

Kirsebærkvarteret Ringsted ApS

Cortex Park Vest 4, 4. 3, 5230 Odense M


CVR no. 44 52 68 75

Annual report 2023/24

(As of the establishment of the Company 22 December 2023 - 31 December 2024)

Approved at the Company's annual general meeting on 26 June 2025

Chair of the meeting:

Signed by:

.....
Stine Pilely

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Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of Kirsebærkvarteret Ringsted ApS for the financial year as of the establishment of the Company 22 December 2023 - 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 financial position of the Company at 31 December 2024 and of the results of the Company's operations for the financial year as of the establishment of the Company 22 December 2023 - 31 December 2024.

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.

Odense, 26 June 2025
Executive Board:

Signed by:

EAB19DDDD69374AA.....
Peter Uldall Borch
director

Signed by:

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Stine Pilely Mortensen
director

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Sanjevan Sing Sanghera
director

Independent auditor's report

To the shareholders of Kirsebærkvarteret Ringsted ApS

Opinion

We have audited the financial statements of Kirsebærkvarteret Ringsted ApS for the financial year as of the establishment of the Company 22 December 2023 - 31 December 2024, which comprise 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 the Company at 31 December 2024 and of the results of the Company's operations for the financial year as of the establishment of the company 22 December 2023 - 31 December 2024 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 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' 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.

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 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 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 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 Company'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 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 note 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.

Odense, 26 June 2025
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Signed by:



Morten Schougaard Sørensen
State Authorised Public Accountant
mne32129

Management's review

Company details

Name	Kirsebærkvarteret Ringsted ApS
Address, Postal code, City	Cortex Park Vest 4, 4. 3, 5230 Odense M
CVR no.	44 52 68 75
Established	22 December 2023
Registered office	Odense
Financial year	22 December 2023 - 31 December 2024
Executive Board	Peter Uldall Borch, director Stine Pilely Mortensen, director Sanjevan Sing Sanghera, director
Auditors	EY Godkendt Revisionspartnerselskab Cortex Park Vest 3, 5230 Odense M, Denmark

Management's review

Management commentary

Principal activities

The company's purpose is to own, develop and manage real estate and related businesses.

Development in activities and financial matters

The income statement for 2023/24 shows a profit of DKK 35,472,924, and the balance sheet at 31 December 2024 shows equity of DKK 35,512,924.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements for the period 22 December 2023 - 31 December 2024**Income statement**

Note	DKK	2023/24 13 months
	Gross profit/loss	<u>-80,000</u>
	Fair value adjustment of investment property	47,915,827
	Profit before net financials	<u>47,835,827</u>
3	Financial expenses	-2,052,562
	Profit before tax	<u>45,783,265</u>
4	Tax for the year	-10,310,341
	Profit for the year	<u><u>35,472,924</u></u>
	 Recommended appropriation of profit	
	Retained earnings	<u>35,472,924</u>
		<u><u>35,472,924</u></u>

Financial statements for the period 22 December 2023 - 31 December 2024**Balance sheet**

Note	DKK	<u>2023/24</u>
	ASSETS	
	Fixed assets	
5	Property, plant and equipment	
	Investment property	<u>77,305,395</u>
		<u>77,305,395</u>
	Total fixed assets	<u>77,305,395</u>
	Non-fixed assets	
	Cash	<u>4,245</u>
	Total non-fixed assets	<u>4,245</u>
	TOTAL ASSETS	<u><u>77,309,640</u></u>

Financial statements for the period 22 December 2023 - 31 December 2024**Balance sheet**

Note	DKK	<u>2023/24</u>
	EQUITY AND LIABILITIES	
	Equity	
	Share capital	40,000
	Retained earnings	<u>35,472,924</u>
	Total equity	<u>35,512,924</u>
	Provisions	
	Deferred tax	<u>10,310,341</u>
	Total provisions	<u>10,310,341</u>
	Liabilities other than provisions	
	Current liabilities other than provisions	
	Trade payables	123,940
	Payables to group entities	31,312,435
	Other payables	<u>50,000</u>
		<u>31,486,375</u>
	Total liabilities other than provisions	<u>31,486,375</u>
	TOTAL EQUITY AND LIABILITIES	<u><u>77,309,640</u></u>

- 1 Accounting policies
- 2 Staff costs
- 6 Contractual obligations and contingencies, etc.
- 7 Security and collateral

Financial statements for the period 22 December 2023 - 31 December 2024**Statement of changes in equity**

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Cash payments concerning formation of enterprise	40,000	0	40,000
Transfer through appropriation of profit	0	35,472,924	35,472,924
Equity at 31 December 2024	<u>40,000</u>	<u>35,472,924</u>	<u>35,512,924</u>

Financial statements for the period 22 December 2023 - 31 December 2024

Notes to the financial statements

1 Accounting policies

The annual report of Kirsebærkvarteret Ringsted ApS for 2023/24 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

Basis of recognition and measurement

Revenue is recognised in the income statement as it is earned. In addition, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Furthermore, all costs incurred to achieve the year's earnings are recognised in the income statement, including depreciation, impairment losses and provisions, as well as reversals resulting from changes in accounting estimates of amounts previously recognised in the income statement.

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

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

When recognizing and measuring, account is taken of foreseeable losses and risks that arise before the annual report is presented and that confirm or refute conditions that existed on the balance sheet date.

Reporting currency

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

Income statement

Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

Gross profit/loss

The items revenue and external expenses have been aggregated into one item in the income statement called gross profit/loss in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

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

Financial expenses

Financial expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Financial statements for the period 22 December 2023 - 31 December 2024

Notes to the financial statements

1 Accounting policies (continued)

Tax

Tax for the year includes 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 recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property.

Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial receivables.

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected 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

Cash includes liquid assets.

Liabilities

The Company has chosen IAS 39 as interpretation for liabilities.

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Financial statements for the period 22 December 2023 - 31 December 2024

Notes to the financial statements

1 Accounting policies (continued)

Fair value

The fair value measurement is based on the principal market. If no principal market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset or liability less transaction and/or transport costs.

All assets and liabilities which are measured at fair value, or whose fair value is disclosed, are classified based on the fair value hierarchy, see below:

Level 1: Value in an active market for similar assets/liabilities

Level 2: Value based on recognised valuation methods on the basis of observable market information

Level 3: Value based on recognised valuation methods and reasonable estimates (non-observable market information).

If a reliable fair value cannot be stated according to the above levels, the asset or liability is measured at cost.

Financial statements for the period 22 December 2023 - 31 December 2024**Notes to the financial statements****2 Staff costs**

The Company has no employees.

DKK	2023/24 13 months
3 Financial expenses	
Interest expenses, group entities	2,052,557
Other financial expenses	5
	2,052,562
4 Tax for the year	
Deferred tax	10,310,341
	10,310,341

5 Property, plant and equipment

DKK	Investment property
Additions	29,389,568
Cost at 31 December 2024	29,389,568
Revaluations at 22 December 2023	0
Value adjustments for the year	47,915,827
Revaluations at 31 December 2024	47,915,827
Carrying amount at 31 December 2024	77,305,395

Note 7 provides more details on security for loans, etc. as regards property, plant and equipment.

Investment property

The value based on level 3 in the fair value hierarchy.

The company invests in rental properties. Investment properties are recognized at fair value with value adjustments through the income statement, in accordance with the rules in section 38 of the Annual Accounts Act.

Fair value estimation

The fair value of investment property is estimated for every single property on the basis of the budget for the coming year, adjusted for fluctuations of a one-off nature. This, adjusted budget reflects 'normalised' results of operations and is used in combination with a relevant yield requirement to estimate the fair value based on a yield-based model.

Significant fair value assumptions

The company's residential property in Ringsted, covering 16.589 m², is under construction and is expected to be completed in stages until end of 2026.

The valuation is based on the fair value of the total expected property after construction, deducting remaining construction costs, financing costs, and risk premium. The valuation is based on a yield of 5% and a rent level of 1,550 DKK/m², as well as operating costs of 170 DKK per m². The risk premium, which is intended to cover risks in construction, rent, and returns on the invested capital during the construction period, is set at 14% of construction costs.

The valuation is in line with property assessment from an external real estate valuar.

6 Contractual obligations and contingencies, etc.

Other contingent liabilities

The Company is jointly taxed with Velkomn Komplementar ApS, 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.

7 Security and collateral

As security for the Company's debt to banks, creditors and other suppliers, the Company has provided security or other collateral in its assets for a total amount of DKK 77.305 t.kr..

As part of the loan facility agreement provided by a lender to the Velkomn Denmark K/S Group and all subsidiaries in the Group all companies in the Group guarantees as primary obligor for all obligations under the agreement on behalf of all companies in the Group.