Banana Commercial Parent ApS

Kalvebod Brygge 39, 4., 1560 København K

CVR No. 41 51 14 35

Annual report

For the year ended 31 December 2020

Approved at the annual general meeting, on 7 / 6 2021

Chairman:

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Statement by Management on the annual report

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Banana Commercial Parent ApS for the financial year 10 July 2020 – 31 December 2020.

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 2020 and of the results of the Company's operations for the financial year 10 July 2020 – 31 December 2020.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend the adoption of the annual report at the annual general meeting.

Copenhagen, 7/ 6 2021

Executive Board:

Thomas Esben Khan

Board of Directors

Kevin Jeremiah Cahill
Chairman

Thomas Esben Khan

Henrik Skriver

Independent auditors' report

To the shareholders of Banana Commercial Parent ApS

Opinion

We have audited the financial statements of Banana Commercial Parent ApS for the financial year 10 July 2020 – 31 December 2020, which comprise an 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 financial position of company at 31 December 2020, and of the results of the company operations for the financial year 10 July 2020 – 31 December 2020 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 financial statements" section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

Management's responsibilities for the financial statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the Danish Financial Statements Act. Further, Management is responsible for such internal control as it determines in 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 the 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.

- 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 in-adequate, to modify our opinion. Our conclusion is 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 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, we conclude that 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 Management's review.

Odense, 7/6 2021
EY Godkendt Revisionspartnerselskab
CVR No. 30 70 02 28

Morten Schougaard Sørensen
State Authorised Public Accountant
mne32129

Management´s review

Company details	
Name	Banana Commercial Parent ApS
Address, Postal code, City	Kalvebod Brygge 39, 4., 1560 København V
CVR No.	41 51 14 35
Established	10 July 2020
Registered office	Copenhagen
Financial year	10 July – 31 December
Board of Directors	Kevin Jeremiah Cahill, chairman Thomas Esben Khan Henrik Skriver
Executive board	Thomas Esben Khan
Auditors	EY Godkendt Revisionspartnerselskab Englandsgade 25, P O Box 200, 5100 Odense C, Denmark

Management´s review

The company's primary activities and company details
The company's purpose is to conduct business as a holding company, invest in real estate, administrate and manage real estate as well as other related activities.

Significant changes in business and economic conditions
None.

Financial statements for the period 10 July - 31 December 2020

Income statement

Notes	DKK	10.07.2020 - 31.12.2020
	Gross profit/loss	**-6.250**
3	Financial income	800
	Financial expenses	-
	Profit/loss before tax	-5.450
	Tax for the year	1.375
	Profit/loss for the year	**-4.075**
	Recomended appropriation of the profit/loss for the year	
	Retained earnings	-4.075
		-4.075

Financial statements for the period 10 July - 31 December 2020

Balance sheet

Notes	DKK	2020
	Assets	
	Current assets	
	Receivables from group entities	40.800
	Deferred tax	1.375
	Receivables	42.175
	Cash	0
	Total current assets	42.175
	Total assets	**42.175**

Balance sheet

Notes	DKK	2020
	Equity and liabilities	
	Equity	
4	Share Capital	40.000
	Retained earnings	-4.075
	Total equity	**35.925**
	Other payables	6.250
	Short-term liabilities	6.250
	Total liabilities	6.250
	Total equity and liabilities	**42.175**

2 **Staff Costs**
5 **Contractual obligations and contigencies, etc.**
6 **Related parties**

Financial statements for the period 10 July - 31 December 2020

Statement of changes in equity

(DKK)	Share capital	Retained earnings	Total
Equity at 10/7 2020	40.000	0	40.000
Profit/loss for the year	-	-4.075	-4.075
Equity at 31/12 2020	40.000	-4.075	35.925

Financial statements for the period 10 July - 31 December 2020

Notes

1. Accounting polices

The annual report of Banana Commercial Parent ApS has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

It is the company's first financial year. Accordingly the income statement, balance sheet and notes do not contain comparative figures.

Reporting currency
The financial statements are presented in Danish kroner (DKK).

Income Statement

Gross profit
With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Cost of sale', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

Other external expenses
Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Financial income and expenses

Financial income and expenses are recognized in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses, etc.

Tax
Tax for the year include current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognized in the income statement, whereas the portion that relates to transactions taken to equity is recognized in equity.

The entity and its Danish group entities are taxed on a joint basis. The Danish income tax charge is allocated between profit-making and loss-making Danish entities in proportion to their taxable income (full allocation method).

Jointly taxed companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowance, and jointly taxed companies having paid too little tax pay, as a maximum, a surcharge according to the current rates applicable to interest surcharges to the management company.

Financial statements for the period 10 July - 31 December 2020

Notes

1. Accounting policies - continued

Balance sheet

Receivables
Receivables are measured at amortized cost, which usually corresponds to the nominal value. Provisions are made for bad debts on the basis of objective evidence that a receivable or a group of receivables are impaired. Provisions are made to the lower of the net realizable value and the carrying amount.

Cash and cash equivalents
Cash comprises cash balances and bank balances.

Corporation tax
Current tax payable and receivable is recognized in the balance sheet as the estimated tax charge in respect of the taxable income for the year, adjusted for tax on prior year's taxable income and tax paid on account.

Provisions for deferred tax are calculated, based on the liability method, of all temporary differences between carrying amounts and tax values.

Deferred tax is measured according to the taxation rules and taxations rates applicable at the balance sheet date when the deferred tax is expected to crystallize as current tax. Deferred tax assets are recognized at the value at which they are expected to be utilized, either through elimination against tax on future earnings or through a set-off against deferred tax liabilities within the same jurisdiction.

Liabilities
Financial liabilities related to investment properties are measured at amortized cost.
Other liabilities are measured at net realizable value.

Financial statements for the period 10 July - 31 December 2020

Notes

2. Staff costs

The company has no employees.

DKK	2020

3. Financial income

Interest income, affiliated companies	800
	800

4. Share capital

Balance at 10 July 2020	40.000
Balance at 31 December 2020	40.000

5. Contractual obligations and contingencies, etc.

The company is jointly taxed with Pineapple Odense Residential Komplementarselskab ApS, CVR no 37 15 44 90, which acts as management company, and is jointly and severally liable with other jointly taxed group entities for payment of income taxes as well as withholding taxes on interest, royalties and dividends.

6. Related parties

The company is included in the consolidated financial statements of Ares Management, L.P., Los Angeles, California. The consolidated financial statements can be obtained upon request from the parent company.