

Marmorbyen Vest 1 P/S

c/o Patrizia Denmark A/S
Adelgade 15, 2.
DK-1304 København K

CVR no. 39 19 40 74

Annual report 2023

The annual report was presented and approved at
the Company's annual general meeting on

22 May 2024

Emil Skov
Chairman of the annual general meeting

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Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report for Marmorbyen Vest 1 P/S for the financial year 1 January - 31 December 2023.

The annual report has been 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 assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023.

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, 22 May 2024

Executive Board:

Anders Skovgaard Klingbeil

Board of Directors:

Peter Matzen Drachmann
Chairman

Albert Cornelis Tol

Anders Skovgaard Klingbeil

Nathalie Marion-Denise
Winkelmann



Independent auditor's report

To the shareholder of Marmorbyen Vest 1 P/S

Opinion

We have audited the financial statements of Marmorbyen Vest 1 P/S for the financial year 1 January - 31 December 2023, comprising 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 Company's assets, liabilities and financial position at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023 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 are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

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

Management's responsibility 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made 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 company 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.



Independent auditor's report

- 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.
- conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

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, 22 May 2024

KPMG
Statsautoriseret Revisionspartnerselskab
CVR no. 25 57 81 98

Henrik Y. Jensen
State Authorised Public Accountant
mne35442

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Management's review

Company details

Marmorbyen Vest 1 P/S
c/o Patrizia Denmark A/S
Adelgade 15, 2.
DK-1304 København K

CVR no.:	39 19 40 74
Established:	19 December 2017
Registered office:	Copenhagen
Financial year:	1 January - 31 December

Board of Directors

Peter Matzen Drachmann, Chairman
Albert Cornelis Tol
Anders Skovgaard Klingbeil
Nathalie Marion-Denise Winkelmann

Executive Board

Anders Skovgaard Klingbeil

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
DK-2100 København Ø
CVR no. 25 57 81 98

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Management's review

Operating review

Principal activities

The objective of the Company is to acquire real estate properties for investment purposes.

Development in activities and financial position

The Company's income statement for 2023 shows a loss of DKK 340 thousand as against a profit of DKK 6,477 thousand in 2022. Equity in the Company's balance sheet at 31 December 2023 stood at DKK 78,200 thousand as against DKK 80,917 thousand at 31 December 2022.

The financial year was in line with forecast, and results for the year are considered to be in accordance with expectations.

Events after the balance sheet date

No events have occurred after the balance sheet date of material importance to the annual report for 2023.

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Income statement

DKK'000	Note	2023	2022
Gross profit		9,854	9,340
Gains/losses from fair value adjustments of investment property		-3,000	4,100
Other financial expenses	3	-7,194	-6,963
Profit/loss for the year		<u>-340</u>	<u>6,477</u>
Proposed profit appropriation/distribution of loss			
Proposed dividends for the financial year		1,700	2,377
Retained earnings		-2,040	4,100
		<u>-340</u>	<u>6,477</u>

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Balance sheet

DKK'000	Note	31/12 2023	31/12 2022
ASSETS			
Fixed assets			
Property, plant and equipment			
Investment property	4	330,000	333,000
Fixtures, fittings, tools and equipment		129	129
		<u>330,129</u>	<u>333,129</u>
Total fixed assets		<u>330,129</u>	<u>333,129</u>
Current assets			
Receivables			
Receivables from group entities		132	0
Other receivables		44	182
		<u>176</u>	<u>182</u>
Cash at bank and in hand		<u>5,784</u>	<u>4,186</u>
Total current assets		<u>5,960</u>	<u>4,368</u>
TOTAL ASSETS		<u><u>336,089</u></u>	<u><u>337,497</u></u>

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Balance sheet

DKK'000	Note	31/12 2023	31/12 2022
EQUITY AND LIABILITIES			
Equity			
Contributed capital		500	500
Retained earnings		76,000	78,040
Proposed dividends for the financial year		1,700	2,377
Total equity		<u>78,200</u>	<u>80,917</u>
Liabilities			
Non-current liabilities			
Debt to credit institutions	5	152,518	152,490
Payables to group entities		98,536	98,536
		<u>251,054</u>	<u>251,026</u>
Current liabilities			
Trade payables		1,574	699
Payables to group entities	5	0	42
Deposits		3,684	3,489
Other payables, including taxes payable		191	0
Deferred income		1,386	1,324
		<u>6,835</u>	<u>5,554</u>
Total liabilities		<u>257,889</u>	<u>256,580</u>
TOTAL EQUITY AND LIABILITIES		<u><u>336,089</u></u>	<u><u>337,497</u></u>

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Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Proposed dividends for the financial year	Total
Equity at 1 January 2023	500	78,040	2,377	80,917
Ordinary dividends paid	0	0	-2,377	-2,377
Transferred over the distribution of loss	0	-2,040	1,700	-340
Equity at 31 December 2023	500	76,000	1,700	78,200

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1 Accounting policies

The annual report of Marmorbyen Vest 1 P/S for 2023 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

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

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables, payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Income statement

Revenue

Revenue, comprising rental income, is recognised in the period to which it relates.

Other external costs

Other external costs comprise costs incurred during the year as a result of the rental of the Company's property and administration.

Gains/losses from fair value adjustments of investment property

Fair value adjustment of investment properties comprises the year's changes in the fair value of investment property.

Financial income and expenses

Financial income and expenses comprise interest income and expense, payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities, etc.

Tax on profit/loss for the year

The Company is not subject to taxation. Taxable income is taxed in the parent company Ejendomsselskabet PADK M2 ApS.

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1 Accounting policies

Balance sheet

Investment property

Investment properties comprises properties that is held to earn rentals, held for capital appreciation or both.

Initially, investment properties 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, investment properties 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.

The properties are valued using the income capitalisation method where a property's fair value is estimated based on the normalised net operating income generated by the property, which is divided by the capitalisation rate. The calculated value is adjusted with expected future change in rental value, voids, capital expenses and other special circumstances.

The valuations was performed by CBRE, an accredited an independant valuer with recognised and relevant professional qualifications and recent experience of the location and category of investment properties being valued. The valuation model applied is in accordance with the recommended by the International Valuation Standards Committee. These valuations models are consistent with the principles in IFRS 13.

Investment properties is 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.

Property, plant and equipment

Fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Fixtures, fittings, tools and equipment	5 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Impairment of fixed assets

The carrying amount of property, plant and equipment is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

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1 Accounting policies

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

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 and in hand comprise cash and bank deposits.

Equity

Dividends

The expected dividend payment for the year is disclosed as a separate item under equity.

Liabilities

Financial liabilities are recognised at the date of borrowing at cost, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest rate. 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 payments received regarding income in subsequent years.

2 Staff costs

DKK'000

Average number of full-time employees

2023	2022
<u>0</u>	<u>0</u>

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3 Other financial expenses

DKK'000	2023	2022
Interest paid to group entities	5,173	5,173
Other interest expenses	2,021	1,790
	<u>7,194</u>	<u>6,963</u>

4 Property, plant and equipment

DKK'000	Investment property	Fixtures, fittings, tools and equipment	Total
Cost at 1 January 2023	306,368	129	306,497
Cost at 31 December 2023	306,368	129	306,497
Revaluations at 1 January 2023	26,632	0	26,632
Revaluations	-3,000	0	-3,000
Revaluations at 31 December 2023	23,632	0	23,632
Carrying amount at 31 December 2023	<u>330,000</u>	<u>129</u>	<u>330,129</u>

Key assumptions:

The residential property is located in North Harbour, Copenhagen, totalling a lettable area of 7,017 sqm and a common area of 123 sqm.

As opposed to previous years, the valuation is based on a Divestment model as highest and best use with an exit yield of 4,70% assuming of flats as they are vacated (churn rate of 10% p.a.). The current use is hold for renting.

Fair value based on a Buy and hold model is DKK 291 million applying a yield of 3,90% at financial year end 2023 (2022: DKK 333 million and a Yield of 3,40%).

The fair value of the investment property is based on a valuation by an independent valuer.

Sensitivity analysis:

An increase of exit yield by 0.25 percentage points would reduce the property value by DKK -15 million and a decrease in the exit yield by 0.25 percentage points would increase the property value by DKK 21 million at the balance sheet date.

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5 Non-current liabilities other than provisions

DKK'000	31/12 2023	31/12 2022
Debt to credit institutions:		
1-5 year	6,177	0
>5 year	146,341	152,490
	<u>152,518</u>	<u>152,490</u>
Payables to group entities:		
0-1 year	0	42
1-5 year	98,536	98,536
	<u>98,536</u>	<u>98,578</u>
Total financial debts	<u><u>251,054</u></u>	<u><u>251,068</u></u>

The financial debts are recognized in the balance sheet as follows:

Long-term debt	251,054	251,026
Short-term debt	0	42
	<u>251,054</u>	<u>251,068</u>

6 Mortgages and collateral

Investment properties with a carrying amount of DKK 330 million at 31 December 2023 (2022: DKK 333 million) have been provided as collateral for mortgages of DKK 153 million (2022: DKK 152 million).