

ERF Copenhagen No 2 ApS

c/o CEJ Ejendomsadministration
Meldahlsgade 5, 1.
DK-1613 København V

CVR no. 36 46 43 05

Annual report 1 October 2024 - 30 September 2025

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

19 March 2026

Karl Rikard Anton Karlström
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 ERF Copenhagen No 2 ApS for the financial year 1 October 2024 - 30 September 2025.

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 30 September 2025 and of the results of the Company's operations for the financial year 1 October 2024 - 30 September 2025.

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, 19 March 2026
Executive Board:

Peter Eric Broström

Board of Directors:

Karl Rikard Anton Karlström
Chairman

Peter Eric Broström

Hélène Henning



Independent auditor's report

To the shareholder of ERF Copenhagen No 2 ApS

Opinion

We have audited the financial statements of ERF Copenhagen No 2 ApS for the financial year 1 October 2024 - 30 September 2025, 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 30 September 2025 and of the results of the Company's operations for the financial year 1 October 2024 - 30 September 2025 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.

København, 19 March 2026

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

ERF Copenhagen No 2 ApS
c/o CEJ Ejendomsadministration
Meldahls­gade 5, 1.
DK-1613 København V

CVR no.:	36 46 43 05
Established:	17 December 2014
Registered office:	Copenhagen
Financial year:	1 October 2024 - 30 September 2025

Board of Directors

Karl Rikard Anton Karlström, Chairman
Peter Eric Broström
Hélène Henning

Executive Board

Peter Eric Broström

Audit

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 invest in real estate as well as related activities.

Uncertainty regarding recognition and measurement

The Company's investment properties are measured at fair value using the income capitalization method. The property fair value is estimated using explicit assumptions about the risks and yields that is subject to material accounting estimates where fair value could deviate from the actual value of the investment property.

Development in activities and financial position

The Company's income statement for 2024/25 shows a profit of DKK 7,173 thousand as against a loss of DKK 12,117 thousand in 2023/24. Equity in the Company's balance sheet at 30 September 2025 stood at DKK 91,036 thousand as against DKK 83,863 thousand at 30 September 2024.

Capital resources

The executive board is of the opinion that the Company's liquidity position is sufficient to meet its obligations as they fall due, supported by a positive cash flow from operations. Furthermore, the parent Company, Savills IM European Retail Fund FCP-FIS, has provided a letter of support, which remains valid until the annual general assembly approves the annual report for the year ending 2025/26 for as long as Savills IM European Retail Fund FCP-FIS remains the ultimate shareholder.

The executive board intends to revalue the properties in the coming financial year and expects an improvement in market conditions during that period. Based on these factors, the executive board has assessed that the Company will be able to meet its obligations as they fall due. The executive board further notes that, in its opinion, it is not necessary to propose an injection of funds into the Company.

Events after the balance sheet date

No events have occurred after the balance sheet date that may materially affect the Company's financial position.

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Income statement

DKK'000	Note	2024/25	2023/24
Gross profit		24,279	19,981
Gains/losses from fair value adjustments of investment property		5,462	-18,367
Financial income		52	85
Financial expenses	4	-20,596	-17,008
Profit/loss before tax		9,197	-15,309
Tax on profit/loss for the year	5	-2,024	3,192
Profit/loss for the year		<u>7,173</u>	<u>-12,117</u>
Proposed profit appropriation/distribution of loss			
Retained earnings		<u>7,173</u>	<u>-12,117</u>

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Balance sheet

DKK'000	Note	30/9 2025	30/9 2024
ASSETS			
Fixed assets			
Property, plant and equipment			
Investment property	6	500,597	489,688
Total fixed assets		<u>500,597</u>	<u>489,688</u>
Current assets			
Receivables			
Trade receivables		112	21
Other receivables		1,413	2,396
Prepayments		38	812
		<u>1,563</u>	<u>3,229</u>
Cash at bank and in hand		<u>1,826</u>	<u>9,319</u>
Total current assets		<u>3,389</u>	<u>12,548</u>
TOTAL ASSETS		<u><u>503,986</u></u>	<u><u>502,236</u></u>

Financial statements 1 October – 30 September

Balance sheet

DKK'000	Note	30/9 2025	30/9 2024
EQUITY AND LIABILITIES			
Equity			
Contributed capital		50	50
Retained earnings		90,986	83,813
Total equity		<u>91,036</u>	<u>83,863</u>
Provisions			
Provisions for deferred tax	7	3,487	2,464
Total provisions		<u>3,487</u>	<u>2,464</u>
Liabilities other than provisions			
Non-current liabilities other than provisions			
Mortgage debt	8	244,457	254,423
Subordinate loan capital		145,200	145,200
Deposits		1,017	1,002
		<u>390,674</u>	<u>400,625</u>
Current liabilities other than provisions			
Mortgage debt	8	9,965	7,283
Prepayments received from customers		518	3,960
Trade payables		970	974
Payables to group entities		2,784	0
Joint taxation contribution		2,442	1,441
Other payables, including taxes payable		2,110	1,626
		<u>18,789</u>	<u>15,284</u>
Total liabilities other than provisions		<u>409,463</u>	<u>415,909</u>
TOTAL EQUITY AND LIABILITIES		<u>503,986</u>	<u>502,236</u>

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Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Total
Equity at 1 October 2024	50	83,813	83,863
Transferred over the profit appropriation	0	7,173	7,173
Equity at 30 September 2025	50	90,986	91,036

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1 Accounting policies

The annual report of ERF Copenhagen No 2 ApS for 2024/25 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

Rental revenue is recognised as income on a straight line basis over the lease period. When the Company provides incentives to its tenants, the cost of incentives is recognised over the lease period on a straight line basis.

Other external costs

Other external expenses comprise administration expenses, costs in relation to buildings, etc.

Gains/losses from fair value adjustments of investment property

Value adjustment 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, gains and losses on securities, payables and transactions denominated in foreign currencies as well as surcharges and refunds under the on-account tax scheme, etc.

Tax on profit/loss for the year

The Parent Company is the administrative company for the joint taxation and accordingly settles all payments of corporation tax to the tax authorities.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Financial statements 1 October – 30 September

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1 Accounting policies

Tax for the year comprises current tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement at the amount attributable to the profit/loss for the year and directly in equity at the amount attributable to entries directly in equity.

Balance sheet

Investment property

Investment properties comprise properties held to earn rentals, held for capital appreciation or both.

Investment properties comprise properties held to earn rentals, held for capital appreciation or both. On initial recognition, investment properties are measured at cost including purchase price and directly related costs. The carrying amount also includes costs for improvements if the recognition criteria are met.

Subsequent to initial recognition, investment properties are stated at fair value. Gains or losses arising from changes in the fair values are included in the income statement in the year in 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 (exit yield). The calculated value is adjusted with expected future change in rental value, voids, capital expenses and other special circumstances.

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

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.

Prepayments

Prepayments comprise prepayment of costs incurred relating to subsequent financial years.

Cash at bank and in hand

Cash at bank and in hand comprise cash and bank deposits.

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1 Accounting policies

Equity

Dividends

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

Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively. However, deferred tax is not recognised on temporary differences that arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

Liabilities other than provisions

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.

2 Capital resources

The executive board is of the opinion that the Company's liquidity position is sufficient to meet its obligations as they fall due, supported by a positive cash flow from operations. Furthermore, the parent Company, Savills IM European Retail Fund FCP-FIS, has provided a letter of support, which remains valid until the annual general assembly approves the annual report for the year ending 2025/26 for as long as Savills IM European Retail Fund FCP-FIS remains the ultimate shareholder.

The executive board intends to revalue the properties in the coming financial year and expects an improvement in market conditions during that period. Based on these factors, the executive board has assessed that the Company will be able to meet its obligations as they fall due. The executive board further notes that, in its opinion, it is not necessary to propose an injection of funds into the Company.

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3 Staff costs

	2024/25	2023/24
Average number of full-time employees	0	0

4 Financial expenses

	2024/25	2023/24
DKK'000		
Interest expense to group entities	11,137	11,137
Other interest expenses	9,459	5,871
	<u>20,596</u>	<u>17,008</u>

5 Tax on profit/loss for the year

	2024/25	2023/24
DKK'000		
Current tax for the year	1,001	1,234
Deferred tax adjustment for the year	1,023	-4,426
Adjustment of tax concerning previous years	0	487
Adjustment of deferred tax concerning previous years	0	-487
	<u>2,024</u>	<u>-3,192</u>

6 Property, plant and equipment

	Investment property
DKK'000	
Cost at 1 October 2024	529,247
Additions	5,447
Cost at 30 September 2025	<u>534,694</u>
Revaluations at 1 October 2024	-39,559
Revaluations	5,462
Revaluations at 30 September 2025	<u>-34,097</u>
Carrying amount at 30 September 2025	<u>500,597</u>

Key assumptions: The property totaling 7,510 sqm. is located in Copenhagen and is mainly used for retail and office. An average exit yield of 4.55% have been applied when valuating the property. According to the external report at 30 September 2025, the valuation amounts to DKK 501,000 thousand, including rental incentives of DKK 903 thousand classified as other receivables.

Sensitivity analysis: An increase of exit yield by 0.25 percentage points would reduce the property value by DKK 26.3 million, and a decrease in exit yield by 0.25 percentage points would increase the property value by DKK 29.4 million at the balance sheet date.

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7 Provisions for deferred tax

DKK'000	2024/25	2023/24
Deferred tax at 1 October	2,464	7,377
Deferred tax adjustment for the year in the income statement	1,023	-4,913
Deferred tax at 30 September	3,487	2,464

8 Non-current liabilities other than provisions

Liabilities other than provisions can be specified as follows:

DKK'000	30/9 2025	30/9 2024
Mortgage debt:		
0-1 year	9,965	7,283
1-5 years	44,942	43,171
>5 years	199,515	211,252
	<u>254,422</u>	<u>261,706</u>
Subordinate loan capital:		
>5 years	145,200	145,200
	<u>145,200</u>	<u>145,200</u>
Deposits:		
1-5 years	1,017	1,002
	<u>1,017</u>	<u>1,002</u>
Total financial debts	400,639	407,908
Outstanding debt after five years	<u>344,715</u>	<u>356,452</u>
The financial debts are recognised in the balance sheet as follows:		
Long-term debt	390,674	400,625
Short-term debt	9,965	7,283
	<u>400,639</u>	<u>407,908</u>

9 Contractual obligations, contingencies, etc.

Contingent liabilities, including guarantee commitments

The Company is subject to the Danish scheme of joint taxation with ERF Copenhagen Holding ApS as the administration company. The Company has unlimited liability and is jointly and severally liable with the other jointly taxed companies for the total corporation tax, etc.

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10 Mortgages and collateral

As security for its mortgage debt, DKK 254,422 thousand, the Company has provided collateral in land and buildings with a carrying amount of DKK 500,597 thousand at 30 September 2025.