
***EJENDOMSSELSKABET GL.
KØGE LANDEVEJ ApS***

c/o Urban Partners A/S, Southamptongade 4, DK-2150
Nordhavn

Annual Report for 2024

CVR No. 28 70 29 22

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 16/4 2025

Jesper Bahn Damgaard
Chairman of the
general meeting



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Management's statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of EJENDOMSSELSKABET GL. KØGE LANDEVEJ ApS 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 financial position at 31 December 2024 of the Company and of the results of the Company operations for 2024.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Nordhavn, 16 April 2025

Executive Board

Thomas Ebbe Riise-Jakobsen

Board of Directors

Flemming Joseph Jensen

Jesper Bahn Damgaard

Rune Højby Kock

Thomas Ebbe Riise-Jakobsen

Independent Auditor's report

To the shareholder of EJENDOMSSELSKABET GL. KØGE LANDEVEJ ApS

Opinion

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's operations for the financial year 1 January - 31 December 2024 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of EJENDOMSSELSKABET GL. KØGE LANDEVEJ ApS for the financial year 1 January - 31 December 2024, 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.

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 Company's internal control.

Independent Auditor's report

- 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.

Trekantområdet, 16 April 2025

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Lars Almskou Ohmeyer

State Authorised Public Accountant

mne24817

Morten Jacobsen

State Authorised Public Accountant

mne44140

Company information

The Company	EJENDOMSSELSKABET GL. KØGE LANDEVEJ ApS c/o Urban Partners A/S Southamptongade 4 DK-2150 Nordhavn CVR No: 28 70 29 22 Financial period: 1 January - 31 December Incorporated: 13 May 2005 Financial year: 20th financial year Municipality of reg. office: Copenhagen
Board of Directors	Flemming Joseph Jensen Jesper Bahn Damgaard Rune Højby Kock Thomas Ebbe Riise-Jakobsen
Executive Board	Thomas Ebbe Riise-Jakobsen
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Herredsvej 32 DK-7100 Vejle
Bankers	Danske Bank Lersø Parkallé 100 2100 København Ø

Income statement 1 January - 31 December

	Note	2024	2023
		DKK	DKK
Gross profit/loss before value adjustments		14,235,235	-1,884,310
Value adjustments of assets held for investment		-101,139,983	-115,532,175
Gross profit/loss after value adjustments		-86,904,748	-117,416,485
Financial income		146,959	625,490
Financial expenses	3	-15,752,209	0
Profit/loss before tax		-102,509,998	-116,790,995
Tax on profit/loss for the year	4	22,506,310	25,668,309
Net profit/loss for the year		-80,003,688	-91,122,686
 Distribution of profit			
		2024	2023
		DKK	DKK
Proposed distribution of profit			
Retained earnings		-80,003,688	-91,122,686
		-80,003,688	-91,122,686

Balance sheet 31 December

Assets

	Note	2024	2023
		DKK	DKK
Investment properties		1,495,216,466	1,250,698,288
Property, plant and equipment	5	1,495,216,466	1,250,698,288
Fixed assets		1,495,216,466	1,250,698,288
Receivables from group enterprises		630,000	630,000
Other receivables		613,199	4,263,375
Prepayments		410,634	902,044
Receivables		1,653,833	5,795,419
Cash at bank and in hand		10,251,284	7,470,795
Current assets		11,905,117	13,266,214
Assets		1,507,121,583	1,263,964,502

Balance sheet 31 December

Liabilities and equity

	Note	2024	2023
		DKK	DKK
Share capital		150,000	150,000
Retained earnings		225,808,963	305,812,651
Equity		225,958,963	305,962,651
Provision for deferred tax		23,177,538	45,683,848
Other provisions		0	18,700,000
Provisions		23,177,538	64,383,848
Credit institutions		295,422,425	212,825,331
Long-term debt	6	295,422,425	212,825,331
Credit institutions	6	905,958,631	631,847,801
Trade payables		8,421,914	47,276,921
Payables to group enterprises		32,476,660	0
Deposits		14,571,400	1,667,950
Other payables		1,134,052	0
Short-term debt		962,562,657	680,792,672
Debt		1,257,985,082	893,618,003
Liabilities and equity		1,507,121,583	1,263,964,502
Key activities	1		
Staff	2		
Contingent assets, liabilities and other financial obligations	7		
Accounting Policies	8		

Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	150,000	305,812,651	305,962,651
Net profit/loss for the year	0	-80,003,688	-80,003,688
Equity at 31 December	150,000	225,808,963	225,958,963

Notes to the Financial Statements

1. Key activities

The Company's key activity is to operate in the field of buying, selling and renting real estate.

	<u>2024</u>	<u>2023</u>
2. Staff		
Average number of employees	<u>0</u>	<u>0</u>

	<u>2024</u>	<u>2023</u>
	DKK	DKK
3. Financial expenses		
Interest paid to group enterprises	465,993	0
Other financial expenses	<u>15,286,216</u>	<u>0</u>
	<u>15,752,209</u>	<u>0</u>

	<u>2024</u>	<u>2023</u>
	DKK	DKK
4. Income tax expense		
Deferred tax for the year	-22,552,200	0
Adjustment of deferred tax concerning previous years	<u>45,890</u>	<u>-25,668,309</u>
	<u>-22,506,310</u>	<u>-25,668,309</u>

Notes to the Financial Statements

5. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	1,010,236,207
Additions for the year	345,658,161
Cost at 31 December	<u>1,355,894,368</u>
Value adjustments at 1 January	240,462,081
Revaluations for the year	-101,139,983
Value adjustments at 31 December	<u>139,322,098</u>
Carrying amount at 31 December	<u>1,495,216,466</u>
Interest expenses recognised as part of cost	<u>90,440,428</u>

Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods.

The fair value of some of the company's investment properties is based on actual sales price as set out in agreement between independent parties concluded after year-end. Fair value of these investment properties amounts to DKK 1,222,583k.

The fair value of remaining investment properties has been calculated based on the following assumptions:

	2024
	DKK
Budget period	10
Terminal period	11
Average WACC	7,02%
Average inflation assumption	2%
Exit yield	5,02%
Average vacancy, budget period	0
Average rent increase, budget period	2%
Sqm	9,416
Rental income per sqm, year 1	1,450
Capex assumption, budget period	0

Notes to the Financial Statements

The fair value of investment properties at 31 December 2024 has been assessed by an independent assessor.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

	<u>2024</u>	<u>2023</u>
	DKK	DKK
6. Long-term debt		
Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.		
The debt falls due for payment as specified below:		
Credit institutions		
After 5 years	0	0
Between 1 and 5 years	295,422,425	212,825,331
Long-term part	295,422,425	212,825,331
Within 1 year	905,958,631	631,847,801
	<u>1,201,381,056</u>	<u>844,673,132</u>

	<u>2024</u>	<u>2023</u>
	DKK	DKK
7. Contingent assets, liabilities and other financial obligations		
Charges and security		
The following assets have been placed as security with bankers:		
Mortgage deeds registered to the mortgagor totalling kDKK 907,000, providing security on land and buildings as well as other property, plant and equipment at a total carrying amount of:	1,495,216,466	1,250,698,287

Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of MILLENNIUM HoldCo ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

Notes to the Financial Statements

8. Accounting policies

The Annual Report of EJENDOMSSELSKABET GL. KØGE LANDEVEJ ApS for 2024 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2024 are presented in DKK.

Recognition and measurement

Revenues are 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.

Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Income statement

Revenue

Revenue from rental income is recognised in the income statement at amounts relating to the financial year when revenue can be measured reliably and it is probable that the economic benefits will flow to the Company.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts.

Other external expenses

Other external expenses comprise expenses for premises, sales as well as office expenses, etc.

Notes to the Financial Statements

Gross profit/loss

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

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company.

Financial income and expenses

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

Tax on profit/loss for the year

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

Any changes in deferred tax due to changes to tax rates are recognised in the income statement.

The Company is jointly taxed with parent company. The tax effect of the joint taxation with the subsidiaries is allocated to Danish enterprises showing profits or losses in proportion to their taxable incomes (full allocation with credit for tax losses).

Balance sheet

Property, plant and equipment

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed assets comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use. Furthermore, the cost price for investment properties in progress developed by the company includes value adjustments from provisions directly related to the development.

Interest expenses on loans contracted directly for financing the construction of properties are recognised in cost over the construction period.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of certain investment properties has been assessed by the independent assessor firm Colliers at 31 December 2024.

Notes to the Financial Statements

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

In Management's opinion the determination of fair value of certain properties for the year was enabled through comparable market transactions and, consequently, valuation is based on the expected selling price of investment properties

Discounted Cash Flow model

The fair value of certain investment properties has been determined at 31 December 2024 for each property by using a Discounted Cash Flow model under which expected future cash flows are discounted to present value. The calculations are based on property budgets for the coming years. Allowance has been made for developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The individual, budgeted cash flows are discounted at an individually fixed discount rate added a terminal value. The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

Impairment of fixed assets

The carrying amounts of investment properties in progress are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by depreciation. Any such indication of impairment would be considerations of terminated leases, vacancies, changes in interest rate level and assessment of general changes in the investment properties in progress market.

If so, an impairment test is carried out to determine whether the recoverable amount is lower than the carrying amount. If so, the asset is written down to its lower recoverable amount.

The recoverable amount of the asset is calculated as the higher of net selling price and value in use.

The net selling price is determined as the fair value less net costs to sell. Fair value is the amount for which a property could be exchanged between knowledgeable, willing parties in an arm's length transaction at the balance sheet date.

The carrying amounts of property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

Provisions

Provisions are recognised when - in consequence of an event occurred before or on the balance sheet date - the Company has a legal or constructive obligation and it is probable that economic benefits must be given up to settle the obligation.

Other provisions include warranty obligations in respect of repair work within the warranty period of 1-5 years. Provisions are measured and recognised based on experience with guarantee work.

Notes to the Financial Statements

Deferred tax assets and liabilities

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. In cases where the computation of the tax base may be made according to alternative tax rules, deferred tax is measured on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the onaccount taxation scheme are recognised in the income statement in financial income and expenses.

Financial liabilities

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

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.