



Britannia Invest Holding K/S

Frederiksberggade 16
1459 København K
CVR No. 42337862

Annual report 2024

The Annual General Meeting adopted the
annual report on 30.06.2025

Frantz Palludan

Chairman of the General Meeting

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Entity details

Entity

Britannia Invest Holding K/S
Frederiksberggade 16
1459 København K

Business Registration No.: 42337862
Date of foundation: 20.04.2021
Registered office: København
Financial year: 01.01.2024 - 31.12.2024

Komplementarselskabet Britannia Invest Holding ApS:

Board of Directors

Frantz Palludan, Chairman
Peter Olsson
Nikolaj Stampe
Torbjørn Lange

Komplementarselskabet Britannia Invest Holding ApS:

Executive Board

Lars Sindberg

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 Copenhagen S

Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of Britannia Invest Holding K/S 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 consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2024 and of the results of their operations and the consolidated cash flows 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.

London, 27.06.2025

On behalf of Komplementarselskabet Britannia Invest Holding ApS:
Executive Board

Lars Sindberg

On behalf of Komplementarselskabet Britannia Invest Holding ApS:
Board of Directors

Frantz Palludan
Chairman

Peter Olsson

Nikolaj Stampe

Torbjørn Lange

Independent auditor's report

To the shareholders of Britannia Invest Holding K/S

Opinion

We have audited the consolidated financial statements and the parent financial statements of Britannia Invest Holding K/S 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, for the Group as well as the Parent, and the consolidated cash flow statement. The consolidated financial statements and the parent financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2024 and of the results of their operations and the consolidated cash flows for the financial year 01.01.2024 - 31.12.2024 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 consolidated financial statements and the parent financial statements" section of this auditor's report. We are independent of the Group 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 consolidated financial statements and the parent financial statements

Management is responsible for the preparation of consolidated financial statements and parent 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 consolidated financial statements and parent financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the parent financial statements, Management is responsible for assessing the Group's and the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the consolidated financial statements and the parent financial statements unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements and the parent financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent 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 consolidated financial statements and parent 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 consolidated financial statements and the parent 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 Group's and 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 consolidated financial statements and the parent 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 Group's and 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 consolidated financial statements and the parent 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 Group and the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements and the parent financial statements, including the disclosures in the notes, and whether the consolidated financial statements and the parent financial statements represent the underlying transactions and events in a manner that gives a true and fair view.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated financial statements and the parent financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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 commentary

Management is responsible for the management commentary.

Our opinion on the consolidated financial statements and the parent 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 consolidated financial statements and the parent financial statements, our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the consolidated financial statements and the parent 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 under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with the consolidated financial statements and the parent 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 the management commentary.

Copenhagen, 27.06.2025

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Bjørn Winkler Jakobsen

State Authorised Public Accountant
Identification No (MNE) mne32127

Mads Buch

State Authorised Public Accountant
Identification No (MNE) mne47793

Management commentary

Financial highlights

	2024	2023	2022	2021
	GBP'000	GBP'000	GBP'000	GBP'000
Key figures				
Revenue	22,954	23,081	25,268	19,099
Gross profit/loss	2,396	(43,007)	(19,318)	15,795
Operating profit/loss	2,054	(43,426)	(19,652)	15,514
Net financials	(19,531)	(18,542)	(10,167)	(5,723)
Profit/loss for the year	(18,906)	(63,053)	(31,109)	8,487
Balance sheet total	368,100	387,991	469,229	500,777
Investments in property, plant and equipment	5,005	3,084	4,475	5,894
Equity	109,807	128,713	191,766	222,875
Ratios				
Gross margin (%)	10.44	(186.33)	(76.45)	82.70
Net margin (%)	(82.36)	(273.18)	(123.12)	44.44
Equity ratio (%)	29.83	33.17	40.87	44.51

Financial highlights are defined and calculated in accordance with the current version of "Recommendations & Ratios" issued by the CFA Society Denmark.

Gross margin (%):

$\frac{\text{Gross profit/loss}}{\text{Revenue}} * 100$

Revenue

Net margin (%):

$\frac{\text{Profit/loss for the year}}{\text{Revenue}} * 100$

Revenue

Equity ratio (%):

$\frac{\text{Equity}}{\text{Balance sheet total}} * 100$

Balance sheet total

Primary activities

The Company's mission is to invest in British commercial real estate, making Britannia Invest A/S a company with a clear investment profile intending to take advantage of the special investor-friendly practices in the British property market.

The key concepts of the investment strategy are security and quality. This applies to the identification of investment properties, including the quality, location, rate of return potential for capital value growth and standard of asset-level amenity.

A core component of the Company's strategic focus is to remain dynamic in both asset management and investment strategy. To achieve this, the Company constantly monitors the portfolio and takes action to optimise the rate of return through undertaking asset management initiatives. From an investment perspective, the Company constantly assesses both market and asset conditions to consider the most optimum time to dispose of assets and recycle the capital into acquisitions.

At year-end 2024 the portfolio consisted of the following assets:

- Temple Quay Bristol
- Whitehall II Leeds
- Optima Building Glasgow
- Citygate 1 Newcastle
- 1 Finsbury Square London
- Quilter House Southampton
- Bridgewater House Manchester
- Mainpoint Edinburgh
- Acero Sheffield
- One Colmore Row Birmingham
- 1 City Square Leeds
- Corner Block Manchester

In 2023, contracts were exchanged for the sale of Talisman House, Aberdeen and the sale completion in February 2024.

Development in activities and finances

The year 2024 has continued to present challenges, with persistently high interest rates and ongoing political uncertainty affecting the investment landscape. However, towards the end of the year, market sentiment began to show signs of improvement.

In the office sector, yield expansion was evident in the early part of the year. Nonetheless, the second half saw a number of key transactions completed at favourable levels, leading to a gradual improvement in yields. Despite a 2% write-down in property values, Britannia Invest A/S outperformed the broader office property market. Moreover, several significant asset management milestones were achieved, including multiple regears and new lettings, which resulted in the vacancy rate being more than halved.

Total return for all property asset classes in the UK was +7.7% in 2024 according to MSCI. Returns for the main commercial asset classes were +2.7% for the Office sector, +9.7% for the Industrial sector and +11.5% for retail.

Capital value growth for all UK Real Estate was +1.1%. However, there is a significant variance between sectors;

Retail +3.0%, Industrial +3.9% and notably -5.7% for All Offices, making it the worst performing sector and the only sector with negative capital growth. However, this figure includes London offices which creates a positive skew and once London assets are removed, the Rest of UK Offices recorded capital value growth of -8.7%, which evidences the headwinds the regional office market has experienced in 2024.

Britannia Invest A/S realised a return on equity of -16% and a loss after tax of £ -18.9m, including -£13.5m of net property revaluations.

The core business return is presented as “the basic primary rental business without balance sheet adjustments”.

Due to financial reporting requirements, “Revenue” and “Gross profit” in the income statement do not include financial expenses.

Britannia Invest Groups conventional way of showing the profit from primary operations is as follows:

	2024	2023
	£'000	£'000
Rental income and other income	22,954	23,081
Property costs UK	(7,211)	(10,896)
Financial costs	(19,925)	(18,766)
Profit from rental business	(4,182)	(6,581)
Profit from asset sales	2	(2,908)
Administration in DK	(175)	(228)
Administration UK	0	(109)
Profit/(loss) from primary operations	(4,355)	(9,826)

Despite the sale of Talisman House, Aberdeen which had a contracted rent of £2.5m the rental income revenue increased. This is the result of a high number of new leases completing and several rent-free periods expiring. Property costs reduced from £11.0M to £7.6m mainly due to reduction in vacant space and the associated void cost. Interest levels have remained high which has resulted in finance costs increasing by 6%. No acquisitions were made in 2024. Despite market uncertainties continuing, it was still a very active asset management year.

The portfolio had a gross negative market revaluation of -£13.5m after investing £5.0m in the portfolio over the year.

Overall borrowing has reduced to £244m out of which the shareholder loan remains at £ 230m and with an overall LTV is at 71% and while the LTV from external funding is only 8%.

The 2024 result after tax was a loss of £18.9m compared to a loss of £63.0m in 2023. In the annual report for 2023, the expected loss after tax for 2024 was £7.7m.

The rate of exchange of the British pound rose from 8.5759 to 8.9934 from 31 December 2023 to 31 December 2024.

The external valuer, Savills, has valued the portfolio at £341.1m at year-end 2024, a like-for-like decrease of £8.5m.

The balance sheet total decreased by 5%, from £388m to £368.2m. Equity decreased by £18.9m from £ 128.7m to £ 109.8m. Return on equity was -15% and the intrinsic share value decreased from 31 December 2023 to 31 December 2024 by 11% from 248 to 222.

Since 2003 the Company has been owned by shareholders who are subject to taxation under the Danish Pension Investment Return Tax Act. This means that the Company, being subject to the Pension Investment Return Tax Act, is not liable to pay tax in Denmark, and no tax expense on income earned in Denmark has been recognised in the annual report. However, in the UK, tax at a rate equivalent to 25% will be payable on profit on UK activities. Interest payments and tax depreciation on properties reduce the operating profit in the UK, and a net expense of £1.4m has been recognised for 2024.

The Board of Directors considers the result for the year very unsatisfactory.

Acquisition and disposal of properties

76 & 80 Hammersmith was disposed in back June 2023. The payment was structured in two tranches with the second falling due in June 2025. In addition, the sale of Talisman House completed in February 2024. There were no acquisitions in the period.

Portfolio of properties

On 31 December 2024, the Company's portfolio of properties consists of 12 well-located office buildings geographically spread throughout the UK. 10 of which are freehold and 2 are leasehold.

The total area is 1,025,215 sq. ft., of which 97,217 sq. ft. is vacant at year-end.

The vacant space in the portfolio has decreased from 190,967 sq. ft. at the start of the year. During the year re-gears and new lettings were agreed for 130,916 sq ft representing some 13% of the sq. ft. in the portfolio but representing 17% of the contractual rent roll.

Bristol is not included in the square feet numbers as it is completely stripped out. The construction company took control of the site in April and the works to double the size from a 30,000 sq. ft. to a 60,000 sq. ft. is ongoing with planned completion in early 2026.

The total acquisition cost of the property portfolio is £395.9m, Market value of £341.1m and the contractual rent at year-end is £25.6m, giving a return of 7.0% on the market value. At year-end total borrowing is £244m, and over the year interest payments were £19.8m, resulting in an interest cover of 129%.

Asset management

In Temple Quay, Bristol, a construction company commenced a £25 million contract in April to build a new best-in-class office building. This project involves redeveloping a dated 30,000 sq. ft. Regus office into a 60,000 sq. ft. state-of-the-art office building, with all necessary accreditations to secure the highest rents in Bristol. The complete strip-out and demolition of the top floors have been completed, allowing the steel structure for the additional floors to be craned in early 2025. The project remains on track for completion in Q1 2026.

In Whitehall Quay, Leeds, a government department leased 28,729 sq. ft. on a 15-year lease with a break option in year 10, leaving only half a floor vacant. Britannia delivered the space fully fitted. Landlord-funded works to upgrade the EPC rating to a "B" are ongoing and expected to be completed in the first half of 2025.

In Optima, Glasgow, a tenant has regearing a floor of 10,333 sq. ft. for a 10-year term with break options in years 3 and 5. The creation of a communal business lounge is set to start in January 2025.

In Citygate, Newcastle, following the refurbishment of 16,479 sq. ft. completed in 2023, lettings commenced immediately after completion. The final three leases were signed in 2024, resulting in the property being fully let once again.

In Bridgewater House, Manchester, a tenant took 20,034 sq. ft. on a 16-year lease with a break option in year 12. Several tenants are currently negotiating regearing their leases.

In Finsbury Square, London, two floors totalling 13,060 sq. ft. were let on 10-year leases with 5-year break options. Following this, the property is now fully let.

In Colmore Row, Birmingham, four tenants took leases with terms ranging from 2 to 5 years, leaving just one fully fitted floor vacant.

In Mainpoint, Edinburgh, a tenant regearing their lease, reducing their floor space by 6,000 sq. ft. but extending the lease term by 10 years. The vacated space has been refurbished and will be launched to the market in January 2025. Terms have been agreed for a government tenant to regear their lease for 37,202 sq. ft., pending final ministerial sign-off.

In City Square, Leeds, a tenant expanded their floor space from half a floor to a full floor. The vacated space is under refurbishment and is expected to be completed by mid-2025.

In Corner Block, Manchester, a tenant leased a suite of 5,090 sq. ft. on a 10-year lease with a break option in year 5. Britannia organised the fit-out for the tenant.

Over the year, a total of £5.0 million was invested in the portfolio. However, a revaluation of -£13.5 million resulted in a net negative revaluation of the portfolio by -£8.5 million.

Valuation of the property portfolio

In accordance with company policy the entire portfolio of properties is valued bi-yearly, by an independent valuer appointed by the Company. Savills has carried out an independent valuation of the property portfolio and has valued the portfolio at £ 341.1m as of 31 December 2024.

In the annual report, Management has valued the portfolio at £ 341.1m. Management's valuation has been made on a going concern basis and builds on a detailed analysis of the individual properties. This includes an assessment of the state of the properties, their location, current and estimated level of rent, the tenants' covenant strength and offers received for some of the properties.

Profit/loss for the year in relation to expected developments

Britannia Invest Group loss after tax amounts to GBP 18,9m compared to a loss after tax of GBP 63.1m in 2023. In the annual report for 2023, a loss after tax of GBP 7,7m was expected for 2024.

Outlook

For 2025, Britannia Invest A/S expects to generate a loss after tax of £5.1m. Several regears with existing tenants are expected over the course of the year and with further new lettings the vacancy is budgeted to reduce further all expected to contribute positively to the fund performance.

Particular risks**Interest rate risks**

The Company finances its acquisition of properties through floating-rate loans. The shareholder loan is repayable in 2025, and the external credit facility expires in 2025. An average interest rate of approx. 8% is currently paid.

Currency risks

Properties owned by the Company are acquired in British pound sterling (GBP), and the operation of properties is also made in this currency. In order to hedge the currency risk involved in GBP, all borrowing is in GBP. On 31 December 2024, loans had a market value of £244m corresponding to approx. 71.5% of the £341.1m book value of properties.

As the Company's presentation currency is GBP, financial reporting is not materially affected by fluctuations in this currency. However, exchange rate adjustments are made to the Company's share capital, which is recorded in DKK, and to its activities in Denmark, which are considered very insignificant.

Finance and liquidity risks

At year-end 2024, shareholder loans totalled £230m with expiry in December 2025. Agreements have been entered into with the Company's credit institution for a £40m credit facility with expiry in September 2025, on which at year-end 2024 £14m was drawn. Consequently, the classification of these loan facilities is "current" per the balance sheet date. The loan facilities was extended in 2025 prior to signing of this annual report.

Events after the balance sheet date

The shareholders have extended the loan agreement in 2025, on similar terms.

Consolidated income statement for 2024

	Notes	2024 GBP'000	2023 GBP'000
Revenue		22,954	23,081
Fair value adjustments of investment property		(13,455)	(55,192)
Property costs	2	(7,103)	(10,896)
Gross profit/loss		2,396	(43,007)
Administrative expenses	3	(342)	(419)
Operating profit/loss		2,054	(43,426)
Other financial income	5	394	222
Other financial expenses	6	(19,925)	(18,764)
Profit/loss before tax		(17,477)	(61,968)
Tax on profit/loss for the year	7	(1,429)	(1,085)
Profit/loss for the year	8	(18,906)	(63,053)

Consolidated balance sheet at 31.12.2024

Assets

	Notes	2024 GBP'000	2023 GBP'000
Investment property		341,050	357,600
Property, plant and equipment	9	341,050	357,600
Other receivables		0	20,500
Financial assets	10	0	20,500
Fixed assets		341,050	378,100
Trade receivables		717	211
Other receivables		21,024	741
Tax receivable		266	1,478
Receivables		22,007	2,430
Cash		5,043	7,461
Current assets		27,050	9,891
Assets		368,100	387,991

Equity and liabilities

	Notes	2024 GBP'000	2023 GBP'000
Contributed capital		48,286	50,723
Retained earnings		61,521	77,990
Equity		109,807	128,713
Bank loans		0	13,000
Payables to owners and management		0	234,649
Other payables		1,911	1,704
Non-current liabilities other than provisions	11	1,911	249,353
Bank loans		14,000	0
Prepayments received from customers		4,635	5,318
Payables to owners and management		234,649	0
Other payables		3,098	4,607
Current liabilities other than provisions		256,382	9,925
Liabilities other than provisions		258,293	259,278
Equity and liabilities		368,100	387,991
Events after the balance sheet date	1		
Staff costs	4		
Contingent liabilities	13		
Assets charged and collateral	14		
Non-arm's length related party transactions	15		
Subsidiaries	16		

Consolidated statement of changes in equity for 2024

	Contributed capital GBP'000	Retained earnings GBP'000	Total GBP'000
Equity beginning of year	50,723	77,990	128,713
Exchange rate adjustments	(2,437)	2,437	0
Profit/loss for the year	0	(18,906)	(18,906)
Equity end of year	48,286	61,521	109,807

Translated into DKK'000 at 31 December 2024:

- Retained earnings	553,283
- Total	987,538

The Group's contributed capital amounts to DKK 445,150,000 at 31 December 2024.
There have been no changes to the contributed capital during the year.

Consolidated cash flow statement for 2024

	Notes	2024 GBP'000	2023 GBP'000
Operating profit/loss		2,054	(43,426)
Adjustments of investment property		13,455	52,285
Working capital changes	12	(2,491)	(17,514)
Cash flow from ordinary operating activities		13,018	(8,655)
Financial income received		394	222
Financial expenses paid		(19,925)	(18,764)
Taxes refunded/(paid)		0	1,252
Cash flows from operating activities		(6,513)	(25,945)
Acquisition etc. of property, plant and equipment		(5,005)	(3,084)
Sale of property, plant and equipment		8,100	50,500
Cash flows from investing activities		3,095	47,416
Free cash flows generated from operations and investments before financing		(3,418)	21,471
Loans raised		6,000	3,000
Repayments of loans etc.		(5,000)	(23,000)
Cash flows from financing activities		1,000	(20,000)
Increase/decrease in cash and cash equivalents		(2,418)	1,471
Cash and cash equivalents beginning of year		7,461	5,990
Cash and cash equivalents end of year		5,043	7,461
Cash and cash equivalents at year-end are composed of:			
Cash		5,043	7,461
Cash and cash equivalents end of year		5,043	7,461

Notes to consolidated financial statements

1 Events after the balance sheet date

No significant events affecting the Financial statements for 2024 have occurred subsequent to the financial year.

2 Property costs

	2024	2023
	GBP'000	GBP'000
Management fee	745	1,028
Other property costs from maintenance, etc.	6.358	9,868
	7.103	10.896

3 Administrative expenses

	2024	2023
	GBP'000	GBP'000
Administrative expenses in Denmark	175	248
Administrative expenses in UK	108	109
Wages and Salaries	59	62
	342	419

4 Staff costs

	Remuneration of Manage- ment 2024 GBP'000	Remuneration of Manage- ment 2023 GBP'000
Total amount for management categories	59	62
	59	62

Staff costs are included in administrative expenses. There are no variables in wages and salaries. Total wages and salaries relate to Management whose activities have a significant effect on the Company's risk profile.

The company employs one FTE.

5 Other financial income

	2024	2023
	GBP'000	GBP'000
Exchange rate adjustments	6	0
Other financial income	388	222
	394	222

6 Other financial expenses

	2024	2023
	GBP'000	GBP'000
Financial expenses from participating interests	19,082	17,433
Other interest expenses	764	1,331
Other financial expenses	79	0
	19,925	18,764

7 Tax on profit/loss for the year

	2024	2023
	GBP'000	GBP'000
Current tax	2,684	2,069
Adjustment concerning previous years	(1,255)	(984)
	1,429	1,085

8 Proposed distribution of profit/loss

	2024	2023
	GBP'000	GBP'000
Retained earnings	(18,906)	(63,053)
	(18,906)	(63,053)

9 Property, plant and equipment

	Investment property GBP'000
Cost beginning of year	419,095
Additions	5,005
Disposals	(28,179)
Cost end of year	395,921
Fair value adjustments beginning of year	(61,495)
Fair value adjustments for the year	(13,455)
Reversal regarding disposals	20,079
Fair value adjustments end of year	(54,871)
Carrying amount end of year	341,050

The calculation of fair value is based on the following rates of return:

	31.12.2024	31.12.2023
	%	%
Weighted average capital income	7.02	6.27
Highest rate of return	11.22	28.32
Lowest rate of return	6.07	2.94

An increase of required rate of return by an average of 0.5 percentage points will reduce the total fair value by GBP 23,8m. The RoR is based on actual rents rather than market rent in accordance with previous years' practice.

Management determined the fair value using the first year's rate of return model. A valuer was involved in the determining of the fair values of properties.

10 Financial assets

	Other receivables GBP'000
Cost beginning of year	20,500
Transfers	(20,500)
Cost end of year	0
Carrying amount end of year	0

Other receivables relates to receivable from the disposal of 76 and 80 Hammersmith Road. The receivable is to be received in 2025 and is displayed as a current asset as of the balance sheet date.

11 Non-current liabilities other than provisions

	Due after more than 12 months 2024 GBP'000	Outstanding after 5 years 2024 GBP'000
Other payables	1,911	547
	1,911	547

12 Changes in working capital

	2024 GBP'000	2023 GBP'000
Increase/decrease in receivables	850	(19,327)
Increase/decrease in trade payables etc.	(3,341)	1,813
	(2,491)	(17,514)

13 Contingent liabilities

All of the Group's shareholders are liable to pay tax under the Danish Pension Investment Return Tax Act. As more than 90% of the Group's assets (measured as an average for the year) were in the form of real estate, the Group is not liable to taxation in Denmark under the Danish Corporation Tax Act. The tax liability lies with the individual shareholders.

However, the Group is jointly and severally liable for tax payable on taxable income from the Group in relation to each of the shareholders.

14 Assets charged and collateral

The Company has undrawn credit facilities of GBP 26m at credit institutions. Bank overdraft withdrawals are secured by way of properties of a carrying amount of GBP 169m in total.

15 Non-arm's length related party transactions

Only non-arm's length related party transactions are disclosed in the annual report. No such transactions were conducted during the financial year.

16 Subsidiaries

	Registered in	Corporate form	Ownership %
Britannia Invest A/S	Denmark	A/S	100.00

Parent income statement for 2024

		2024	2023
	Notes	GBP'000	GBP'000
Administrative expenses		(12)	(18)
Operating profit/loss		(12)	(18)
Other financial income	2	6	0
Profit/loss for the year	3	(6)	(18)

Parent balance sheet at 31.12.2024

Assets

	Notes	2024 GBP'000	2023 GBP'000
Investments in group enterprises		109,843	128,743
Financial assets	4	109,843	128,743
Fixed assets		109,843	128,743
Assets		109,843	128,743

Equity and liabilities

	Notes	2024 GBP'000	2023 GBP'000
Contributed capital		49,470	51,907
Reserve for net revaluation according to equity method		58,186	77,086
Retained earnings		2,151	(280)
Equity		109,807	128,713
Payables to group enterprises		22	17
Other payables		14	13
Current liabilities other than provisions		36	30
Liabilities other than provisions		36	30
Equity and liabilities		109,843	128,743

Events after the balance sheet date	1
Contingent liabilities	5
Related parties with controlling interest	6
Non-arm's length related party transactions	7

Parent statement of changes in equity for 2024

	Contributed capital	Reserve for net revaluation according to the equity method	Retained earnings	Total
	GBP'000	GBP'000	GBP'000	GBP'000
Equity beginning of year	51,907	77,086	(280)	128,713
Exchange rate adjustments	(2,437)	0	2,437	0
Revaluation of the year	0	(18,900)	0	(18,900)
Profit/loss for the year	0	0	(6)	(6)
Equity end of year	49,470	58,186	2,151	109,807

Translated into DKK'000 at 31 December 2024:

- Revaluation reserve	523.290
- Retained earnings	19,345
- Total	987.538

The Parent company's contributed capital amounts to DKK 445,150,000 at 31 December 2024. There have been no changes to the contributed capital during the year.

Notes to parent financial statements

1 Events after the balance sheet date

No significant events affecting the Financial statements have occurred subsequent to the financial year

2 Other financial income

	2024 GBP'000	2023 GBP'000
Exchange rate adjustments	6	0
	6	0

3 Proposed distribution of profit and loss

	2024 GBP'000	2023 GBP'000
Retained earnings	(6)	(18)
	(6)	(18)

4 Financial assets

	Investments in group enterprises GBP'000
Cost beginning of year	51,657
Cost end of year	51,657
Revaluations beginning of year	77,086
Share of profit/loss for the year	(18,900)
Revaluations end of year	58,186
Carrying amount end of year	109,843

The fair value of investments in subsidiaries at 31 December 2024 is equivalent to the value of 100% of total equity at 31 December 2024 in the audited financial statements for Britannia Invest A/S.

It is assessed that total equity in Britannia Invest A/S is the most reliable indicator for the fair value of 100% of the shares. This method is applied as all material items in the balance sheet for Britannia Invest A/S at 31 December 2024 are measured at either fair value or at an amount corresponding to the fair value.

A specification of investments in subsidiaries is evident from the notes to the consolidated financial statements.

5 Contingent liabilities

All of the Company's shareholders are liable to pay tax under the Danish Pension Investment Return Tax Act. As more than 90% of the Company's assets (measured as an average for the year) were in the form of real estate, the Company is not liable to taxation in Denmark under the Danish Corporation Tax Act. The tax liability lies with the individual shareholders.

6 Related parties with controlling interest

There are no parties with controlling interest in Britannia Invest Holding K/S, but below parties have significant influence:

- Pension funds related to Pensionskassernes Administration A/S, Hellerup
- AP Pension, Copenhagen Ø
- Sampension Global Real Estate K/S, Hellerup
- The Management of Komplementarselskabet Britannia Invest Holding ApS (general partner), including the Executive Board and the Board of Directors hereof.

7 Non-arm's length related party transactions

Only non-arm's length related party transactions are disclosed in the annual report. No such transactions were conducted during the financial year.

Accounting policies

Reporting class

This annual report has been prepared in accordance with the provisions of the Danish Financial Statements Act governing reporting class C enterprises (medium).

The accounting policies applied to these consolidated financial statements and parent 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.

Consolidated financial statements

The consolidated financial statements comprise the Parent and the Group enterprises (subsidiaries) that are controlled by the Parent. Control is achieved by the Parent, either directly or indirectly, holding more than 50% of the voting rights or in any other way possibly or actually exercising controlling influence.

Basis of consolidation

The consolidated financial statements are prepared on the basis of the financial statements of the Parent and its subsidiaries. The consolidated financial statements are prepared by combining uniform items. On consolidation, intra-group income and expenses, intra-group accounts and dividends as well as profits and losses on transactions between the consolidated enterprises are eliminated. The financial statements used for consolidation have been prepared applying the Group's accounting policies.

Subsidiaries' financial statement items are recognised in full in the consolidated financial statements.

Investments in subsidiaries are offset at the pro rata share of such subsidiaries' net assets at the acquisition date, with net assets having been calculated at fair value.

Income statement

Revenue

Revenue comprises of rental income from investment properties.

Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

Property costs

Property costs include costs incurred to operate the Entity'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.

Administrative expenses

Administrative expenses comprise expenses incurred for the Entity's administrative functions, including wages and salaries for Management and the Board of Directors

Other financial income

Other financial income comprises interest income.

Other financial expenses

Other financial expenses comprise interest expenses regarding liabilities related to the investment properties.

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.

As the parent company is a limited partnership (K/S), it is considered a tax-transparent entity. Consequently, taxation of the company's taxable income will occur at the level of the ultimate owners.

Balance sheet

Investment property

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

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

An external valuer was involved in the calculation of the fair values of properties.

Fair value is determined by applying the yield-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required yield rate that reflects current market yield rates for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

Investments in group enterprises

Investments in group enterprises are recognised and measured in the parent financial statements according to the fair-value method. Adjustments are recognized directly in the statement of equity.

Fair value is determined as the pro rata share of net assets in the subsidiary.

The financial year's adjustments of the investments' fair value are recognised directly in equity.

Receivables

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

Tax payable or receivable

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

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.

Prepayments received from customers

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.

Cash flow statement

The cash flow statement shows cash flows from operating, investing and financing activities, and cash and cash equivalents at the beginning and the end of the financial year.

Cash flows from operating activities are presented using the indirect method and calculated as the operating profit/loss adjusted for non-cash operating items, working capital changes, and financial income, financial expenses and income tax paid.

Cash flows from investing activities comprise payments in connection with acquisition and divestment of enterprises, activities and fixed asset investments, and purchase, development, improvement and sale, etc of intangible assets and property, plant and equipment, including acquisition of assets held under finance leases.

Cash flows from financing activities comprise changes in the size or composition of the contributed capital and related costs, and the raising of loans, inception of finance leases, repayments of interest-bearing debt, purchase of treasury shares and payment of dividend.

Cash and cash equivalents comprise cash and short-term securities with an insignificant price risk less short-term bank loans.