

Ikano Property FE A/S

Stationsparken 24
DK-2600 Glostrup

CVR no. 25 32 78 96

Annual report 2024

The annual report was presented and approved at
the Company's annual general meeting on

27 June 2025

Steen Jensen

Chairman of the annual general meeting

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Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report for Ikano Property FE A/S for the financial year 1 January - 31 December 2024.

The annual report has been 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 assets, liabilities and financial position at 31 December 2024 and of the results of the Company's operations for the financial year 1 January - 31 December 2024.

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

We recommend that the annual report be approved at the annual general meeting.

Glostrup, 27 June 2025

Executive Board:

Christian Røjkjær

Board of Directors:

Steen Jensen

Christian Røjkjær

Lee Thomas Hartigan



Independent auditor's report

To the shareholder of Ikano Property FE A/S

Auditor's report on the financial statements

Opinion

We have audited the financial statements of Ikano Property FE A/S for the financial year 1 January - 31 December 2024, comprising income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and 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 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 responsibility 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 that Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also

- identify and assess the risks of material misstatement of the company 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



Independent auditor's report

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 the Management's review

Management is responsible for the Management's review.

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

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

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

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Report on other legal and regulatory requirements

Non-compliance with the Danish accounting legislation

The Company's digital bookkeeping system is not a registered system and does not meet the requirements of the Danish Bookkeeping Act for such systems. Management may incur liability in this respect.

Copenhagen, 27 June 2025

KPMG
Statsautoriseret Revisionspartnerselskab
CVR no. 25 57 81 98



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Independent auditor's report

Jesper Bo Pedersen
State Authorised Public Accountant
mne42778

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Management's review

Company details

Ikano Property FE A/S
Stationsparken 24
DK-2600 Glostrup

CVR no.:	25 32 78 96
Established:	1 April 2000
Registered office:	Glostrup
Financial year:	1 January - 31 December

Board of Directors

Steen Jensen
Christian Røjkjær
Lee Thomas Hartigan

Executive Board

Christian Røjkjær

Audit

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
DK-2100 København Ø
CVR no. 25 57 81 98

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Management's review

Operating review

Principal activities

The objective of the company is investments in property companies and projects in the Far East and other related business.

Development in activities and financial position

The Company's income statement for 2024 shows a loss of DKK 170,040 as against a loss of DKK 221,691 in 2023. Equity in the Company's balance sheet at 31 December 2024 stood at DKK 42,858,110 as against DKK 43,028,150 at 31 December 2023.

Events after the balance sheet date

No events have occurred after the balance sheet date of material importance to the annual report for 2024.

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Income statement

DKK	Note	2024	2023
Gross loss		-217,000	-283,219
Other financial expenses		-1,000	-1,000
Loss before tax		-218,000	-284,219
Tax on loss for the year		47,960	62,528
Loss for the year		<u>-170,040</u>	<u>-221,691</u>
Proposed distribution of loss			
Retained earnings		-170,040	-221,691
		<u>-170,040</u>	<u>-221,691</u>

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Balance sheet

DKK	Note	31/12 2024	31/12 2023
ASSETS			
Fixed assets			
Financial assets			
Equity investments in group entities	4	43,664,729	43,664,729
Deferred tax assets		47,960	62,528
Total fixed assets		<u>43,712,689</u>	<u>43,727,257</u>
Current assets			
Cash at bank and in hand		415,081	353,553
Total current assets		<u>415,081</u>	<u>353,553</u>
TOTAL ASSETS		<u>44,127,770</u>	<u>44,080,810</u>

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Balance sheet

DKK	Note	31/12 2024	31/12 2023
EQUITY AND LIABILITIES			
Equity			
Contributed capital		44,190,000	44,190,000
Retained earnings		-1,331,890	-1,161,850
Total equity		<u>42,858,110</u>	<u>43,028,150</u>
Liabilities			
Current liabilities			
Trade payables		97,675	178,900
Payables to group entities		1,171,985	873,760
		<u>1,269,660</u>	<u>1,052,660</u>
Total liabilities		<u>1,269,660</u>	<u>1,052,660</u>
TOTAL EQUITY AND LIABILITIES		<u>44,127,770</u>	<u>44,080,810</u>

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Statement of changes in equity

DKK	Contributed capital	Retained earnings	Total
Equity at 1 January 2024	44,190,000	-1,161,850	43,028,150
Transferred over the distribution of loss	0	-170,040	-170,040
Equity at 31 December 2024	44,190,000	-1,331,890	42,858,110

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1 Accounting policies

The annual report of Ikano Property FE A/S for 2024 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

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

Omission of presentation of consolidated financial statements

Pursuant to section 110(1) of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

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

When recognising foreign subsidiaries and associates that are independent entities, the income statements are translated at average exchange rates for the months that do not significantly deviate from the rates at the transaction date. Balance sheet items are translated using the exchange rates at the balance sheet date. Goodwill is considered belonging to the independent foreign entity and is translated using the exchange rate at the balance sheet date. Exchange differences arising out of the translation of foreign subsidiaries' equity at the beginning of the year at the balance sheet date exchange rates and out of the translation of income statements from average rates to the exchange rates at the balance sheet date are classified directly as equity.

Income statement

Other external costs

Other external expenses comprise expenses incurred for the Entity's administrative functions.

Financial income and expenses

Other financial expenses comprise interest expenses, and tax surcharge under the Danish Tax Prepayment Scheme etc.

Dividends from equity investments measured at cost are recognised as income in the Parent Company's income statement in the financial year when the dividends are declared.

Financial statements 1 January – 31 December

Notes

1 Accounting policies

Tax on loss for the year

The Company is comprised by the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. The subsidiaries are included in the joint taxation from the date when they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Tax for the year comprises current tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement at the amount attributable to the profit/loss for the year and directly in equity at the amount attributable to entries directly in equity.

Balance sheet

Financial assets

Equity investments in subsidiaries are measured at cost. In case of indication of impairment, an impairment test is conducted. When the cost exceeds the recoverable amount, write-down is made to this lower value. The cost is reduced by dividends received exceeding accumulated earnings after the acquisition date

Impairment of fixed assets

The carrying amount of equity investments in group entities is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

Cash at bank and in hand

Cash at bank and in hand comprise cash and bank deposits.

Liabilities

Liabilities are measured at amortised cost.

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2 Capital resources

The Company's current liabilities exceed the Company's current assets as of 31. December 2024. Ikano Pte Ltd., has provided a support letter to Ikano Property FE A/S, in which Ikano Pte Ltd. as a guarantor on first demand, irrevocably and unconditionally undertakes to provide Ikano Property FE A/S with sufficient liquidity, so that Ikano Property FE A/S, at any time, has sufficient liquidity to meet its current and future liabilities as they fall due at least until the annual general meeting in 2026 when the annual report for the year ended 31 December 2025 will be approved.

On this basis, the Management has prepared the annual accounts for 2024 under the assumption of the company's continued operations.

3 Staff costs

	2024	2023
Average number of full-time employees	<u>0</u>	<u>0</u>

4 Financial assets

	Equity investments in group entities
DKK	
Cost at 1 January 2024	<u>43,664,729</u>
Cost at 31 December 2024	<u>43,664,729</u>
Carrying amount at 31 December 2024	<u>43,664,729</u>

Name/legal form	Registered office	Equity interest	Equity	Profit/loss for the year
			DKK	DKK
Equity investments in group entities:				
Ikano Corporation Sdn. Bhd.	Kuala Lumpur	100%	<u>738,822,956</u>	<u>36,180,509</u>

5 Contractual obligations, contingencies, etc.

Contingent liabilities

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

6 Related parties disclosure

Control

IKANO PROPERTY FE A/S is part of the consolidated financial statements of Ikano Private Limited, Singapore, Reg. 198004112M, which is the smallest group in which the Company is included as a subsidiary.