
REP I Land DK K/S

Gyngemose Parkvej 50, DK-2860 Søborg

Annual Report for 2023

CVR No. 42 30 71 73

The Annual Report was
presented and adopted
at the Annual General
Meeting of the limited
partnership
on 22/5 2024

Lars Bjørn Houliind
Chairman of the
general meeting



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Management's statement

The Executive Board has today considered and adopted the Annual Report of REP I Land DK K/S for the financial year 1 January - 31 December 2023.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In my opinion the Financial Statements give a true and fair view of the financial position at 31 December 2023 of the Limited Partnership and of the results of the Limited Partnership operations for 2023.

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

Søborg, 22 May 2024

Executive Board

Lars Bjørn Houliind

Independent Auditor's report

To the limited partners of REP I Land DK K/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Limited Partnership at 31 December 2023 and of the results of the Limited Partnership's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of REP I Land DK K/S for the financial year 1 January - 31 December 2023, 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 Limited Partnership 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 Limited Partnership'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 Limited Partnership 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 Limited Partnership'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 Limited Partnership'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 Limited Partnership to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Hellerup, 22 May 2024

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Tue Stensgård Sørensen

State Authorised Public Accountant

mne32200

Company information

The Company	REP I Land DK K/S Gyngemose Parkvej 50 DK-2860 Søborg CVR No: 42 30 71 73 Financial period: 1 January - 31 December Incorporated: 15 April 2021 Municipality of reg. office: Gladsaxe
Executive Board	Lars Bjørn Houliind
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup

Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
Gross profit/loss before value adjustments		3,016,368	-3,528,398
Value adjustments of assets held for investment		10,499,785	233,396
Gross profit/loss after value adjustments		13,516,153	-3,295,002
Amortisation and impairment losses of intangible assets		0	-329,000
Profit/loss before financial income and expenses		13,516,153	-3,624,002
Income from investments in subsidiaries		682,603	0
Financial income		312	35,567
Financial expenses		-11,573,881	-282,915
Net profit/loss for the year		2,625,187	-3,871,350
 Distribution of profit			
		2023	2022
		DKK	DKK
Proposed distribution of profit			
Proposed dividend for the year		0	59,335,329
Retained earnings		2,625,187	-63,206,679
		2,625,187	-3,871,350

Balance sheet 31 December

Assets

	Note	2023	2022
		DKK	DKK
Land and buildings		323,374,061	302,438,776
Property, plant and equipment	4	323,374,061	302,438,776
Investments in subsidiaries	5	3,822,290	0
Fixed asset investments		3,822,290	0
Fixed assets		327,196,351	302,438,776
Trade receivables		889,788	859,676
Receivables from group enterprises		16,479,845	170,674
Other receivables		435,440	1,360,406
Prepayments		318,262	0
Receivables		18,123,335	2,390,756
Cash at bank and in hand		2,569,520	2,890,365
Current assets		20,692,855	5,281,121
Assets		347,889,206	307,719,897

Balance sheet 31 December

Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		100,000	100,000
Retained earnings		37,266,158	34,640,971
Equity		37,366,158	34,740,971
Mortgage loans		37,440,942	71,093,882
Payables to group enterprises		272,457,373	200,015,028
Long-term debt	6	309,898,315	271,108,910
Mortgage loans	6	99,048	236,712
Trade payables		298,995	758,055
Payables to group enterprises	6	0	30
Deposits		194,250	136,000
Deferred income		32,440	739,219
Short-term debt		624,733	1,870,016
Debt		310,523,048	272,978,926
Liabilities and equity		347,889,206	307,719,897
Uncertainty relating to recognition and measurement	1		
Key activities	2		
Staff	3		
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Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
	DKK	DKK	DKK
Equity at 1 January	100,000	34,640,971	34,740,971
Net profit/loss for the year	0	2,625,187	2,625,187
Equity at 31 December	100,000	37,266,158	37,366,158

Notes to the Financial Statements

1. Uncertainty relating to recognition and measurement

The investment property is measured at fair value using a DCF-model applying assumptions and estimates relating to investors required return on investment, market rent etc.

However, changes to these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the investment property. Reference is made to note 6.

REP I Land DK K/S has chosen to measure investment properties at fair value. Alternatively, the Company could have chosen to measure investment properties based on cost. The choice of measurement at fair value implies that the value of the investment properties in the balance sheet is adjusted currently at fair value and this value adjustment is carried in the income statement. The amount forms part of the Company's distributable reserves.

2. Key activities

The purpose of the limited partnership is to generate a return on the limited partnership's capital by making investments in land and buildings.

	<u>2023</u>	<u>2022</u>
3. Staff		
Average number of employees	<u>0</u>	<u>0</u>

Notes to the Financial Statements

4. Property, plant and equipment

	Land and buildings
	DKK
Cost at 1 January	302,205,381
Additions for the year	17,799,999
Disposals for the year	-7,364,500
Cost at 31 December	<u>312,640,880</u>
Revaluations at 1 January	233,396
Revaluations for the year	10,499,785
Revaluations at 31 December	<u>10,733,181</u>
Carrying amount at 31 December	<u>323,374,061</u>

Key assumptions:

The properties are located in Denmark and used for agricultural purposes. Fair value has been determined based on a DCF-model applying assumptions and estimates relating to investors' required return on investment net of inflation and market rent etc. Estimates are based on information from an external expert about the general regional development in return requirements and other relevant local conditions such as local market rent rates. Investors' required return on investment net of inflation has been individually determined, between 2.5% - 6.0% for land, production facilities and farm houses at 31 December 2023.

5. Investments in subsidiaries

	2023	2022
	DKK	DKK
Cost at 1 January	0	0
Additions for the year	3,139,687	0
Cost at 31 December	<u>3,139,687</u>	<u>0</u>
Net profit/loss for the year	682,603	0
Value adjustments at 31 December	<u>682,603</u>	<u>0</u>
Carrying amount at 31 December	<u>3,822,290</u>	<u>0</u>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership
Hinderupvej ApS	Søborg	40.000	100%

Notes to the Financial Statements

	<u>2023</u>	<u>2022</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:		
Mortgage loans		
After 5 years	37,037,960	70,110,504
Between 1 and 5 years	402,982	983,378
Long-term part	37,440,942	71,093,882
Within 1 year	99,048	236,712
	<u>37,539,990</u>	<u>71,330,594</u>
Payables to group enterprises		
After 5 years	0	0
Between 1 and 5 years	272,457,373	200,015,028
Long-term part	272,457,373	200,015,028
Other short-term debt to group enterprises	0	30
	<u>272,457,373</u>	<u>200,015,058</u>

7. Contingent assets, liabilities and other financial obligations

Other contingent liabilities

The Company has estimated contingent liabilities of DKK 4.7 million in 2023-2024 regarding agreed management services.

Mortgage and collateral

Investment properties with a carrying amount of DKK 323 million at 31 December 2023 (2022: DKK 121 million) have been provided as collateral for mortgages of DKK 38 million (2022: DKK 71 million).

8. Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Notes to the Financial Statements

9. Accounting policies

The Annual Report of REP I Land DK K/S for 2023 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.

Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

Income statement

Revenue

Revenue comprise rent income which is recognized as income over time corresponding the lease period.

Other external expenses

Other external costs comprise administrative expenses.

Gross profit/loss

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

Income from investments in subsidiaries

The item "Income from investments in subsidiaries" in the income statement includes the proportionate share of the profit for the year.

Financial income and expenses

Financial income and expenses comprise interest income and expense.

Balance sheet

Property, plant and equipment

Land and buildings comprises properties that are held to earn rental income, held for capital appreciation or both.

Initially, Land and buildings is measured at cost including purchase price and directly related costs. The carrying amount also includes costs for improvements if the recognition criteria is met.

Subsequent to initial recognition, Land and buildings is stated at fair value. Gains and losses arising from changes in the fair values are included in the income statement in the year which they arise.

Land and buildings are not depreciated.

Gains and losses on the disposal of property, plant and equipment are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised in the income statement as other operating income or other operating costs, respectively.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Notes to the Financial Statements

Interest expenses on loans contracted directly for financing the construction of property, plant and equipment are recognised in cost over the construction period.

The fixed assets' residual values are determined at nil.

Investments in subsidiaries

Investments in subsidiaries are recognised and measured under the equity method.

The item "Investments in subsidiaries" in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition with deduction or addition of unrealised intercompany profits or losses and with addition of the remaining value of any increases in value and goodwill calculated at the time of acquisition of the enterprises.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to "Reserve for net revaluation under the equity method" under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Subsidiaries with a negative net asset value are recognised at DKK 0. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast 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.

Cash at bank and in hand

Cash at bank comprise cash and bank deposits.

Prepayments

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

Financial liabilities

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

Other liabilities are measured at amortised cost.

Deferred income

Deferred income comprises advance invoicing regarding income in subsequent years.

Corporation tax and deferred tax

The Company is not subject to taxation.