

CMNPI Sinttrupvej 17-19 ApS

c/o Taurus Ejendomsforvaltning ApS
Vestre Ringgade 26, 4., 8000 Aarhus C

CVR no. 43 72 49 32

Annual report 2024

Approved at the Company's annual general meeting on 30 May 2025

Chair of the meeting:

.....
Juha Salokoski

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Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of CMNPI Sintrupvej 17-19 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 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.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 30 May 2025
Executive Board:

.....
Hasse Lyngsie Wulff
CEO

Board of Directors:

.....
Peter Gill
Chairman

.....
Hasse Lyngsie Wulff

.....
Juha Matti Salokoski

Independent auditor's report

To the shareholders of CMNPI Sintrupvej 17-19 ApS

Opinion

We have audited the financial statements of CMNPI Sintrupvej 17-19 ApS for the financial year 1 January - 31 December 2024, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are 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 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.

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 as to 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 the 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.
- ▶ 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 note 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.

Statement on the Management's review

Management is responsible for the Management's review.

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

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 30 May 2025
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Emil Johnsen
State Authorised Public Accountant
mne50640

Management's review

Company details

Name	CMNPI Sintrupvej 17-19 ApS
Address, Postal code, City	c/o Taurus Ejendomsforvaltning ApS Vestre Ringgade 26, 4., 8000 Aarhus C
CVR no.	43 72 49 32
Established	19 December 2022
Registered office	Aarhus
Financial year	1 January - 31 December
Board of Directors	Peter Gill, Chairman Hasse Lyngsie Wulff Juha Matti Salokoski
Executive Board	Hasse Lyngsie Wulff, CEO
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

Management's review

Management commentary

Principal activities

The purpose of the company is to acquire and operate 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 financial matters

The income statement for 2024 shows a loss of DKK 4,338,466 against a loss of DKK 1,016,037 last year, and the balance sheet at 31 December 2024 shows equity of DKK 3,564,375.

The company's mortgage debt is due for redemption on 30 June 2025. The company has begun refinancing negotiations with SEB. Management has received an approval from the bank's credit committee for the loan renewal and are now in the process of finalising the facility.

Events after the balance sheet date

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

Financial statements 1 January - 31 December

Income statement

Note	DKK	2024 12 months	2022/23 13 months
	Gross profit	2,146,531	2,100,117
	Fair value adjustment of investment property	-4,792,280	-1,217,311
	Profit/ loss before net financials	-2,645,749	882,806
3	Financial income	95,328	7,294
4	Financial expenses	-1,848,940	-2,192,712
	Profit/ loss before tax	-4,399,361	-1,302,612
5	Tax for the year	60,895	286,575
	Profit/ loss for the year	-4,338,466	-1,016,037
	 Recommended appropriation of profit/ loss		
	Retained earnings/ accumulated loss	-4,338,466	-1,016,037
		-4,338,466	-1,016,037

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	<u>2024</u>	<u>2022/23</u>
	ASSETS		
	Fixed assets		
6	Property, plant and equipment		
	Investment property	36,000,000	40,600,000
		<u>36,000,000</u>	<u>40,600,000</u>
	Total fixed assets	<u>36,000,000</u>	<u>40,600,000</u>
	Non-fixed assets		
	Receivables		
	Deferred tax assets	0	55,788
	Joint taxation contribution receivable	116,681	230,787
	Other receivables	278,390	178,657
		<u>395,071</u>	<u>465,232</u>
	Cash	<u>1,970,457</u>	<u>1,091,726</u>
	Total non-fixed assets	<u>2,365,528</u>	<u>1,556,958</u>
	TOTAL ASSETS	<u>38,365,528</u>	<u>42,156,958</u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK	<u>2024</u>	<u>2022/23</u>
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	50,000	50,000
	Share premium account	8,868,878	8,868,878
	Retained earnings	-5,354,503	-1,016,037
	Total equity	<u>3,564,375</u>	<u>7,902,841</u>
	Liabilities other than provisions		
7	Non-current liabilities other than provisions		
	Mortgage debt	0	18,567,857
	Payables to group entities	13,152,546	13,152,546
	Deposits	270,886	343,392
		<u>13,423,432</u>	<u>32,063,795</u>
	Current liabilities other than provisions		
7	Short-term part of long-term liabilities other than provisions	20,823,012	1,613,642
	Other payables	554,709	576,680
		<u>21,377,721</u>	<u>2,190,322</u>
	Total liabilities other than provisions	<u>34,801,153</u>	<u>34,254,117</u>
	TOTAL EQUITY AND LIABILITIES	<u>38,365,528</u>	<u>42,156,958</u>

- 1 Accounting policies
- 2 Staff costs
- 9 Contractual obligations and contingencies, etc.
- 10 Security and collateral
- 11 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Share premium account	Retained earnings	Total
Cash payments concerning formation of enterprise	40,000	0	0	40,000
Capital increase	10,000	8,868,878	0	8,878,878
Transfer through appropriation of loss	0	0	-1,016,037	-1,016,037
Equity at 1 January 2024	50,000	8,868,878	-1,016,037	7,902,841
Transfer through appropriation of loss	0	0	-4,338,466	-4,338,466
Equity at 31 December 2024	50,000	8,868,878	-5,354,503	3,564,375

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of CMNPI Sintrupvej 17-19 ApS for 2024 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Basis of 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.

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.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost in the balance sheet and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are presented as separate items in the balance sheet.

Fair value adjustments of derivative financial instruments that do not qualify for hedge accounting are recognised in the income statement on an ongoing basis.

Income statement

Revenue

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

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

Gross profit

The items revenue, expenses, property and external expenses have been aggregated into one item in the income statement called gross profit in accordance with section 32 of the Danish Financial Statements Act.

Expenses, property

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The entity is jointly taxed with other group entities. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property.

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial receivables.

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Liabilities

The Company has chosen IAS 39 as interpretation for liabilities.

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Fair value

The fair value measurement is based on the principal market. If no principal market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset or liability less transaction and/or transport costs.

All assets and liabilities which are measured at fair value, or whose fair value is disclosed, are classified based on the fair value hierarchy, see below:

Level 1: Value in an active market for similar assets/liabilities

Level 2: Value based on recognised valuation methods on the basis of observable market information

Level 3: Value based on recognised valuation methods and reasonable estimates (non-observable market information).

If a reliable fair value cannot be stated according to the above levels, the asset or liability is measured at cost.

Financial statements 1 January - 31 December

Notes to the financial statements

2 Staff costs

	2024	2022/23
Average number of full-time employees	0	0

The Company has no employees.

3 Financial income

Other financial income	95,328	7,294
	<u>95,328</u>	<u>7,294</u>
Value adjustment of derivative financial instruments	<u>78,485</u>	<u>0</u>

4 Financial expenses

Interest expenses, group entities	802,304	1,424,642
Other financial expenses	1,046,636	768,070
	<u>1,848,940</u>	<u>2,192,712</u>
Value adjustment of derivative financial instruments	<u>0</u>	<u>218,732</u>

5 Tax for the year

Estimated tax charge for the year	-116,681	-230,787
Deferred tax adjustments in the year	55,786	-55,788
	<u>-60,895</u>	<u>-286,575</u>

6 Property, plant and equipment

DKK	Investment property
Cost at 1 January 2024	41,817,311
Additions	192,280
Cost at 31 December 2024	<u>42,009,591</u>
Revaluations at 1 January 2024	-1,217,311
Value adjustments for the year	-4,792,280
Revaluations at 31 December 2024	<u>-6,009,591</u>
Carrying amount at 31 December 2024	<u><u>36,000,000</u></u>

Note 10 provides more details on security for loans, etc. as regards property, plant and equipment.

Financial statements 1 January - 31 December

Notes to the financial statements

Investment property

Fair value estimation

Assumptions underlying the determination of fair value of investment properties

The company's investment property is measured at fair value after the fair value hierarchy level 3.

The fair value is an estimate made by management based on information available and actual expectations as to the future.

Independent appraisers are consulted for purposes of estimating the fair values.

A weighted exit yield of 6.00% and a discount rate of 8.09% has been applied in the market value assessment at 31 December 2024.

The company's investment property is 100% commercial.

The investment property is located in the area of Aarhus.

The property is valued at fair value based on DCF model, which is based on forecasts for future cashflows that the individual property is expected to generate, expected CAPEX investments and development in vacancy.

Significant fair value assumptions

- ▶ The fair value of investment properties amounts to 36,000,000 DKK
- ▶ Budget period: 10 years
- ▶ Commercial rent per sqm: 620 DKK
- ▶ Net yield for commercial units: 6,00%
- ▶ Operating expenses per sqm: 71 DKK
- ▶ Maintenance expenses per sqm: 30 DKK

Sensitivity analysis

Changes in estimated required rate of return for investment properties will affect the value of investment properties recognized in the balance sheet as well as value adjustments carried in the income statement.

An increase in the weighted exit yield by 0.5 percentage points will imply a decrease in the fair value of DKK 6,700,000. A decrease in the weighted exit yield by 0.5 percentage points will imply an increase in the fair value of DKK 8,900,000.

7 Non-current liabilities other than provisions

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:

DKK	Total debt at 31/12 2024	Short-term portion	Long-term portion	Outstanding debt after 5 years
Mortgage debt	18,596,066	18,596,066	0	0
Payables to group entities	15,379,492	2,226,946	13,152,546	13,152,546
Deposits	270,886	0	270,886	270,886
	<u>34,246,444</u>	<u>20,823,012</u>	<u>13,423,432</u>	<u>13,423,432</u>

Financial statements 1 January - 31 December

Notes to the financial statements

8 Derivative financial instruments

Interest rate risks

Interest rate swap have been entered into to hedge future interest payments on floating-rate loan. The swap have an original maturity term of 2 years. Under the contract, an interest rate of CIBOR2 is exchanged for a fixed rate of interest on a loan with a principal amount of DKK 18,616,500. The interest swap have been entered into for the total term to maturity of loan. The fair value of interest rate swap at the balance sheet date amounts to DKK -28,939, which have been recognized as an liability under other payables.

Fair values

DKK	<u>Carrying amount</u>	<u>Fair value</u>	<u>Level for calculating fair value</u>
Interest rate hedges, Nom. 18.6 MDKK. Maturity 30/06/2025	28,939	28,939	2

9 Contractual obligations and contingencies, etc.

Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax onroyalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes andwithholding taxes may increase the Company's liability.

10 Security and collateral

Land and buildings at a carrying amount of DKK 36,000,000 at 31 December 2024 have been put up as security for debt to mortgage credit institutions.

11 Related parties

Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
Erikoissijoitusrahasto CapMan Nordic Property Income Fund	Finland	PL 210, FI-40101 Jyväskylä, Finland

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"By my signature I confirm all dates and content in this document."

Hasse Lyngsie Wulff

Executive Board, CEO

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Hasse Lyngsie Wulff

Board of Directors

Serial number: fcc423e5-34bf-4fff-91ef-efa62f85f241

IP: 89.150.xxx.xxx

2025-06-01 05:51:36 UTC



Peter Gill

Board of Directors, Chairman

Serial number: 084a5126-1da6-475c-ae3f-3ba80b438922

IP: 87.63.xxx.xxx

2025-06-01 16:34:06 UTC



Juha Matti Salokoski

Board of Directors

Serial number:

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IP: 2.87.xxx.xxx

2025-06-03 22:06:54 UTC



Emil Johnsen

EY Godkendt Revisionspartnerselskab CVR: 30700228

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: b9f8acbe-8ba9-44d5-95ef-40d1d425abad

IP: 165.225.xxx.xxx

2025-06-04 04:40:29 UTC



Kaare Kristensen Lendorf

EY Godkendt Revisionspartnerselskab CVR: 30700228

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

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Juha Matti Salokoski

Chair of the meeting

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