

# Ejendomsselskabet Novo Holdings P/S

Tuborg Havnevej 19, DK-2900 Hellerup  
CVR no. 43 66 60 96

## Annual report for 2024

Adopted at the annual general meeting on 30 June 2025

Signed by:

*Barbara Fiorini*

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Barbara Fiorini  
chairman

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## Statement by management on the annual report

The Board of directors and Executive management have today discussed and approved the annual report of Ejendomselskabet Novo Holdings P/S for the financial year 1 January - 31 December 2024.

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

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2024 and of the results of the company's operations for the financial year 1 January - 31 December 2024.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Hellerup, 30 June 2025

### Executive management

Signed by:

*Barbara Fiorini*

Barbara Fiorini  
director

### Board of directors

DocuSigned by:

*Nigel Kevin Govett*

Nigel Kevin Govett  
chairman

Signed by:

*Barbara Fiorini*

Barbara Fiorini

DocuSigned by:

*Jonas Drachmann Gram*

Jonas Drachmann Gram

## Independent Auditor's Report

### ***To the shareholder of Ejendomsselskabet Novo Holdings P/S***

#### **Opinion**

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2024, and of the results of the Company's operations for the financial year 1 January - 31 December 2024 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Ejendomsselskabet Novo Holdings P/S for the financial year 1 January - 31 December 2024, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("financial statements").

#### **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.

#### **Statement on Management's Review**

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, 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 in Management's Review.

## Independent Auditor's Report

### **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.

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.

## Independent Auditor's Report

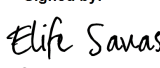
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability 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.

Hellerup, 30 June 2025

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 77 12 31

Signed by:  
  
Tue Stensgaard Sørensen  
State Authorised Public Accountant  
mne32200

Signed by:  
  
Elife Savas  
State Authorised Public Accountant  
mne34453

## Company details

### **The company**

Ejendomsselskabet Novo Holdings P/S  
Tuborg Havnevej 19  
DK-2900 Hellerup

CVR no.: 43 66 60 96

Reporting period: 1 January - 31 December 2024

Domicile: Hellerup

### **Board of directors**

Nigel Kevin Govett, chairman  
Barbara Fiorini  
Jonas Drachmann Gram

### **Executive management**

Barbara Fiorini

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

### **Consolidated financial statements**

The company is a wholly owned subsidiary of Novo Holdings A/S and included in the consolidated financial statements of Novo Nordisk Fonden, registration number 10 58 29 89, Tuborg Havnevej 19, DK-2900 Hellerup.

## Management's review

### **Business review**

The company's objects are to acquire, build, own and manage real estate property and to undertake any other activity which the board of directors deems incidental to the attainment of these objects.

### **Financial review**

The company's income statement for the year ended 31 December 2024 shows a loss of TDKK 1.612, and the balance sheet at 31 December 2024 shows equity of TDKK 111.311.

### **Significant events occurring after the end of the financial year**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

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Income statement 1 January - 31 December

	<u>Note</u>	<u>2024</u>	<u>2023</u>
		TDKK	TDKK
<b>Gross profit</b>		<b>-1.810</b>	<b>-574</b>
Financial income		<u>198</u>	<u>97</u>
<b>Profit/loss for the year</b>		<b><u>-1.612</u></b>	<b><u>-477</u></b>
<b>Distribution of profit</b>			
Retained earnings		<u>-1.612</u>	<u>-477</u>
		<b><u>-1.612</u></b>	<b><u>-477</u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2024</u>	<u>2023</u>
		TDKK	TDKK
<b>Assets</b>			
Property, plant and equipment in progress		80.769	26.685
Prepayments for tangible fixed assets		<u>16.353</u>	<u>10.000</u>
<b>Tangible assets</b>		<u><b>97.122</b></u>	<u><b>36.685</b></u>
<b>Total non-current assets</b>		<u><b>97.122</b></u>	<u><b>36.685</b></u>
Other receivables		<u>5.699</u>	<u>8.700</u>
<b>Receivables</b>		<u><b>5.699</b></u>	<u><b>8.700</b></u>
<b>Cash at bank and in hand</b>		<u><b>14.545</b></u>	<u><b>7.762</b></u>
<b>Total current assets</b>		<u><b>20.244</b></u>	<u><b>16.462</b></u>
<b>Total assets</b>		<u><u><b>117.366</b></u></u>	<u><u><b>53.147</b></u></u>

## Balance sheet 31 December

	<u>Note</u>	<u>2024</u> TDKK	<u>2023</u> TDKK
<b>Equity and liabilities</b>			
Share capital		400	400
Retained earnings		<u>110.911</u>	<u>49.523</u>
<b>Equity</b>		<u><b>111.311</b></u>	<u><b>49.923</b></u>
Trade payables		6.055	2.349
Payables to group entities		<u>0</u>	<u>875</u>
<b>Total current liabilities</b>		<u><b>6.055</b></u>	<u><b>3.224</b></u>
<b>Total liabilities</b>		<u><b>6.055</b></u>	<u><b>3.224</b></u>
<b>Total equity and liabilities</b>		<u><u><b>117.366</b></u></u>	<u><u><b>53.147</b></u></u>
Staff expenses	1		
Contingent liabilities	2		

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## Statement of changes in equity

	<u>Share capital</u>	<u>Retained ear- nings</u>	<u>Total</u>
Equity at the beginning	400	49.523	49.923
Group contribution	0	63.000	63.000
Net profit/loss for the year	0	-1.612	-1.612
<b>Equity at the end</b>	<b><u>400</u></b>	<b><u>110.911</u></b>	<b><u>111.311</u></b>

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## Notes

	<u>2024</u>	<u>2023</u>
<b>1 Staff expenses</b>		
Number of fulltime employees on average	<u>0</u>	<u>0</u>

## **2 Contingent liabilities**

The company has entered into a conditional agreement to purchase of a tangible asset for MDKK 470,5 excl. VAT (2023: MDKK 460). The purchase price will be financed with a group contribution from Novo Holdings A/S.

## Accounting policies

The annual report of Ejendomsselskabet Novo Holdings P/S for 2024 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2024 is presented in TDKK.

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

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

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

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

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

### **Income statement**

#### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of other external expenses.

#### **Other external expenses**

Other external expenses include expenses related to administration etc.

## Accounting policies

### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

### **Tax on profit/loss for the year**

The company is not independently liable to tax and consequently tax has not been recognized.

### **Balance sheet**

#### **Property, plant and equipment in progress**

Tangible assets under constructions are measured at cost less impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the asset is ready for use.

#### **Receivables**

Receivables are measured at amortised cost.

#### **Prepayments**

Prepayments for tangible assets are measured at amortized cost.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash and deposits at banks.

#### **Liabilities**

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

#### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.