

Magasin Lyngby A/S

Kongens Nytorv 13, 1050 København K

Company reg. no. 27 67 45 26

Annual report

1 January - 31 December 2025

The annual report was submitted and approved by the general meeting on the 13 April 2026.

Rasmus Elverdam

Chairman of the meeting

Notes to users of the English version of this document:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points remain unchanged from Danish version of the document. This means that DKK 146.940 corresponds to the English amount of DKK 146,940, and that 23,5 % corresponds to 23.5 %.

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Management's statement

Today, the Board of Directors and the Managing Director have approved the annual report of Magasin Lyngby A/S for the financial year 1 January - 31 December 2025.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

We consider the chosen accounting policy to be appropriate, and in our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2025 and of the results of the Company's operations for the financial year 1 January – 31 December 2025.

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

We recommend that the annual report be approved at the Annual General Meeting.

København K, 13 April 2026

Managing Director

Michael Jagd Jelbo

Board of directors

Peter Fabricius

Frederik Gottlieb Gaarde
Gudtmann Nielsen

Rasmus Munk Elverdam

Anke Zapal-Kucki

Independent auditor's report

To the Shareholder of Magasin Lyngby A/S

Opinion

We have audited the financial statements of Magasin Lyngby A/S for the financial year 1 January - 31 December 2025, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes, for the Company. The financial statements are prepared under 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 2025, and of the results of the Company's operations for the financial year 1 January - 31 December 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 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 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.

Independent auditor's report

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 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 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.

Independent auditor's report

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.

Copenhagen, 13 April 2026

Grant Thornton

Certified Public Accountants
Company reg. no. 34 20 99 36

Brian Rasmussen
State Authorised Public Accountant
mne30153

Dennis Nielsen
State Authorised Public Accountant
mne47768

Company information

The company

Magasin Lyngby A/S
Kongens Nytorv 13
1050 København K

Company reg. no. 27 67 45 26
Established: 1 April 2004
Domicile: Copenhagen
Financial year: 1 January - 31 December

Board of directors

Peter Fabricius
Frederik Gottlieb Gaarde Gudtmann Nielsen
Rasmus Munk Elverdam
Anke Zapal-Kucki

Managing Director

Michael Jagd Jelbo

Auditors

Grant Thornton, Godkendt Revisionspartnerselskab
Lautrupsgade 11
2100 København Ø

Parent company

Emil Retail Holding ApS

Management's review

Description of key activities of the company

The company's sole activity consists of owning and managing the property located at Lyngby Hovedgade 43, 2800 Kongens Lyngby.

Significant changes in the company's activities and financial matters

There have been no significant changes in activities and financial matters.

The net profit for the year was DKK 27 million versus DKK 18 million DKK in 2024. The difference is mainly due to the value adjustments of the property and lower financing cost. The result is considered satisfactory.

The total Equity of the the company is DKK 289 million by 31 December 2025.

Expected developments

Management expect that the company's activities and profit before value adjustments for 2026 will be at the same level as 2025.

Financial risks and the use of financial instruments

The company's risk factors are evaluated on the following areas:

Operational risks

The company's operational risks primarily include failing rental income, or facing increasing operations and maintenance costs. The main risks for failing rental income consist of the tenant's termination of the tenancy or the tenant's loss of ability to pay. In some of the lease agreements, prepayments and deposits mitigate the risk.

A significant part of the company's income comes from a single tenant within the retail segment, with whom a lease has been entered into with a long-term non-cancellation period. This tenant is a well-consolidated company under the same ownership as Magasin Lyngby ApS.

Insurance risks

The company's property is fully insured of its indicative value.

Management's review

Market risks

The property is valued by the below principles similar to previous years.

The property is valued at market value based on an individual annual assessment. The market value calculations are based on The Danish Financial Supervisory Authority's current guidance, where a return-based model is chosen.

The market value is calculated for the individual properties based on a number of assumptions, including the individual properties' budgeted net income as well as a fixed discount factor, cf. the mention of this in the description of accounting policies. The discount factors are set based on external brokers' assessment of the market level and reflects the market's current return requirement for the equivalent properties.

Interest rate risks

The company has taken out loans from a Danish credit institution. The interest is a mix of fixed and variable rates.

Foreign currency risks

The company does not have any currency risks, as both external funding and the company's income and costs are settled in Danish Kroner.

Events occurring after the end of the financial year

No major events have occurred after the balance sheet day.

Accounting policies

The annual report for Magasin Lyngby A/S has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, write-downs for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Income statement

Rental income from investment property

Rental income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment. Income from the heating account is recognised in the statement of financial position as a balance with lessees.

Costs concerning investment property

Costs concerning investment property comprise operating costs, repair and maintenance costs, taxes, fees, charges, and other costs. Costs concerning the heating account are recognised in the statement of financial position as a balance with lessees.

Accounting policies

Administration expenses

Administration expenses comprise expenses incurred during the year concerning management, administration of the property as well as general administration fees.

Value adjustment of investment property

Value adjustment of investment property comprises value adjustments of properties at fair value and profit or loss from the disposal of properties.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Investment properties

At the initial recognition, investment properties are measured at cost, comprising the cost price of the property and any directly related costs.

Subsequent investment properties are measured separately at an estimated fair value corresponding to the amount each property is estimated to fetch on the balance sheet date from an independent buyer. The company uses a valuation expert for calculating the fair value of the properties.

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving the future return on the property, are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognized in the income statement under the item "Costs concerning investment property".

Accounting policies

Like other property, plant, and equipment except for land, investment property has a limited economic life. The impairment taking place concurrently with the ageing of the investment property is reflected in the continuing measurement of the investment property at fair value. Therefore, no systematic depreciations are made over the useful life of the investment property.

Value adjustments are recognized in the income statement under the item "Value adjustments of property".

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. write-down for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Accounting policies

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

According to the rules of joint taxation, Magasin Lyngby A/S is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Adjustments take place in relation to deferred tax concerning elimination of unrealised intercompany gains and losses.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Mortgage loans and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

Income statement 1 January - 31 December

DKK thousand.

<u>Note</u>	<u>2025</u>	<u>2024</u>
Rental income	36.929	36.822
Costs concerning investment property	-3.046	-3.366
Value adjustment of investment property	<u>20.503</u>	<u>11.956</u>
Gross profit	54.386	45.412
Administration expenses	<u>-420</u>	<u>-700</u>
Operating profit	53.966	44.712
Other financial income	129	293
Other financial expenses	<u>-19.621</u>	<u>-22.268</u>
Pre-tax net profit or loss	34.474	22.737
2 Tax on net profit or loss for the year	<u>-7.721</u>	<u>-5.211</u>
Net profit or loss for the year	<u>26.753</u>	<u>17.526</u>
Proposed distribution of net profit:		
Transferred to retained earnings	<u>26.753</u>	<u>17.526</u>
Total allocations and transfers	<u>26.753</u>	<u>17.526</u>

Balance sheet at 31 December

DKK thousand.

Assets

<u>Note</u>	<u>2025</u>	<u>2024</u>
Non-current assets		
3 Investment properties	837.920	816.404
Total property, plant, and equipment	837.920	816.404
Total non-current assets	837.920	816.404
Current assets		
Income tax receivables	1.584	448
Other receivables	434	19
Prepayments	207	207
Total receivables	2.225	674
Cash and cash equivalents	15.736	0
Total current assets	17.961	674
Total assets	855.881	817.078

Balance sheet at 31 December

DKK thousand.

Equity and liabilities	<u>2025</u>	<u>2024</u>
<u>Note</u>		
Equity		
Contributed capital	500	500
Retained earnings	<u>288.438</u>	<u>261.685</u>
Total equity	<u>288.938</u>	<u>262.185</u>
Provisions		
4 Provisions for deferred tax	<u>114.837</u>	<u>106.266</u>
Total provisions	<u>114.837</u>	<u>106.266</u>
Liabilities other than provisions		
Mortgage debt	<u>412.404</u>	<u>429.504</u>
5 Total long term liabilities other than provisions	<u>412.404</u>	<u>429.504</u>
5 Current portion of long term liabilities	16.749	15.581
Bank loans	0	1.440
Trade payables	1.137	140
Payables to group enterprises	20.000	0
Other payables	<u>1.816</u>	<u>1.962</u>
Total short term liabilities other than provisions	<u>39.702</u>	<u>19.123</u>
Total liabilities other than provisions	<u>452.106</u>	<u>448.627</u>
Total equity and liabilities	<u>855.881</u>	<u>817.078</u>

- 1 Employee issues
- 6 Disclosures on fair value
- 7 Charges and security
- 8 Contractual obligations and contingencies, etc.
- 9 Related parties

Statement of changes in equity

DKK thousand.

	Contributed capital	Retained earnings	Total
Equity 1 January 2024	500	244.159	244.659
Retained earnings for the year	0	17.526	17.526
Equity 1 January 2025	500	261.685	262.185
Retained earnings for the year	0	26.753	26.753
	500	288.438	288.938

Notes

DKK thousand.

	<u>2025</u>	<u>2024</u>
1. Employee issues		
Average number of employees	<u>0</u>	<u>0</u>
2. Tax on net profit or loss for the year		
Tax on net profit or loss for the year	-851	-1.243
Adjustment of deferred tax for the year	<u>8.572</u>	<u>6.454</u>
	<u>7.721</u>	<u>5.211</u>
3. Investment properties		
Cost 1 January 2025	461.676	461.565
Additions during the year	<u>1.013</u>	<u>111</u>
Cost 31 December 2025	<u>462.689</u>	<u>461.676</u>
Fair value adjustment 1 January 2025	354.728	342.772
Adjustments to fair value for the year	<u>20.503</u>	<u>11.956</u>
Fair value adjustment 31 December 2025	<u>375.231</u>	<u>354.728</u>
Carrying amount, 31 December 2025	<u>837.920</u>	<u>816.404</u>

The company's investment properties comprise properties totalling approx. 29.600 m² in Lyngby. The investment properties are exclusively commercial properties.

As per the description of the accounting policies applied, investment properties are measured at fair value (Level 3 in the fair value hierarchy) and, in accordance with the valuation report. The fair value of the property as a rental property is reported t.DKK 837.920 as per the valuation report. This valuation is based on a return-based model.

The significant assumptions in the valuation report for the determined fair value are as follows:

	<u>31/12 2025</u>	<u>31/12 2024</u>
Applied rate of return (%)	4,5	4,5
Applied rent (DKK/sqm)	1.280	1.252
Investment properties are valued at an average price of (DKK/sqm)	30.361	29.580

Notes

DKK thousand.

3. Investment properties (continued)

Sensitivity analysis in valuation report

The fair value of the investment properties total t.DKK 837.920 as at 31 December 2025. The determined fair value is an estimate made based on available information and current future expectations. The valuation report's sensitivity analysis indicates that an increase in the discount rate of return of 0.25 percentage point per property would result in a decrease in the fair value by t.DKK 44.262. A decrease in the discount rate of 0.25 percentage point per property would result in an increase in fair value by t.DKK 49.470.

4. Provisions for deferred tax

Provisions for deferred tax 1 January 2025	114.837	99.812
Deferred tax relating to the net profit or loss for the year	<u>0</u>	<u>6.454</u>
	<u>114.837</u>	<u>106.266</u>

5. Long term liabilities other than provisions

	Total payables	Current portion of long term payables	Long term payables	Outstanding payables after 5 years
	<u>31 Dec 2025</u>	<u>term payables</u>	<u>31 Dec 2025</u>	<u>5 years</u>
Mortgage debt	<u>429.153</u>	<u>16.749</u>	<u>412.404</u>	<u>340.959</u>
	<u>429.153</u>	<u>16.749</u>	<u>412.404</u>	<u>340.959</u>

6. Disclosures on fair value

	<u>Investment property</u>
Fair value at 31 December 2025	<u>837.920</u>
Unrealised change in fair value of the year recognised in the statement of financial activity	<u>20.503</u>

7. Charges and security

As collateral for mortgage loans, t.DKK 429.153, security has been granted on land and buildings representing a carrying amount of t.DKK 837.920 at 31 December 2025.

As collateral for mortgage loans a general prohibition of sale and mortgaging of the property is registered.

Notes

DKK thousand.

7. Charges and security (continued)

For bank engagement in group enterprise within the Emil Retail Holding ApS Group, the company has provided an absolute guarantee.

8. Contractual obligations and contingencies, etc.

Joint taxation

With EMIL Retail Holding ApS, company reg. no 42 40 11 02 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.

9. Related parties

Consolidated financial statements

The company is a wholly owned subsidiary of EMIL Retail Holding ApS and is included in that company's consolidated financial statements, which are publicly available.

EMIL Retail Holding ApS is a wholly owned subsidiary of JC DS AT GmbH.

JC DS AT GmbH is a wholly owned subsidiary of JC DS Group AG, CH. JC Switzerland Holding AG, CH is the ultimate parent company.