

RLG Property Denmark ApS

c/o Capital Investment A/S, Gothersgade 49, 1., 1123 København K.

Company reg. no. 38 81 66 91

Annual report

1 April 2024 - 31 March 2025

The annual report was submitted and approved by the general meeting on the 19 September 2025.

Henrik Knudsen
Chairman of the meeting

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Notes:

To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.

Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

Today, the executive board has presented the annual report of RLG Property Denmark ApS for the financial year 1 April 2024 - 31 March 2025.

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

We consider the accounting policies appropriate and, in our opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 31 March 2025 and of the company's results of activities in the financial year 1 April 2024 – 31 March 2025.

We are of the opinion that the management commentary presents a fair account of the issues dealt with.

We recommend that the annual report be approved at the Annual General Meeting.

Copenhagen, 19 September 2025

Executive board

Axel Denis Meyer

Pierre Raynal

Independent auditor's report

To the shareholders of RLG Property Denmark ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 March 2025, and of the results of the Company's operations for the financial year 1 April 2024 - 31 March 2025 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of RLG Property Denmark ApS for the financial year 1 April 2024 - 31 March 2025, which comprise 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 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, in our view, 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 in Management's Review.

Independent auditor's report

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 judgment 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.

Independent auditor's report

- 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.

Hellerup, 19 September 2025

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab
Company reg. no. 33 77 12 31

Maj-Britt Nørskov Nannestad

State Authorised Public Accountant
mne32198

Christopher Kowalczyk

State Authorised Public Accountant
mne47863

Company information

The company

RLG Property Denmark ApS
c/o Capital Investment A/S
Gothersgade 49, 1.
1123 København K.

Company reg. no. 38 81 66 91
Established: 25 July 2017
Financial year: 1 April - 31 March

Executive board

Axel Denis Meyer
Pierre Raynal

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
2900 Hellerup

Management's review

Key activities

The Purpose of the Company is to invest and develop in real estate, including rental and sale, as well as other related activities.

Development in activities and financial matters

The income statement of the company for 2024/25 shows a profit of DKK 196,839, and at 31 March 2025 the balance sheet of the company shows equity at DKK 106,610,016.

Accounting policies

The annual report for RLG Property Denmark ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

No consolidated financial statements have been prepared pursuant to section 110 of the Danish Financial Statements Act.

Recognition and measurement

Revenue is recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 out of the company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Income statement

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of other external expenses.

Other external expenses comprise operating expenses for the year.

Financial expenses

Financial expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit or loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

Accounting policies

Statement of financial position

Investments

Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, writedown is made to this lower value.

Cash on hand and demand deposits

Cash on hand and demand deposits comprise cash at bank.

Income tax and Deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Income tax receivable" or "Income tax payable".

According to the rules of joint taxation, RLG Property Denmark ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Financial debts

Debts are measured at amortised cost, substantially corresponding to nominal value.

Income statement 1 April - 31 March

All amounts in DKK.

<u>Note</u>	<u>2024/25</u>	<u>2023/24</u>
Gross profit/loss	-198.097	-32.925
Income from investments in subsidiaries	351.558	-10.321.166
Other financial income	193	20
2 Financial expenses	-454	0
Profit before tax	153.200	-10.354.071
3 Tax on profit/loss for the year	43.639	7.239
Net profit or loss for the year	196.839	-10.346.832
Proposed distribution of net profit:		
Transferred to retained earnings	196.839	0
Allocated from retained earnings	0	-10.346.832
Total allocations and transfers	196.839	-10.346.832

Balance sheet at 31 March

All amounts in DKK.

Assets

<u>Note</u>		<u>2025</u>	<u>2024</u>
Non-current assets			
4	Investments in subsidiaries	<u>106.696.999</u>	<u>106.345.441</u>
	Total investments	<u>106.696.999</u>	<u>106.345.441</u>
	Total non-current assets	<u>106.696.999</u>	<u>106.345.441</u>
Current assets			
	Income tax receivables	<u>43.639</u>	<u>11.834</u>
	Total receivables	<u>43.639</u>	<u>11.834</u>
	Cash at bank and in hand	<u>55.721</u>	<u>79.901</u>
	Total current assets	<u>99.360</u>	<u>91.735</u>
	Total assets	<u>106.796.359</u>	<u>106.437.176</u>

Balance sheet at 31 March

All amounts in DKK.

Equity and liabilities

<u>Note</u>	<u>2025</u>	<u>2024</u>
Equity		
Share capital	54.000	54.000
Retained earnings	<u>106.556.016</u>	<u>106.359.177</u>
Total equity	<u>106.610.016</u>	<u>106.413.177</u>
Liabilities other than provisions		
Intercompany	160.000	0
Other payables	<u>26.343</u>	<u>23.999</u>
Total short term liabilities other than provisions	<u>186.343</u>	<u>23.999</u>
Total liabilities other than provisions	<u>186.343</u>	<u>23.999</u>
Total equity and liabilities	<u>106.796.359</u>	<u>106.437.176</u>

- 1 Staff costs
- 5 Contingencies
- 6 Related parties

Statement of changes in equity

All amounts in DKK.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 April 2023	54.000	116.706.009	116.760.009
Retained earnings for the year	<u>0</u>	<u>-10.346.832</u>	<u>-10.346.832</u>
Equity 1 April 2024	54.000	106.359.177	106.413.177
Retained earnings for the year	<u>0</u>	<u>196.839</u>	<u>196.839</u>
Equity 31 March 2025	<u>54.000</u>	<u>106.556.016</u>	<u>106.610.016</u>

Notes

All amounts in DKK.

1. Staff costs

The company has no employees.

2. Financial expenses

Other financial costs

2024/25

2023/24

454

0

454

0

3. Tax on profit/loss for the year

Tax on net profit or loss for the year

-43.639

-7.239

-43.639

-7.239

4. Investments in subsidiaries

Cost 1 April 2024

138.720.000

138.720.000

Cost 31 March 2025

138.720.000

138.720.000

Writedown 1 April 2024

-32.374.559

-22.053.393

Writedown for the year

0

-10.321.166

Reversal of prior writedown

351.558

0

Writedown 31 March 2025

-32.023.001

-32.374.559

Carrying amount, 31 March 2025

106.696.999

106.345.441

Financial highlights for the enterprises according to the latest approved annual reports

	Equity interest	Equity	Results for the year	Carrying amount, RLG Property Denmark ApS
RLG AT 19 ApS, København	100 %	<u>108.549.924</u>	<u>284.016</u>	<u>106.696.999</u>
		<u>108.549.924</u>	<u>284.016</u>	<u>106.696.999</u>

Notes

All amounts in DKK.

5. Contingencies

Joint taxation

With RLG Denmark filial af RLG Europe B.V., Holland, company reg. no 40018638 as administration company, the company is subject to the Danish scheme of joint taxation and is proportionally liable for tax claims within the joint taxation scheme.

The company is proportionally liable for any obligations to withhold tax on interest, royalties, and dividends of the jointly taxed companies.

The liabilities amount to a maximum amount corresponding to the share of the company capital, which is owned directly or indirectly by the ultimate parent company.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.

6. Related parties

Consolidated financial statements

The company is included in the consolidated report for the parent company:

Compagnie Financière Richemont SA

50 Chemin de la Chénaie

1293 Bellevue

Switzerland