



PMM Global IV K/S

Adelgade 15, 2., 1304 Copenhagen K

CVR no. 37 12 78 76

Annual report 2022/23

Approved at the Company's annual general meeting on 1 February 2024

Chairman:

.....
Mads Peter Grønkjær

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Statement by the Board of Directors

Today, the Management has discussed and approved the annual report of PMM Global IV K/S for the financial year 1 October 2022 - 30 September 2023.

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

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Company at 30 September 2023 and of the results of the Group's and the Company's operations and of the consolidated cash flows for the financial year 1 October 2022 - 30 September 2023.

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, 8 December 2023
Management, Komplementarselskabet SPF IV GP ApS:

.....
Mads Rude

.....
Birger Grubbe

.....
Peter V. Carøe

Independent auditor's report

To the limited partners of PMM Global IV K/S

Opinion

We have audited the consolidated financial statements and the parent company financial statements of PMM Global IV K/S for the financial year 1 October 2022 - 30 September 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies, for the Group and the Parent Company, and a consolidated cash flow statement. The consolidated financial statements and the parent company financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Parent Company at 30 September 2023, and of the results of the Group's and Parent Company's operations as well as the consolidated cash flows for the financial year 1 October 2022 - 30 September 2023 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 consolidated financial statements and the parent Company financial statements" (hereinafter collectively referred to as "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 Group 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 consolidated financial statements and parent company 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 Group's and the Parent 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 Group or the Parent 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.

Independent auditor's report

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 Group's and the Parent 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 Group's and the Parent 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 Group and the Parent 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.
- ▶ Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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.

Independent auditor's report

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 Statements Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 8 December 2023
EY Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Thomas Hjortkjær Petersen
State Authorised Public Accountant
mne33748

Kaare K. Lendorf
State Authorised Public Accountant
mne33819

Management's review

Company details

Name PMM Global IV K/S
Address, Postal code, City Adelgade 15, 2., 1304 Copenhagen K

CVR no. 37 12 78 76
Established 30 September 2015
Registered office Copenhagen
Financial year 1 October 2022 - 30 September 2023

Management Mads Rude
Birger Grubbe
Peter V. Carøe

Auditors EY Godkendt Revisionspartnerselskab
Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg,
Denmark

Financial highlights for the Group

| EUR'000 | 2022/23 | 2021/22 | 2020/21 | 2019/20 | 2018/19 |
|--|----------------|----------------|----------------|----------------|----------------|
| Key figures | | | | | |
| Net operating income from properties | 20,570 | 67,575 | 44,598 | 23,717 | 25,827 |
| Operating profit/loss | 12,067 | 67,594 | 45,865 | 12,958 | 25,860 |
| Net financials | -9,065 | 13,709 | 920 | -9,107 | 6,998 |
| Profit before tax | 3,002 | 81,303 | 46,785 | 3,851 | 32,858 |
| Profit for the year | 3,002 | 81,303 | 46,785 | 3,851 | 32,858 |
| Fixed assets | 154,196 | 192,389 | 286,178 | 326,913 | 372,348 |
| Non-fixed assets | 256 | 14,656 | 0 | 1,622 | 4,042 |
| Total assets | 154,452 | 207,045 | 286,178 | 328,535 | 376,390 |
| Investments in property, plant and equipment | 0 | 0 | -1,492 | -9,021 | -3,697 |
| Investments by limited partners | 162,423 | 181,564 | 232,190 | 295,365 | 318,756 |
| Equity | 152,303 | 205,116 | 284,360 | 328,535 | 376,386 |

For terms and definitions, please see the accounting policies.

Management's review

Business review

PMM Global IV K/S' business concept is investment in and management of indirect investments in foreign property via international operating partners.

Long-term objectives

The Fund is projected to generate an attractive net internal rate of return (IRR) of 10-12% over its lifetime. This projection is a widening of the low end of the range by 1%-point from last year.

Recognition and measurement uncertainties

Investments in associates and property investments are measured at fair value. The measurement includes accounting estimates and is, therefore, subject to uncertainty.

Uncertainty in the global markets driven by geopolitical risks

The financial year 2022/23 has been one of continued uncertainty on the back of geopolitical issues around the world and not least in Europe with the Russian war against Ukraine.

In addition, we have seen tight labour markets and wage inflation during the year and a generally high inflationary environment. However, we are starting to see inflation levels coming down due to decreasing energy prices and within the real estate construction industry, we also see the cost of raw materials returning to normal prices.

In reaction to increased inflation, the rising interest rates have impacted real estate capital markets materially, leading to a significant drop in transaction volumes across the globe. With the magnitude of increased interest rates the risk premium for real estate has expanded and sellers and buyers are still somewhat separated on the market, although some markets have adjusted more quickly like the United Kingdom. Traditional bank debt availability is much more limited and at lower loan to value ratios, which has had an impact on both prices and transaction activity. As a consequence, we have experienced limited sales activities in PMM Global IV's portfolio during the financial year.

The aftermath of Covid-19 has had severe effect on some of the traditional strong cosmopolitan office markets, especially in the US, where office usage levels are far from prior levels and office occupiers are reconsidering their space requirements. On top of this, ESG matters and the decarbonization demand is being emphasized by occupiers, investors and not least by regulatory environmental requirements. This requires additional CAPEX measures to be taken into consideration especially for older office stock.

All these external factors influence the pricing of real estate and the reduced liquidity makes it more difficult for valuers to determine fair value. The increase in base interest rates, margin pressure and reduced leverage levels have had and will for some markets still have an impact on real estate valuations. For some markets and especially within residential and industrial, we have seen rental inflation has partially off-set some of the aforementioned negative price adjustments. However, the end result varies depending on sector, project type and location of the specific assets.

For PMM Global IV the results for the financial year have been satisfactory in light of the above uncertainties and the number few sales having taken place during the financial year. The remaining portfolio counts a total of 11 active investments with 78 underlying assets.

On the back of the completed sales, the Distribution to Paid-In (DPI) has increased from 0.97x at the end of the last financial year to now 1.07x.

Management's review

Disclosure requirements in respect of section 61 (3) of the Danish FAIF Act

We can inform that during the financial year there have been no changes to the disclosures regarding sections 62, 64 and 65. The disclosures are included in the quarterly investor reports as well as the subscription documentation for the Fund. The requested disclosure of total remuneration paid to the management of PATRIZIA Global Partners A/S can be found in the annual report of PATRIZIA Global Partners A/S, which can be found at www.erhvervsstyrelsen.dk. The disclosures are given on manager level and are neither allocated nor shown per individually managed fund.

Financial review

Positive fair value adjustments on foreign property investments recognized as associates, are recognized directly in equity in the annual report, but are recognized in the income statement in the investor reports. A reconciliation between the two accounting policies is shown below:

| Income statement for the Group | | | |
|---|-------------------------------------|---------------|-----------------------------------|
| EUR'000 | According to investor reports | Adjustment | According to the annual report |
| Net income from properties | 20,570 | 0 | 20,570 |
| Fair value adjustment of property investments | -16,220 | 8,960 | -7,260 |
| Impairment adjustments for associates | 0 | -150 | -150 |
| Administrative expenses | -1,093 | 0 | -1,093 |
| Operating profit | 3,257 | 8,810 | 12,067 |
| Net financials | -11,502 | 2,437 | -9,065 |
| Profit for the year | -8,245 | 11,247 | 3,002 |

Operating activities

In the financial year 2022/23, the Group generated a positive operating profit of EUR 12,067 thousand. Profit after foreign exchange adjustments and financial expenses amounted to EUR 3,002 thousand.

Financing

In the financial year, the investors in the Group made capital injections (cash calls) of EUR 20.2 million.

The limited partner's committed capital totaled EUR 504.8 million. Undrawn capital amounted to EUR 61.2 million. Payment of the undrawn commitment is not deemed to be subject to any risk.

Investments

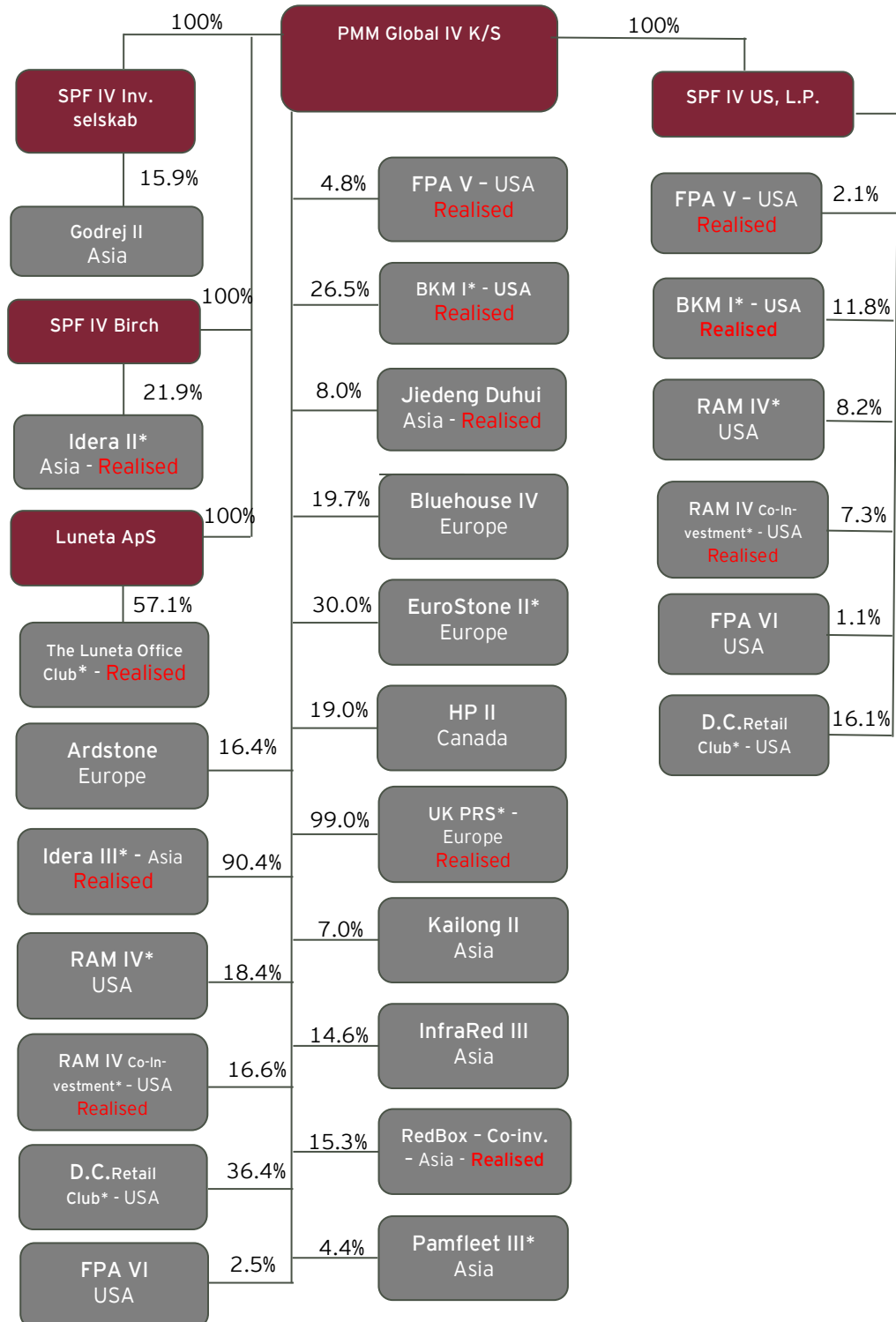
At the end of the financial year, total commitments to investments amounted to EUR 476.3 million, equivalent to 94.4% of total net commitments to the Fund. Of the total commitments, net investments made in underlying investments (cash calls) totaled EUR 436.0 million or approx. 91.5%.

Parent company

In the financial year 2022/23, the Parent Company generated a positive operating profit of EUR 12,496 thousand. Profit after foreign exchange adjustments, financial income and financial expenses was positive by EUR 3,002 thousand.

Management's review

Investments



Note: the above-mentioned percentages refer to PMM Global IV K/S' ownership shares in each of the investments. The country / region specification refers to the location of the assets.

*The company has, as consequence of the structure, characteristics and contractual agreement of the investment, no control of the investment.

Realised = All properties are sold, but liquidation reserves may be outstanding.

Management's review

Financial risks and use of financial instruments

Operating risks

The Fund's most significant operating risks relate to property market developments and general economic risks. During the investment period, the Fund mitigated the risks by engaging in diversified investments in the European, American and Asian markets.

Financial risks

Apart from liabilities relating to operating activities and trading activities, PMM Global IV K/S has no debt, and investments are not leveraged. For each of the foreign property investments, no investments have been made in investments with leverage - the proportion between liabilities and assets –exceeding 70%. The leverage total for all property investments is not to exceed an average of 60% at the end of the investment period or when the last investment has been completed. The current leverage in the investments made in foreign property investments amounts to an average of 44%. Accordingly, the financial risk is assessed as moderate.

Foreign exchange risks

The Fund makes investments in foreign property investments in foreign currency. No hedging of foreign currency risks on long-term investments is made. At their own discretion, the Fund's investors may decide to hedge the underlying risk on an investment.

Knowledge resources

The Fund makes investments based on an overall assessment of potential property investments using a systematised selection method involving external consultants, when necessary. When selecting specific assets, the personal knowledge and competencies of the partners are decisive. Consequently, the Fund has ensured strong alignment of the partners through financial incentives.

Environmental matters

The Fund's operations have no direct environmental impact in terms of pollution.

Research and development activities

During the financial year, the Fund had no research and development activities, and none are expected in the coming financial year.

Events after the balance sheet date

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

Outlook

We expect the portfolio to generate a return of approximately -5% (before currency) in the coming financial year, although this is with a high degree of uncertainty within an expected range of +/- 5 percentage points given the current economic climate.

The Fund is projected to generate an attractive net internal rate of return (IRR) of 10-12% over its lifetime.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Income statement

| Note | EUR'000 | Group | | Parent company | |
|------|--|---------|---------|----------------|---------|
| | | 2022/23 | 2021/22 | 2022/23 | 2021/22 |
| | Net operating income from properties | 20,570 | 67,575 | 18,679 | 58,852 |
| | Fair value adjustment of foreign investment properties | -7,260 | -2,294 | -5,473 | 224 |
| | Impairment adjustments for associated entities | -150 | 3,566 | 115 | 1,093 |
| | Administrative expenses | -1,093 | -1,253 | -825 | -886 |
| | Gross profit | 12,067 | 67,594 | 12,496 | 59,283 |
| | Profit from group enterprises | 0 | 0 | -2,611 | 10,640 |
| 4 | Financial income | 2,340 | 14,243 | 2,323 | 11,909 |
| 5 | Financial expenses | -11,405 | -534 | -9,206 | -529 |
| | Profit for the year | 3,002 | 81,303 | 3,002 | 81,303 |

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Statement of changes in equity

| Note | EUR'000 | Group | | |
|------|--|---------------------------------|-------------------|----------------|
| | | Investments by limited partners | Retained earnings | Total |
| | Equity at 1 October 2022 | 181,564 | 23,552 | 205,116 |
| | Equity called during the period | 20,190 | 0 | 20,190 |
| | Equity distributed during the period | -39,331 | 0 | -39,331 |
| | Transfer through appropriation of profit | 0 | 3,002 | 3,002 |
| | Fair value adjustments associates | 0 | -11,246 | -11,246 |
| | Dividend distributed | 0 | -25,428 | -25,428 |
| | Equity at 30 September 2023 | 162,423 | -10,120 | 152,303 |

| Note | EUR'000 | Parent company | | | |
|------|---|---------------------------------|--|-------------------|----------------|
| | | Investments by limited partners | Net revaluation reserve according to the equity method | Retained earnings | Total |
| | Equity at 1 October 2022 | 181,564 | 46,051 | -22,499 | 205,116 |
| | Equity called during the period | 20,190 | 0 | 0 | 20,190 |
| | Equity distributed during the period | -39,331 | 0 | 0 | -39,331 |
| 6 | Transfer, see "Appropriation of profit" | 0 | -10,732 | 13,734 | 3,002 |
| | Fair value adjustments associates | 0 | 0 | -11,246 | -11,246 |
| | Dividend distributed | 0 | 0 | -25,428 | -25,428 |
| | Equity at 30 September 2023 | 162,423 | 35,319 | -45,439 | 152,303 |

At the balance sheet date, allocated carried interest amounted to approx. EUR 7,060 thousand. In case of liquidation of the Fund, the amount would be redistributed between A and B shares at the balance sheet date. Carried interest will only be relevant in case it is earned over the total lifetime of the Fund.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Cash flow statement

| Note | EUR'000 | Group | |
|------|---|----------------|-----------------|
| | | 2022/23 | 2021/22 |
| | Profit for the year | 3,002 | 81,303 |
| | Cash generated from operations (operating activities) | 3,002 | 81,303 |
| | Value adjustment of property investments and loans | 6,024 | 3,055 |
| | Impairment adjustments for associates | 150 | -3,566 |
| | Unrealised exchange adjustments of property investments and loans | 8,764 | -14,072 |
| | Changes in receivables | 3,701 | -3,957 |
| | Cash flows from operating activities | 21,641 | 62,763 |
| | Acquisition of investments in associates | -5,005 | -852 |
| | Acquisition of investments in property investments | -8,151 | -13,345 |
| | Loan for foreign property investments | -26 | -300 |
| | Disposal of investments in property investments | 7,444 | 39,354 |
| | Disposal of investments in associates | 11,868 | 17,909 |
| | Distribution from property investments and loans | 5,880 | 27,571 |
| | Cash flows to investing activities | 12,010 | 70,337 |
| | Investments by limited partners | 20,190 | 5,048 |
| | Exits to limited partners | -39,331 | -55,674 |
| | Dividend to limited partners | -25,428 | -71,887 |
| | Cash flows from financing activities | -44,569 | -122,513 |
| | Net cash flow | -10,918 | 10,587 |
| | Cash and cash equivalents at 1 October | 8,769 | -1,818 |
| | Cash and cash equivalents at 30 September | -2,149 | 8,769 |

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

1 Accounting policies

The annual report of PMM Global IV K/S has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to medium-sized reporting class C entities with the adjustments following the legal form and operating activities of the Fund.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Basis of recognition and measurement

All income in relation to the financial year is recognised in the income statement as earned. Negative value adjustments in respect of investments in foreign property investments are also recognised in the income statement.

Equally, costs incurred to generate the year's earnings are recognised in the income statement.

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

Liabilities are recognised in the balance sheet when an outflow of economic benefits from the Fund is probable and when the liability can be reliably measured.

On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described below. In recognising and measuring assets and liabilities, expected losses and risks occurring prior to the presentation of the annual report that evidence conditions existing at the balance sheet date are taken into account.

Reporting currency

The financial statements are presented in euros (EUR), as the Company's most significant transactions are settled in EUR.

Consolidated financial statements

The consolidated financial statements comprise the Parent Company PMM Global IV K/S and subsidiaries in which the Parent Company directly or indirectly holds the majority of the voting rights or which it, through shareholding or in some other way, controls.

On consolidation, similar items are aggregated. Intra-group income and expenses, shareholdings, dividends, balances and realised and unrealised gains on intra-group transactions are eliminated.

The Parent Company's investments in consolidated subsidiaries are set off against the Parent Company's share of the subsidiaries' equity value at the date when the subsidiary was acquired.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

1 Accounting policies (continued)

Foreign currency translation

EUR is used as the functional currency. Transactions denominated in other currencies than EUR are considered transactions denominated in foreign currencies.

On initial recognition, investments in property investments are translated to EUR at the exchange rates at the transaction date. Subsequent fair value adjustments of investments in property investments are recognised in the income statement at the same historical exchange rate to the effect that exchange rate adjustments do not affect the operating profit. Differences arising between the exchange rate at the balance sheet date and the historical exchange rate are recognised in the income statement as financial items. Financial items are specified in the note regarding financial income and expenses on investments in foreign property investments and other items.

Receivables, payables and other monetary items denominated in foreign currencies are translated to EUR at the exchange rate or forward price at the balance sheet date. The difference between the exchange rates at the balance sheet date and at the date at which the receivable or payable arose or the exchange rate in the latest annual report is recognised in the income statement as financial income or expenses.

Investments in foreign property investments are translated at the exchange rate at the balance sheet date.

Income statement

Net operating income from properties

In the income statement, net operating income received from properties translated at the weighted historical exchange rates at the transaction date is recognised as income.

Other operating income

In the income statement, fair value adjustment of properties and liabilities translated at the weighted historical exchange rates at the transaction date for cash calls are recognised as income.

Value adjustments due to changes in exchange rates are recognised as financial income or expenses.

Administrative expenses

Administrative expenses comprise expenses for management fee to PATRIZIA Global Partners A/S, due diligence costs in connection with investments, remuneration to the general partner and audit fee.

The Fund has entered into a management agreement regarding the Fund's activities. A fixed management fee is paid.

Financial income and expenses

Financial income and expenses comprise foreign exchange adjustments of investments in foreign property investments, other realised and unrealised foreign exchange adjustments and interest.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

1 Accounting policies (continued)

Tax

PMM Global IV K/S is not a separate entity subject to taxation. The tax liability in respect of the Fund's earnings is incumbent on the individual investors of the Fund. For this reason, no tax is calculated on the Fund's earnings, and withholding of foreign tax on dividends from property investments is charged directly to the Fund's investors.

Balance sheet

Investments

Investments in subsidiaries

Investments in subsidiaries are recognised and measured according to the equity method.

The proportionate ownership share of the subsidiaries' equity value determined based on the fair value of the identifiable net assets at the acquisition date minus or plus unrealised intragroup gains or losses is recognised in the balance sheet as "Investments in subsidiaries".

The total net revaluation of investments in subsidiaries is transferred via distribution of profit to "Reserve for net revaluation according to the equity method" under equity. The reserve is reduced by distribution of dividends to the Parent Company and is adjusted by other changes in equity in subsidiaries.

Investments in associates

On initial recognition, investments in associates are determined at the exchange rates at the transaction date and are subsequently measured at fair value translated at the exchange rate at the balance sheet date. The fair value is determined by each fund based on the fair value of the underlying properties. Liabilities in investments in property investments are measured at fair value.

The fair value measurement is based on recognised valuation methods on the basis of unobservable market information (fair value hierarchy 3).

The proportionate ownership share of the associates' equity value determined based on the fair value of the identifiable net assets at the acquisition date minus or plus unrealised intragroup gains or losses is recognised in the balance sheet as "Investments in associates".

Investments in foreign property investments

On initial recognition, investments in property investments are determined at the exchange rates at the transaction date and are subsequently measured at fair value translated at the exchange rate at the balance sheet date. The fair value is determined by each fund based on the fair value of the underlying properties. Liabilities in investments in property investments are measured at fair value.

The fair value measurement is based on recognised valuation methods on the basis of unobservable market information (fair value hierarchy 3).

Investment commitments where cash calls have not been made at the balance sheet date are disclosed under contingent liabilities in the notes. Received dividends from property investments are deducted from the value of the investments.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

1 Accounting policies (continued)

Receivables

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

Receivables are recognised in the balance sheet at amortised cost, which is equivalent to nominal value less write-down for bad debt losses. Write-downs are made for bad debt losses based on an individual assessment of receivables.

Receivables from limited partners regarding cash calls receivable, etc. are recognised at nominal value.

Cash

Cash comprise of cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Equity

Revaluation reserve

Investments by limited partners are recognised when cash calls are made. Investment commitments where cash calls have not been made at the balance sheet date are disclosed in the notes.

The reserve for net revaluation according to the equity method is determined as the total net revaluation of investments in subsidiaries less distribution of dividends to the Parent Company and adjusted for other changes in equity in subsidiaries.

Fair value adjustments of investments in associates are made on a continuous basis, and revaluations and reversals relative to cost are recognised in a special reserve under equity called "Revaluation reserve".

The revaluation reserve is reduced by the depreciation charges relating to the revaluation.

Reserve for net revaluation according to the equity method

The net revaluation reserve according to the equity method includes net revaluations of investments in group entities and associates relative to cost. The reserve can be eliminated in case of losses, realisation of investments or a change in accounting estimates. The reserve cannot be recognised at a negative amount.

Liabilities

The Company has chosen IAS 39 as interpretation for liabilities.

Liabilities (current and non-current) are included when the Fund, as a consequence of an event occurring no later than on the balance sheet date, has a legal or constructive obligation, and an outflow of economic benefits from the Fund to settle the obligation is probable. Investment commitments where cash calls have not been made at the balance sheet date are disclosed in the notes.

Other liabilities are measured at net realisable value.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

1 Accounting policies (continued)

Cash flow statement

The cash flow statement shows the cash flows from operating, investing and financing activities for the year, the year's changes in cash and cash equivalents as well as cash and cash equivalents at the beginning of the year and at the end of the year.

Cash flows from operating activities

Cash flows from operating activities are calculated as profit/loss for the year adjusted for changes in working capital and non-cash operating items such as value adjustments. The working capital comprises fixed assets minus current liabilities - excluding items included in cash and cash equivalents.

Cash flows from investing activities

Cash flows from investing activities comprise cash flows from and to investments in property investments.

Cash flows from financing activities

Cash flows from financing activities comprise cash flows from and to the investors.

Financial ratios

Financial ratios are calculated in accordance with the Danish Finance Society's guidelines.

2 Recognition and measurement uncertainties

The determination of the carrying amount of property investments and liabilities requires judgements, estimates and assumptions concerning future events.

The estimates and assumptions made are based on fair value calculations from property investments, historical experiences and other factors assessed by Management to be reliable in the circumstances, but which by nature are associated with uncertainty and unpredictability.

The assumptions made may prove incomplete or inaccurate, and unexpected events or circumstances may arise. Furthermore, the Fund is subject to risks and uncertainties, which may lead to actual results differing from the estimates. Particular risks for PMM Global IV K/S are mentioned in the Management's review.

Due to the continued geopolitical situation in Ukraine and the Middle East and the generally high inflationary environment the market is continuously illiquid. This results in increased uncertainty regarding the fair value measurement of the property investments.

It may be necessary to change previously made estimates as a consequence of changes in the circumstances on which the previous estimates were based or due to new knowledge or subsequent events.

Estimates essential to the financial reporting may for example comprise determination of the value of the underlying investments in foreign property investments. Because of the measurement principles used, the calculation of fair value will be subject to uncertainty.

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

3 Staff costs

Group

The Partnership has no employees. The Limited Partnership is managed by the general partner. The general partner receives a fee of t.EUR 15 for the general partner role.

| EUR'000 | Group | | Parent company | |
|--|---------------|---------------|----------------|---------------|
| | 2022/23 | 2021/22 | 2022/23 | 2021/22 |
| 4 Financial income | | | | |
| Interest income, subsidiaries | 0 | 0 | 852 | 1,687 |
| Other financial income | 2,340 | 14,243 | 1,471 | 10,222 |
| | <u>2,340</u> | <u>14,243</u> | <u>2,323</u> | <u>11,909</u> |
| 5 Financial expenses | | | | |
| Other financial expenses | 11,405 | 534 | 9,206 | 529 |
| | <u>11,405</u> | <u>534</u> | <u>9,206</u> | <u>529</u> |
| | | | Parent company | |
| EUR'000 | | | 2022/23 | 2021/22 |
| 6 Appropriation of profit | | | | |
| Recommended appropriation of profit | | | | |
| Net revaluation reserve according to the equity method | | | -10,732 | -26,300 |
| Retained earnings | | | 13,734 | 107,603 |
| | | | <u>3,002</u> | <u>81,303</u> |

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments

| EUR'000 | Group | | | Total |
|---|---------------------------|---|---|----------------|
| | Investments in associates | Investments in foreign property investments | Loan to associates and foreign property investments | |
| Cost at 1 October 2022 | 49,661 | 95,854 | 15,976 | 161,491 |
| Additions | 5,005 | 8,151 | 26 | 13,182 |
| Disposals | -7,444 | -11,868 | -5,880 | -25,192 |
| Cost at 30 September 2023 | 47,222 | 92,137 | 10,122 | 149,481 |
| Value adjustments at 1 October 2022 | 12,133 | 11,026 | 7,739 | 30,898 |
| Revaluations for the year | -11,396 | -12,947 | -1,840 | -26,183 |
| Value adjustments at 30 September 2023 | 737 | -1,921 | 5,899 | 4,715 |
| Carrying amount at 30 September 2023 | 47,959 | 90,216 | 16,021 | 154,196 |

Group

Associates

| Name | Domicile | Interest | Equity EUR'000 | Profit/loss EUR'000 |
|--------------------------------------|----------|----------|----------------|---------------------|
| The Luneta Office Club** | Europe | 57.1% | 1,399 | 0 |
| Ram Realty Partners IV* | USA | 26.6% | 20,345 | -348 |
| Ram IV Co-investment* | USA | 23.9% | 0 | -119 |
| Eurostone Residential Partnership II | Europe | 30.0% | 6,635 | -1,160 |
| Washington D.C. Urban Retail Club** | USA | 52.5% | 0 | 2,678 |
| Idera Residential Partnership III** | Asia | 90.4% | 38 | -33 |
| EdR UK PRS Residential JV** | Europe | 99.0% | 37,292 | -2,884 |

* Classified as an associate in the consolidated financial statements together with associates in the parent company.

** The company has, as consequence of the structure, characteristics and contractual agreement of the investment, no control of the investment.

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments (continued)

Group

| Name | Domicile | Interest | Equity EUR '000 | Profit/loss EUR '000 |
|-------------------------------------|----------|----------|--------------------|-------------------------|
| Foreign property investments | | | | |
| FPA Apartment Opportunity Fund V | USA | 7.0% | 0 | -364 |
| Ardstone Residential Partners | USA | 16.4% | 54,797 | 21,221 |
| Godrej Residential Partnership II | Asia | 15.9% | 86,868 | -7,897 |
| Bluehouse Property Fund VI | Europe | 19.7% | 56,111 | 4,782 |
| Hungerford Property Opportunity II | Canada | 19.0% | 87,382 | 2,278 |
| FPA Apartment Opportunity Fund VI | USA | 3.6% | 165,789 | -36,761 |
| Kailong Great China Real Estate II | Asia | 7.0% | 365,846 | -110,610 |
| RedBox Co-Investment | Asia | 15.3% | 42,261 | 5,274 |
| Infrared NF China RE Fund III | Asia | 14.6% | 137,955 | -13,053 |
| Pamfleet III | Asia | 4.4% | 403,118 | 14,877 |

On initial recognition, property investments are measured at cost translated at the exchange rates at the transaction date. Subsequently, property investments are measured at fair value translated at the exchange rate at the balance sheet date. The fair value is determined based on the fair value of the net assets in the investment comprising underlying properties and related liabilities.

PMM Global IV K/S' investments are not quoted on an active market. The investments will generally be classified as Level 3 in the fair value hierarchy. The valuation models applied for assets within the underlying investments will typically be based on (i) discounted cash flow analysis; (ii) direct capitalisation method; and/or (iii) comparable sales method. The investments reflect its real estate equity investments net of investment level financing. Increases or decreases in any of the assumptions in isolation would result in a lower or higher fair value measurement.

Since there is no liquid market for real estate or real estate-related investments, the market price for such investments may not be readily ascertainable. As a result, amounts ultimately realised by the investments may differ from the fair value presented and the difference could be material.

The review of the valuation process is performed by the management of PATRIZIA Global Partners A/S. PATRIZIA Global Partners A/S considers the valuation techniques and inputs used in valuing the investments as part of its due diligence prior to investing to ensure they are reasonable and appropriate.

PATRIZIA Global Partners A/S bases their ongoing review of the valuation process of the information reported from the real estate investments in their annual report and quarterly reports. In PATRIZIA Global Partners A/S' review of the valuation process, the obtained reported information is compared to what is budgeted or expected by the management of PATRIZIA Global Partners A/S and, if the information is not in accordance with expectation, management engages in a dialog with the operating partners of the investments in order to clarify any irregularities. At least once every year, PATRIZIA Global Partners A/S ensures that an external valuation is carried out or satisfactory documentation for the fair market valuation of all the assets in the Fund is obtained.

The following table shows information about unobservable inputs used by the real estate funds in relation to the fair value measurement at 30 September 2023 as per their quarterly reports:

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments (continued)

| At 30 September 2023 | | | | | | |
|-----------------------------------|----------------------------------|---|--|---|--|---------|
| Investment | Type | Asset class | Valuation techniques | Unobservable inputs | Weighted average | Vacancy |
| Ardstone Residential Partners | Real estate development | Residential (sites, completed and under construction) | a) Residual/Development Appraisal b) Comparable | a) N/A b) N/A | a) N/A b) N/A | 6% |
| Godrej Residential Partnership II | Real estate development | Residential | Income approach - Discounted Cash Flow method | a) Discount rate (based on CAPM method) and input factors | a) 12.5 - 20.0%, and input factors: Risk-free rate: 7 - 7.5% Market-risk premium: 1.4 - 1.47 Alpha/ specific premium: -5 - 4% | 13% |
| Pamfleet III | Investment in real estate equity | Commercial | Discounted cash flow | a) Discount rate b) cap rate | a) 4.3 - 6.5 % b) 2.8 - 4.0% | 13% |

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments (continued)

| At 30 September 2023 | | | | | | |
|---|----------------------------------|-------------------------|--|--|--|---------|
| Investment | Type | Asset class | Valuation techniques | Unobservable inputs | Weighted average | Vacancy |
| Bluehouse Property Fund IV | Investment in real estate equity | Office/Logistics/Retail | a) Discounted cash flow (unobservable inputs used for discount rate/cost of equity calculated using CAPM) | <i>DCF</i> a) Discount rate b) Exit yield | <i>DCF</i> a) 6.55 - 10.0% b) 6.1 - 9.0% | 20% |
| | | | b) Residual Method | <i>Residual method</i> a) Discount rate b) Exit yield | <i>Residual method</i> a) 6.0 - 7.0 % b) 5.65 - 6.75% | |
| | | | c) Income hardcore method | <i>Income hardcore method</i> a) Hardcore rate yield | <i>Income hardcore method</i> a) 5.75 - 7.25% | |
| Hungerford Properties Opportunity Fund II | Investment in real estate equity | Logistics/industrial | a) Income approach (Direct capitalization method and/or the discounted cash flow) b) Direct comparison approach c) Cost approach | a) Capitalization rate b) Discount rate c) Sales price | a) N/A b) N/A c) N/A | 23% |
| Kailong II | Investment in real estate equity | Office for strata sale | Residual approach | a) Market Sales price b) Discount rate | a) Retail: USD 9,266-23,812/sqft Commercial: USD 2,492-3,085/sqft Office: USD 1,649-1,936/ sqft b) 4.0% | 33% |
| | Investment in real estate equity | Office for rent | Income approach | a) Market rent b) Discount rate | a) USD 1.08-2.72/sqm/day b) 6.3% | |

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments (continued)

| At 30 September 2023 | | | | | | |
|-----------------------------------|----------------------------------|--------------------------------|---|--|--|---------|
| Investment | Type | Asset class | Valuation techniques | Unobservable inputs | Weighted average | Vacancy |
| Kailong II (continued) | Investment in real estate equity | Office/Retail | Income approach | a) Market rent b) Discount rate | a) Retail: USD 2.35-2.96/sqm/day Office: USD 0.56-0.70/sqm/day b) 6.7-7.2% | 33% |
| | Investment in real estate equity | Office for strata sale | Residual approach | a) Market sales price b) Discount rate | a) USD 1,649-1,936/sf b) 4.0% | |
| | Investment in real estate equity | Logistics | Residual approach | a) Market sales price b) Discount rate | a) USD 858-938/sf b) 6.75% | |
| FPA Apartment Opportunity Fund VI | Investment in real estate equity | Residential (stabilised) | Direct capitalisation method | a) Capitalisation rate | a) 3.8 - 6.5% (avg. 5.1%) | 6% |
| InfraRed III | Investments in mezzanine loan | Loan | Discounted cash flow | a) Discount rate | a) 12% | 47% |
| | Investment in real estate equity | Residential, retail and office | Income approach - Discounted cash flow method | a) Risk-adjusted discount rate b) Expected market rental growth c) Expected occupancy rate | a) 5.5-6% b) 3-5% c) 82-98% | |

Consolidated financial statements and parent company financial statements 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments (continued)

| EUR'000 | Parent company | | | | | Total |
|---|-----------------------------|---------------------------|---|---|----------------------|----------------|
| | Investments in subsidiaries | Investments in associates | Investments in foreign property investments | Loan to associates and foreign property investments | Loan to subsidiaries | |
| Cost at 1 October 2022 | 24,058 | 41,003 | 78,633 | 15,974 | 8,886 | 168,554 |
| Additions | 0 | 4,517 | 7,971 | 26 | 0 | 12,514 |
| Disposals | -502 | -6,837 | -11,485 | -5,880 | 0 | -24,704 |
| Cost at 30 September 2023 | 23,556 | 38,683 | 75,119 | 10,120 | 8,886 | 156,364 |
| Value adjustments at 1 October 2022 | 34,490 | 12,295 | 10,349 | 7,738 | 1,786 | 66,658 |
| Revaluations for the year | -2,259 | -11,483 | -10,894 | -1,840 | -852 | -27,328 |
| Value adjustments at 30 September 2023 | 32,231 | 812 | -545 | 5,898 | 934 | 39,330 |
| Carrying amount at 30 September 2023 | 55,787 | 39,495 | 74,574 | 16,018 | 9,820 | 195,694 |

Parent company

| Name | Domicile | Interest | Equity EUR'000 | Profit/loss EUR'000 |
|--------------------------------------|----------|----------|----------------|---------------------|
| SPF IV US L.P | USA | 100.0% | 19,424 | -969 |
| SPF IV Investeringsselskab ApS | Europe | 100.0% | 17,473 | -1,342 |
| Luneta ApS | Europe | 100.0% | 21,147 | 53 |
| Associates | | | | |
| Ram Realty Partners IV* | USA | 18.4% | 20,345 | -348 |
| Ram IV Co-investment* | USA | 16.6% | 0 | -119 |
| Eurostone Residential Partnership II | Europe | 30.0% | 6,635 | -1,160 |
| Idera Residential Partnership III** | Asia | 90.4% | 0 | 2,678 |
| EdR UK PRS Residential JV** | Europe | 99.0% | 38 | -33 |
| Washington D.C. Urban Retail Club* | USA | 36.4% | 37,292 | -2,884 |

* Classified as an associate in the consolidated financial statements.

**The company has, as consequence of the structure, characteristics and contractual agreement of the investment, no control of the investment.

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

7 Investments (continued)

Parent

| Name | Domicile | Interest | Equity EUR '000 | Profit/loss EUR '000 |
|---|----------|----------|--------------------|-------------------------|
| Foreign property investments | | | | |
| FPA Apartment Opportunity Fund V | USA | 4.8% | 0 | -364 |
| Bluehouse Property Fund IV | Europe | 19.7% | 56,111 | 4,782 |
| Hungerford Properties Opportunity Fund II | Canada | 19.0% | 87,382 | 2,278 |
| FPA Apartment Opportunity Fund VI | USA | 2.5% | 165,789 | -36,761 |
| Kailong Great China Real Estate II | Asia | 7.0% | 365,846 | -110,610 |
| RedBox Co-Investment | USA | 15.3% | 42,261 | 5,274 |
| Infrared NF China Real Estate Fund III | Asia | 14.6% | 137,955 | -13,053 |
| Pamfleet III | Asia | 4.4% | 403,118 | 14,877 |

8 Investments by limited partners

The subscribed equity capital consists of 504,752 shares of EUR 1,000 each allocated to 504,000 A Shares and 752 B shares.

The total subscribed equity capital amounts to EUR 504,752 thousand, the equity called at year end amounts to EUR 433,557 thousand and the commitments for additional investments amount to EUR 71,195 thousand.

The subscribed capital has not changed since final closing.

Limited Partners Holding more than 5% of the subscribed capital:

Lærernes Pension Forsikringsaktieselskab
Danica Pensionsforsikring
Pensionskassen for Sygeplejersker og Lægesekretærer
P+, Pensionskassen for Akademikere
Lægernes Pension - Pensionskassen for Læger
Pensionskassen for Socialrådgivere, Socialpædagoger og Kontorpersonale
Pensionskassen for Sundhedsfaglige

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

9 Contractual obligations and contingencies, etc.

| EUR million Fund | Commitment | | Residual commitment | |
|---|-------------|--------------|---------------------|-------------|
| | Currency | EUR | Currency | EUR |
| Pamfleet Real Estate Fund III | USD 20.0 | 18.1 | USD 4.5 | 4.2 |
| FPA Apartment Opportunity Fund V | USD 16.1 | 14.3 | USD 0.0 | 0.0 |
| BKM Industrial Value Fund I | USD 18.2 | 16.5 | USD 0.0 | 0.0 |
| Eurostone Residential Partnership II | EUR 17.9 | 17.9 | EUR 2.4 | 2.4 |
| Hungerford Properties Opportunity Fund II | CAD 40.0 | 27.0 | CAD 8.6 | 6.0 |
| Bluehouse Property Fund IV | EUR 30.0 | 30.0 | EUR 0.3 | 0.3 |
| Ram Realty Partners IV | USD 19.5 | 17.2 | USD 0.8 | 0.7 |
| Idera Residential Partnership III | JPY 4,350,7 | 34.0 | JPY 0.0 | 0.0 |
| Ram IV Co-investment | USD 4.5 | 3.9 | USD 0.0 | 0.0 |
| Washington D.C. Urban Retail Club | USD 16.7 | 14.8 | USD 2.6 | 2.4 |
| EdR UK PRS Development Fund | GBP 24.7 | 28.0 | GBP 0.0 | 0.0 |
| FPA Apartment Opportunity Fund VI | USD 11.2 | 9.9 | USD 0.4 | 0.4 |
| Kailong Greater China Real Estate Fund II | USD 40.0 | 36.0 | USD 6.7 | 6.3 |
| InfraRed NF China Real Estate Fund III | USD 30.0 | 26.7 | USD 0.3 | 0.3 |
| RedBox Co-Investment | USD 9.7 | 8.6 | USD 0.0 | 0.0 |
| JD Building Co-Investment | USD 6.2 | 5.5 | USD 0.0 | 0.0 |
| Total Parent Company | | 308.4 | | 23.1 |
| FPA Apartment Opportunity Fund V | USD 12.9 | 11.4 | USD 0.0 | 0.0 |
| Idera Residential Partnership II | JPY 961.7 | 8.3 | JPY 0.0 | 0.0 |
| BKM Industrial Value Fund I | USD 14,5 | 13.1 | USD 0.0 | 0.0 |
| Ram Realty Partners IV | USD 15.5 | 13.7 | USD 0.3 | 0.3 |
| Ram IV Co-investment | USD 3.4 | 2.9 | USD 0.0 | 0.0 |
| Washington D.C. Urban Retail Club | USD 13.3 | 11.8 | USD 1.1 | 1.1 |
| FPA Apartment Opportunity Fund VI | USD 8.8 | 7.7 | USD 0.2 | 0.2 |
| Ardstone Residential Partners | EUR 35.0 | 35.0 | EUR 0.0 | 0.0 |
| Godrej Residential Partnership II | USD 35.0 | 32.1 | USD 16.6 | 15.7 |
| The Luneta Office Club | EUR 32.0 | 32.0 | EUR 0.0 | 0.0 |
| Total through Subsidiaries | | 168.0 | | 17.2 |
| Total Group | | 476.4 | | 40.3 |

Consolidated financial statements and parent company financial statement 1 October 2022 - 30 September 2023

Notes to the financial statements

10 Related parties

PMM Global IV K/S has the following related parties exercising control:

SPF IV GP ApS, registration no. 37 76 90 61 is general partner in PMM Global IV K/S. As general partner the company has the general management responsibility for PMM Global IV K/S. However, a management agreement with a management company was entered when founding PMM Global IV K/S, see below. As general partner SPF IV GP ApS receives a fixed fee. Transactions have been made on an arm's length basis.

On behalf of SPF IV GP ApS, PATRIZIA Global Partners A/S, registration no. 32 46 88 88, has entered into an agreement with PMM Global IV K/S on the management of PMM Global IV K/S. As management company PATRIZIA Global Partners A/S receives a fee calculated as a percentage of obtained commitments to make foreign property investments. Transactions have been made on an arm's length basis. No other transactions between PMM Global IV K/S and PATRIZIA Global Partners A/S have taken place.

Investor Board

The Fund's Investor Board does not receive any fees.

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“By my signature I confirm all dates and content in this document.”

Mads Rude

Board of Directors

On behalf of: the Fund

Serial number: b5c13838-7866-41d5-bc1f-31ffe2118646

IP: 147.161.xxx.xxx

2023-12-08 10:08:19 UTC



Peter Vilhelm Carøe

Board of Directors

On behalf of: the Fund

Serial number: bbd83503-301e-403d-a4aa-4027640b3607

IP: 2.107.xxx.xxx

2023-12-11 07:49:42 UTC



Birger Grubbe

Board of Directors

On behalf of: the Fund

Serial number: 93167a16-6a5b-429e-b486-b8eeab749c19

IP: 2.109.xxx.xxx

2023-12-11 09:55:06 UTC



Kaare Kristensen Lendorf

EY Godkendt Revisionspartnerselskab CVR: 30700228

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: 8eede778-219e-4dd7-8652-c0d59bb93611

IP: 147.161.xxx.xxx

2023-12-11 10:30:36 UTC



Thomas Hjortkjær Petersen

State Authorised Public Accountant

On behalf of: EY Godkendt Revisionspartnerselskab

Serial number: 88470239-a9a6-49b5-95ab-0d41bd03fd33

IP: 147.161.xxx.xxx

2023-12-11 13:13:09 UTC



Mads Peter Grønkjær

Chairman

On behalf of: the Fund

Serial number: b5fd5ead-bf32-4ffe-b36c-37d770d42959

IP: 165.225.xxx.xxx

2024-02-02 11:39:33 UTC



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