

Komplementarselskabet Strandterrasserne Køge ApS

C/O Citco (Denmark) ApS, Nybrogade 12
1203 København K
CVR No. 39393506

Annual report 2024

The Annual General Meeting adopted the
annual report on 01.07.2025

Signed by:

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Ole Meier Sørensen

Chairman of the General Meeting

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Entity details

Entity

Komplementarselskabet Strandterrasserne Køge ApS
C/O Citco (Denmark) ApS, Nybrogade 12
1203 København K

Business Registration No.: 39393506
Registered office: Copenhagen
Financial year: 01.01.2024 - 31.12.2024

Executive Board

Ole Meier Sørensen, CEO
Caspar Schultz, CEO

Auditors

EY Godkendt Revisionspartnerselskab
Dirch Passers Allé 36
2000, Frederiksberg
CVR No.: 30700228

Statement by Management

The Executive Board has today considered and approved the annual report of Komplementarselskabet Strandterrasserne Køge ApS for the financial year 01.01.2024 - 31.12.2024.

The annual report is presented in accordance with the Danish Financial Statements Act.


In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2024 and of the results of its operations for the financial year 01.01.2024 - 31.12.2024.


We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 01.07.2025

Executive Board

Signed by:

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Ole Meier Sørensen
CEO

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Caspar Schultz
CEO

Independent auditor's report

To the shareholders of Komplementarselskabet Strandterrasserne Køge ApS

Opinion

We have audited the financial statements of Komplementarselskabet Strandterrasserne Køge ApS for the financial year 01.01.2024 - 31.12.2024, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2024 and of the results of its operations for the financial year 01.01.2024 - 31.12.2024 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report.

Independence

We are independent of the Entity 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with

the financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

Copenhagen, 01.07.2025

EY Godkendt Revisionspartnerselskab

CVR No. 30700228

Signed by:



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Kaare Kristensen Lendorf

State Authorised Public Accountant

Identification No (MNE) mne33819

Management commentary

Primary activities

The Company's primary activities consist in being a general partner in Strandterrasserne Køge K/S.

Development in activities and finances

The Company's Income Statement of the financial year 01.01.2024 - 31.12.2024 shows a result of DKK -480,843 and the Balance Sheet at 31.12.2024 a balance sheet total of DKK 124,522 and an equity of DKK -266,512.

The company has lost more than 50% of the company capital, and the company is therefore covered by the capital loss rules of the Danish Companies Act.

Going Concern

The company has lost its equity. The Company has taken the necessary steps to address the capital loss situation, in January 2025, the company reduced its group enterprises payable by DKK 64,769 and the remaining balance was converted into equity in April 2025. In January 2025, the company received a capital contribution of 210,000 DKK. The result of these transactions will return the company to having a positive equity position.

As the Company primary activities have concluded and the Company will not receive any further support from the ultimate parent company, this represents a material uncertainty which may cast significant doubt on the Company's ability to continue as a going concern.

Notwithstanding this material uncertainty, the Company have reasonable expectation that the Company will continue to operate and meet its liabilities as they fall due and therefore the Company has concluded that it remains appropriate to prepare the financial statements on a going concern basis. In reaching this conclusion, the Company has come to a view that the Company has limited costs and satisfactory cash reserves (31.12.2024 - DKK 124,522) to ensure the Company's continued operations and the Company will initiate the process of voluntary liquidation of the Company as soon as possible.

Events after the balance sheet date

In January 2025, the company reduced its group enterprises payable by 64,769 DKK and the remaining balance was converted into equity in April 2025. In January 2025, the company received a capital contribution of 210,000 DKK. The result of these transactions will return the company to having a positive equity position.

Income statement for 2024

	Notes	2024 DKK	2023 DKK
Gross profit/loss		(462,039)	(296,212)
Other financial income	2	669	2,833
Impairment losses on financial assets		0	(1,232)
Other financial expenses	3	(19,473)	(18,994)
Profit/loss before tax		(480,843)	(313,605)
Tax on profit/loss for the year		0	(39,990)
Profit/loss for the year		(480,843)	(353,595)
Proposed distribution of profit and loss			
Retained earnings		(480,843)	(353,595)
Proposed distribution of profit and loss		(480,843)	(353,595)

Balance sheet at 31.12.2024

Assets

	Notes	2024 DKK	2023 DKK
Cash		124,522	23,537
Current assets		124,522	23,537
Assets		124,522	23,537

Equity and liabilities

	Notes	2024 DKK	2023 DKK
Contributed capital		50,000	50,000
Retained earnings		(316,512)	(278,669)
Equity		(266,512)	(228,669)
Payables to group enterprises		0	169,087
Non-current liabilities other than provisions		0	169,087
Trade payables		160,768	78,619
Payables to group enterprises		180,857	0
Other payables		49,409	4,500
Current liabilities other than provisions		391,034	83,119
Liabilities other than provisions		391,034	252,206
Equity and liabilities		124,522	23,537
Uncertainty related to going concern	1		
Employees	4		
Contingent liabilities	5		
Assets charged and collateral	6		
Related parties with controlling interest	7		

Statement of changes in equity for 2024

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50,000	(278,669)	(228,669)
Increase of capital	0	443,000	443,000
Profit/loss for the year	0	(480,843)	(480,843)
Equity end of year	50,000	(316,512)	(266,512)

Notes

1 Uncertainty related to going concern

The company has lost its equity. The Company has taken the necessary steps to address the capital loss situation, in January 2025, the company reduced its group enterprises payable by DKK 64,769 and the remaining balance was to converted into equity in April 2025. In January 2025, the company received a capital contribution of 210,000 DKK. The result of these transactions will return the company to having a positive equity position.

As the Company primary activities have concluded and the Company will not receive any further support from the ultimate parent company, this represents a material uncertainty which may cast significant doubt on the Company's ability to continue as a going concern.

Notwithstanding this material uncertainty, the Company have reasonable expectation that the Company will continue to operate and meet its liabilities as they fall due and therefore the Company has concluded that it remains appropriate to prepare the financial statements on a going concern basis. In reaching this conclusion, the Company has come to a view that the Company has limited costs and satisfactory cash reserves (31.12.2024 - DKK 124,522) to ensure the Company's continued operations and the Company will initiate the process of voluntary liquidation of the Company as soon as possible.

2 Other financial income

	2024	2023
	DKK	DKK
Financial income from group enterprises	0	1,948
Other financial income	669	885
	669	2,833

3 Other financial expenses

	2024	2023
	DKK	DKK
Financial expenses from group enterprises	11,771	11,018
Other financial expenses	7,702	7,976
	19,473	18,994

4 Employees

The Company has no employees.

5 Contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

The company is a general partner in Strandterrasserne Køge K/S and is thus indebted to this company's obligations

6 Assets charged and collateral

No securities or mortgages exist at the balance sheet date.

7 Related parties with controlling interest

The company is included in the consolidated report for the parent company Aberdeen European Residential Opportunities Fund SCSp SICAV-SIF

The consolidated report for Aberdeen European Residential Opportunities Fund SCSp SICAV-SIF can be requested at the following address:

35a Avenue John F. Kennedy
L-1855 Luxembourg

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Income statement

Gross profit or loss

The Company has decided to aggregate certain items of the income statement in accordance with the provisions of Section 32 of the Danish Financial Statements Act.

Gross profit reflects other external expenses.

Other external expenses

Other external expenses include expenses for administration, etc.

Other financial income

Financial income and expenses are recognised in the income statement based at the amounts that concern the financial year. Financial income and expenses include interest revenue and expenses, financial expenses of finance leases, realised and unrealised capital gains and losses regarding securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the advance-payment of tax scheme.

Dividends from other investments are recognised as income in the financial year in which the dividends are declared.

Impairment losses on financial assets

Impairment losses on financial assets comprise impairment losses on financial assets which are not measured at fair value on a current basis.

Other financial expenses

Financial income and expenses are recognised in the income statement based at the amounts that concern the financial year. Financial income and expenses include interest revenue and expenses, financial expenses of finance leases, realised and unrealised capital gains and losses regarding securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the advance-payment of tax scheme.

Dividends from other investments are recognised as income in the financial year in which the dividends are declared.

Tax on profit/loss for the year

Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity.

The Company and the Danish associates are taxed jointly. The Danish income tax is distributed between profit- and loss-making Danish enterprises in relation to their taxable income (full distribution).

Balance sheet**Other financial 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. than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.