



**FTSI FV HoldCo K/S**  
C/O CSC (Denmark) ApS  
Sundkrogsgade 21, DK-2100 Copenhagen  
CVR no. 39 87 73 33

## **Annual report for 2024**

Adopted at the annual general meeting on 30 May 2025

DocuSigned by:

*Pilvi Peltomäki*

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Pilvi Peltomäki  
chairman

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FTSI FV HoldCo K/S  
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## Statement by management on the annual report

The management has today discussed and approved the annual report of FTSI FV HoldCo K/S 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 company's financial position at 31 December 2024 and of the results of the company's operations for the financial year 1 January - 31 December 2024.


In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 30 May 2025

**On behalf of the General Partner:  
FTSI Denmark GP ApS**

Signed by:  
  
AB45264041584F9  
Raymond Jean Hubert Jacobs

Signed by:  
  
224597304C85248F  
Katrine Kofoed Hansen



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## Independent Auditor's Report

### *To the shareholder of FTSI FV HoldCo K/S*

#### **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 FTSI FV HoldCo K/S 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 ("financial statements").

#### **Basis for Opinion**

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

#### **Statement on Management's Review**

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, Management's Review is in accordance with the Financial Statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement in Management's Review.



## Independent Auditor's Report

### **Management's Responsibilities for the Financial Statements**

Management is responsible for the preparation of Financial Statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism 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.

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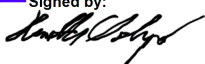
## Independent Auditor's Report

- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.
- Plan and perform the audit of the Financial Statements to obtain sufficient appropriate audit evidence regarding the consolidated financial information of the entities or business units as a basis for forming an opinion on the Financial Statements. We are responsible for the direction, supervision and review of the audit work performed. 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.

Hellerup, 30 May 2025

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 77 12 31

Signed by:  


Kenneth Østergaard  
State Authorised Public Accountant  
MNE no. mne47262

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## Company details

### **The company**

FTSI FV HoldCo K/S  
Sundkrogsgade 21  
C/O CSC (Denmark) ApS  
DK-2100 Copenhagen

CVR no.: 39 87 73 33

Reporting period: 1 January - 31 December 2024

Domicile: Copenhagen

### **On behalf of the General Partner:**

**FTSI Denmark GP ApS**

Raymond Jean Hubert Jacobs  
Katrine Kofoed Hansen

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

### **Consolidated financial statements**

The company is included in the group report of the parent company  
FTSI Master Lux HoldCo S.a.r.l

The group report can be obtained at the following address:

4 rue Peternelchen  
2730 Howald  
Luxembourg



## Management's review

### **Business review**

The company's activities comprise owning shares in affiliated companies as well as related business activities.

### **Financial review**

The company's income statement for the year ended 31 December 2024 shows a profit of TDKK 4.443, and the balance sheet at 31 December 2024 shows equity of TDKK 51.541.

### **Significant events occurring after the end of the financial year**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

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Income statement 1 January - 31 December

	<u>Note</u>	<u>2024</u> TDKK	<u>2023</u> TDKK
<b>Gross profit</b>		<b>-637</b>	<b>-590</b>
Income from investments in group entities	2	5.070	-16.044
Financial income	3	74	49
Financial expenses	4	<u>-64</u>	<u>-52</u>
<b>Profit/loss for the year</b>		<b><u>4.443</u></b>	<b><u>-16.637</u></b>
 <b>Distribution of profit</b>			
Proposed dividend for the year		0	3.500
Reserve for net revaluation under the equity method		570	-20.500
Retained earnings		<u>3.873</u>	<u>363</u>
		<b><u>4.443</u></b>	<b><u>-16.637</u></b>

FTSI FV HoldCo K/S  
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Balance sheet 31 December

	<u>Note</u>	<u>2024</u> TDKK	<u>2023</u> TDKK
<b>Assets</b>			
Investments in group entities	5	52.174	51.604
Receivables from group entities		<u>813</u>	<u>703</u>
<b>Fixed asset investments</b>		<u><b>52.987</b></u>	<u><b>52.307</b></u>
<b>Total non-current assets</b>		<u><b>52.987</b></u>	<u><b>52.307</b></u>
Prepayments		<u>133</u>	<u>124</u>
<b>Receivables</b>		<u><b>133</b></u>	<u><b>124</b></u>
<b>Cash at bank and in hand</b>		<u><b>195</b></u>	<u><b>215</b></u>
<b>Total current assets</b>		<u><b>328</b></u>	<u><b>339</b></u>
<b>Total assets</b>		<u><u><b>53.315</b></u></u>	<u><u><b>52.646</b></u></u>

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Balance sheet 31 December

	<u>Note</u>	<u>2024</u> TDKK	<u>2023</u> TDKK
<b>Equity and liabilities</b>			
Contributed capital		7	7
Reserve for net revaluation under the equity method		42.503	41.933
Retained earnings		9.031	5.158
Proposed dividend for the year		<u>0</u>	<u>3.500</u>
<b>Equity</b>		<b><u>51.541</u></b>	<b><u>50.598</u></b>
Payables to group entities		<u>1.652</u>	<u>703</u>
<b>Total non-current liabilities</b>	6	<b><u>1.652</u></b>	<b><u>703</u></b>
Trade payables		78	203
Payables to group entities		<u>44</u>	<u>1.142</u>
<b>Total current liabilities</b>		<b><u>122</u></b>	<b><u>1.345</u></b>
<b>Total liabilities</b>		<b><u>1.774</u></b>	<b><u>2.048</u></b>
<b>Total equity and liabilities</b>		<b><u><u>53.315</u></u></b>	<b><u><u>52.646</u></u></b>
Staff expenses	1		

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## Statement of changes in equity

	Contributed capital	Reserve for net revalua- tion under the equity method	Retained ear- nings	Proposed divi- dend for the year	Total
Equity at 1 January 2024	7	41.933	5.158	3.500	50.598
Ordinary dividend paid	0	0	0	-3.500	-3.500
Net profit/loss for the year	0	570	3.873	0	4.443
<b>Equity at 31 December 2024</b>	<b>7</b>	<b>42.503</b>	<b>9.031</b>	<b>0</b>	<b>51.541</b>



## Notes

	<u>2024</u>	<u>2023</u>
<b>1 Staff expenses</b>		
Number of fulltime employees on average	<u>0</u>	<u>0</u>
	<u>2024</u>	<u>2023</u>
	TDKK	TDKK
<b>2 Income from investments in group entities</b>		
Share of profits of subsidiaries	<u>5.070</u>	<u>-16.044</u>
	<u><b>5.070</b></u>	<u><b>-16.044</b></u>
	<u>2024</u>	<u>2023</u>
	TDKK	TDKK
<b>3 Financial income</b>		
Interest received, group entities	58	49
Other financial income	<u>16</u>	<u>0</u>
	<u><b>74</b></u>	<u><b>49</b></u>
	<u>2024</u>	<u>2023</u>
	TDKK	TDKK
<b>4 Financial expenses</b>		
Financial expenses, group entities	58	49
Other financial costs	1	1
Exchange loss	<u>5</u>	<u>2</u>
	<u><b>64</b></u>	<u><b>52</b></u>



Notes

	2024 TDKK	2023 TDKK
<b>5 Investments in group entities</b>		
Cost at 1 January 2024	9.671	9.671
Cost at 31 December 2024	9.671	9.671
Revaluations at 1 January 2024	41.933	62.433
Net profit/loss for the year	5.070	-16.044
Distribution	-4.500	-4.456
Revaluations at 31 December 2024	42.503	41.933
<b>Carrying amount at 31 December 2024</b>	<b>52.174</b>	<b>51.604</b>

Investments in associates are specified as follows:

Name	Registered office	Ownership interest
FTSI FV PropCo K/S	Copenhagen	100%

**6 Long term debt**

	Debt at 1 January 2024	Debt at 31 December 2024	Instalment next year	Debt outstan- ding after 5 years
Payables to group entities	703	1.652	0	0
	<b>703</b>	<b>1.652</b>	<b>0</b>	<b>0</b>

**7 Contingent liabilities**

The company has no collateral or contingent liabilities as of December 31 2024.

## Accounting policies

The annual report of FTSI FV HoldCo K/S 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 provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2024 is presented in TDKK.

Pursuant to sections §110 subsection 1, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

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

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

### **Income statement**

#### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of other external expenses.

## Accounting policies

### **Other external expenses**

Other external expenses include expenses related to administration, etc.

### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

### **Income from investments in group entities**

For equity investments in subsidiaries, measured using the equity method, the share of the enterprises' profit or loss is recognised in the income statement after elimination of unrealised intercompany profits and losses and less any goodwill amortisation and impairment losses.

Income from equity investments in equity investments in subsidiaries also comprises gains and losses on the sale of equity investments.

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

The company is not independently liable to tax and consequently tax has not been recognized.

## **Balance sheet**

### **Investments in group entities**

Investments in subsidiaries, associates and participating interests are measured at the proportionate share of the net asset value of the entities, calculated on the basis of the group's accounting policies, plus or less unrealised intra-group gains or losses and plus or less any remaining value of positive or negative goodwill stated according to the purchase method. Negative goodwill is recognised in the income statement on acquisition. Where the negative goodwill relates to contingent liabilities having been taken over, the negative goodwill is not recognised until the contingent liabilities have been settled or no longer exist.

### **Receivables**

Receivables are measured at amortised cost.

### **Prepayments**

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

## Accounting policies

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash and deposits at banks.

### **Financial debts**

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.