

## Komplementarselskabet Asper Denmark 1 ApS

Nybrogade 12  
1203 København K  
CVR No. 39630931

### Annual report 2024

The Annual General Meeting adopted the  
annual report on 04.07.2025

Signed by:  
  
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**Ole Meier Sørensen**

Chairman of the General Meeting

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# Entity details

## Entity

Komplementarselskabet Asper Denmark 1 ApS

Nybrogade 12

1203 København K

Business Registration No.: 39630931

Registered office: København

Financial year: 01.01.2024 - 31.12.2024

## Executive Board

Ole Meier Sørensen

Caspar Schultz

## Auditors

PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab

Strandvejen 44

2900, Hellerup

CVR No.: 33 77 12 31

# Statement by Management

The Executive Board has today considered and approved the annual report of Komplementarselskabet Asper Denmark 1 ApSS for the financial year 01.01.2024 - 31.12.2024.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2024 and of the results of its operations for the financial year 01.01.2024 - 31.12.2024.

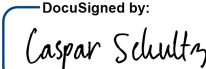
We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 04.07.2025

## Executive Board

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**Ole Meier Sørensen**

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**Caspar Schultz**

# Independent auditor's report

## To the shareholders of Komplementarselskabet Asper Denmark 1 ApS

### Opinion

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2024 and of the results of its operations for the financial year 01.01.2024 - 31.12.2024 in accordance with the Danish Financial Statements Act.

We have audited the financial statements of Komplementarselskabet Asper Denmark 1 ApS for the financial year 01.01.2024 - 31.12.2024, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the 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 the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the 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 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Hellerup, 04.07.2025

**PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab**

CVR No. 33771231

Signed by:



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**Morten Jørgensen**

State Authorised Public Accountant

Identification No (MNE) mne32806

Signed by:



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**Rasmus Søgaard Nielsen**

State Authorised Public Accountant

Identification No (MNE) mne50610

# Management commentary

## Primary activities

The purpose of the company is to be a general partner in ASPER Denmark 1 K/S.

## Development in activities and finances

The Company's Income Statement of the financial year 1 January 2024 - 31 December 2024 shows a result of DKK -382,631 and the Balance Sheet at 31 December 2024 a balance sheet total of DKK 13,857,185 and an equity of DKK -299,861

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income statement for 2024

	Notes	2024 DKK	2023 DKK
<b>Gross profit/loss</b>		<b>(490,710)</b>	<b>(909,793)</b>
Other financial income		33,759	39,453
Other financial expenses		(17,893)	(6,550)
<b>Profit/loss before tax</b>		<b>(474,844)</b>	<b>(876,890)</b>
Tax on profit/loss for the year		92,213	192,916
<b>Profit/loss for the year</b>		<b>(382,631)</b>	<b>(683,974)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(382,631)	(683,974)
<b>Proposed distribution of profit and loss</b>		<b>(382,631)</b>	<b>(683,974)</b>

# Balance sheet at 31.12.2024

## Assets

	Notes	2024 DKK	2023 DKK
Receivables from group enterprises		7,980,564	2,464,808
Other receivables		119,961	88,711
Joint taxation contribution receivable		4,700,828	5,444,113
<b>Receivables</b>		<b>12,801,353</b>	<b>7,997,632</b>
<b>Cash</b>		<b>1,055,832</b>	<b>1,608,880</b>
<b>Current assets</b>		<b>13,857,185</b>	<b>9,606,512</b>
<b>Assets</b>		<b>13,857,185</b>	<b>9,606,512</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2024</b> <b>DKK</b>	<b>2023</b> <b>DKK</b>
Contributed capital		1,050,000	1,050,000
Retained earnings		(1,349,861)	(967,230)
<b>Equity</b>		<b>(299,861)</b>	<b>82,770</b>
Payables to group enterprises		9,173,104	1,442,282
Income tax payable		3,969,614	4,400,141
Joint taxation contribution payable		731,214	1,043,973
Other payables		283,114	2,637,346
<b>Current liabilities other than provisions</b>		<b>14,157,046</b>	<b>9,523,742</b>
<b>Liabilities other than provisions</b>		<b>14,157,046</b>	<b>9,523,742</b>
<b>Equity and liabilities</b>		<b>13,857,185</b>	<b>9,606,512</b>
Employees	1		
Contingent liabilities	2		
Related parties with controlling interest	3		

# Statement of changes in equity for 2024

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	1,050,000	(967,230)	82,770
Profit/loss for the year	0	(382,631)	(382,631)
<b>Equity end of year</b>	<b>1,050,000</b>	<b>(1,349,861)</b>	<b>(299,861)</b>

# Notes

## 1 Employees

The Entity has no employees other than the Executive Board. The Executive Officer has not received any remuneration.

## 2 Contingent liabilities

The company is a general partner in ASPER Denmark 1 K/S and is therefore liable without limitation for the obligations of this company.

Apart from the above, there are no guarantees or contingent liabilities as of 31 December 2024.

The company is the administrative company in the national joint taxation and is liable without limitation and jointly and severally with the other jointly taxed companies for the total corporate tax.

The company is liable without limitation and jointly and severally with the other jointly taxed companies for any obligations to withhold withholding tax on interest, royalties, and dividends.

Any subsequent corrections of corporate taxes or withholding taxes etc. may result in the company's liability amounting to a different amount.

## 3 Related parties with controlling interest

The company is included in the consolidated report for the fund abrdn Pan European Residential Property Fund.

The consolidated report for abrdn Pan European Residential Property Fund can be requested at the following address:

35a, avenue John F. Kennedy  
LU-1855 Luxembourg  
Luxembourg

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses. Property, plant and equipment, intangible assets, inventories and other non-monetary assets that have been purchased in foreign currencies are translated using historical rates.

## Income statement

### Gross profit or loss

Gross profit or loss comprises external expenses.

### Other external expenses

Other external expenses include expenses relating to the Entity's normal activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

### Other financial income

Other financial income comprises interest income, including interest income on receivables from group

enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

#### **Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

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

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

#### **Balance sheet**

##### **Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

##### **Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

##### **Cash**

Cash comprises cash in hand and bank deposits.

##### **Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

##### **Tax receivable or payable**

Current tax receivable or payable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.