/loss</b>			
Proposed dividend for the year		0	31.000.000
Retained earnings		74.323.048	-1.277.838
		<b><u>74.323.048</u></b>	<b><u>29.722.162</u></b>

## Balance sheet at 31 December 2024

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
<b>Assets</b>			
Investment properties	2	292.000.000	574.000.000
<b>Tangible assets</b>		<b><u>292.000.000</u></b>	<b><u>574.000.000</u></b>
<b>Total non-current assets</b>		<b><u>292.000.000</u></b>	<b><u>574.000.000</u></b>
Trade receivables		0	300.484
Receivables from subsidiaries		10.562.244	8.052.801
Other receivables		17.630	0
<b>Receivables</b>		<b><u>10.579.874</u></b>	<b><u>8.353.285</u></b>
<b>Cash at bank and in hand</b>		<b><u>59.134.577</u></b>	<b><u>31.898.527</u></b>
<b>Total current assets</b>		<b><u>69.714.451</u></b>	<b><u>40.251.812</u></b>
<b>Total assets</b>		<b><u>361.714.451</u></b>	<b><u>614.251.812</u></b>

## Balance sheet at 31 December 2024

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
<b>Equity and liabilities</b>			
Contributed capital		230.629.832	452.614.751
Retained earnings		127.862.275	125.908.891
Proposed dividend for the year		0	31.000.000
<b>Equity</b>		<b><u>358.492.107</u></b>	<b><u>609.523.642</u></b>
Trade payables		285.508	140.580
Payables to group enterprises		1.091.657	0
Other payables		1.845.179	2.682.936
Deferred income		0	1.904.654
<b>Total current liabilities</b>		<b><u>3.222.344</u></b>	<b><u>4.728.170</u></b>
<b>Total liabilities</b>		<b><u>3.222.344</u></b>	<b><u>4.728.170</u></b>
<b>Total equity and liabilities</b>		<b><u>361.714.451</u></b>	<b><u>614.251.812</u></b>
Staff costs	1		
Contingent liabilities	3		
Mortgages and collateral	4		
Related parties and ownership structure	5		

## Statement of changes in equity

	Contributed capital	Retained earnings	Proposed dividend for the year	Total
Equity at 1 January 2024	452.614.751	125.908.891	31.000.000	609.523.642
Ordinary dividend paid	0	0	-31.000.000	-31.000.000
Distributions	-221.984.919	-72.369.664	0	-294.354.583
Net profit/loss for the year	0	74.323.048	0	74.323.048
<b>Equity at 31 December 2024</b>	<b><u>230.629.832</u></b>	<b><u>127.862.275</u></b>	<b><u>0</u></b>	<b><u>358.492.107</u></b>

## Notes

### 1 Staff costs

The company has no employees.

### 2 Assets measured at fair value

	<u>Investment pro- perties</u>
Cost at 1 January 2024	450.742.834
Disposals for the year	<u>-219.841.061</u>
Cost at 31 December 2024	<u>230.901.773</u>
Revaluations at 1 January 2024	123.257.166
Revaluations for the year	48.000.000
Reversals for the year of revaluations in previous years	<u>-110.158.939</u>
Revaluations at 31 December 2024	<u>61.098.227</u>
<b>Carrying amount at 31 December 2024</b>	<b><u><u>292.000.000</u></u></b>

### Disclosure of the assumptions underlying fair value calculations of assets and liabilities

The investment property is an industrial center located on Ullsvej 5, in Køge and Blangstedgårdsvej 11-25 in Odense.

The fair value is based on a level 3 assessment. The investment properties has been valued based on an external estate agent's valuation using the Direct capitalization approach. The estate agent has set the average required rate of return at 6.29%. The budgeted rental income has been determined based on leases entered into. The operating expenses of the property - including maintenance costs that often have an aperiodic structure - have been determined using an on-average basis. The return set for the year has been capitalised by the required rate of return defined. Based on this, the 2 investment properties have been recognised at a total of DKK 292.000.000.

## Notes

### 2 Assets measured at fair value (continued)

The assumptions below are based on the value of Ullsvej5 in Køge DKK 142.000.000, Gross income per sqm is in the range of: DKK 483, Net income per sqm is in the range of: DKK 479, Gross rental value per sqm is in the range of: DKK 506.

The sensitivity related to the calculation can be reflected as follows:

Value at a rate of return of 4,75% (5,00% less 0.25%) DKK 149.473.983.

Value at a rate of return of 5,25% (5,00% plus 0.25%) DKK 135.237.850.

The assumptions below are based on the value of Blangstedgårdsvej 11-25 in Odense DKK 150.000.000, Gross income per sqm is in the range of: DKK 442, Net income per sqm is in the range of: DKK 441, Gross rental value per sqm is in the range of: DKK 396.

The sensitivity related to the calculation can be reflected as follows:

Value at a rate of return of 7,34% (7,59% less 0.25%) DKK 155.108.950.

Value at a rate of return of 7,84% (7,59% plus 0.25%) DKK 145.216.873.

The valuation of the property is based on estimates and relies on a number of uncertain factors, including expected developments in the property market and the attractiveness of the property. The Company believes that the external estate agent's valuation is the best measure of the value of the property at 31 December 2024.

During the financial year, the company disposed of a portion of the Investment Property. Booked fair value at the time of disposal was MDKK 330, and the amount received on the sale was MDDK 330.

### 3 Contingent liabilities

The limited partnership company is not separately liable to tax, but is recognized in the tax base of the partner.

### 4 Mortgages and collateral

The company has no mortgages and collateral.

## Notes

### 5 Related parties and ownership structure

#### Controlling interest

The company's general partner is M&G European Property GP 3 S.à r.l.

- The company is 100 % owned by MEP Industrial Centre Denmark S.à r.l.

- MEP Industrial Centre K/S is included in the consolidated financial statements for MEP Industrial Centre Denmark S.à r.l. at the lowest level and

M&G European Property Fund SICAV-FIS at the highest level in the structure.

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