

ECF Copenhagen Retail HoldCo ApS

c/o CEJ Ejendomsadministration A/S
Meldahls­gade 5
DK-1613 København V

CVR no. 35 80 18 39

Annual report 1 October 2024 - 30 September 2025

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

2 December 2025

Karl Rikard Anton Karlström
Chairman of the annual general meeting

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Statement by the Executive Board

The Executive Board have today discussed and approved the annual report for ECF Copenhagen Retail HoldCo ApS for the financial year 1 October 2024 - 30 September 2025.

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 30 September 2025 and of the results of the Company's operations for the financial year 1 October 2024 - 30 September 2025.

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, 2 December 2025

Executive Board:

Peter Eric Broström

Hélène Henning

Karl Rikard Anton Karlström



Independent auditor's report

To the shareholder of ECF Copenhagen Retail HoldCo ApS

Opinion

We have audited the financial statements of ECF Copenhagen Retail HoldCo ApS for the financial year 1 October 2024 - 30 September 2025, 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 30 September 2025 and of the results of the Company's operations for the financial year 1 October 2024 - 30 September 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 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 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.



Independent auditor's report

- 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.

København, 2 December 2025

KPMG

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Henrik Y. Jensen

State Authorised Public Accountant

mne35442

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Management's review

Company details

ECF Copenhagen Retail HoldCo ApS
c/o CEJ Ejendomsadministration A/S
Meldahls­gade 5
DK-1613 København V

CVR no.:	35 80 18 39
Established:	12 March 2014
Registered office:	Copenhagen
Financial year:	1 October 2024 - 30 September 2025

Executive Board

Peter Eric Broström
Hélène Henning
Karl Rikard Anton Karlström

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 to invest in real estate as well as other related activities.

Development in activities and financial position

The Company's income statement for 2024/25 shows a loss of DKK 17,254,062 as against a loss of DKK 57,956,305 in 2023/24. Equity in the Company's balance sheet at 30 September 2025 stood at DKK -182,454,437 as against DKK -165,200,375 at 30 September 2024.

Capital resources

The executive board is of the opinion that the Company's liquidity position is sufficient to meet its obligations as they fall due. Furthermore, the parent Company, Savills IM European Commercial Fund FCP-FIS, has provided a letter of support, which remains valid until the annual general assembly approves the annual report for the year ending 2025/26 for as long as Savills IM European Commercial Fund FCP-FIS remains the ultimate shareholder. Based on these factors, the executive board has assessed that the Company will be able to meet its obligations as they fall due. The executive board further notes that, in its opinion, it is not necessary to propose an injection of funds into the Company, nor are any additional measures required to address the Company's capital loss situation.

Events after the balance sheet date

No events have occurred after the balance sheet date that may materially affect the Company's financial position.

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Income statement

DKK	Note	2024/25	2023/24
Gross loss		-621,045	-198,863
Income from equity investments in group entities		-12,457,562	-53,045,052
Other financial income	4	15,890,102	15,905,389
Other financial expenses	5	-19,380,615	-19,380,615
Loss before tax		-16,569,120	-56,719,141
Tax on loss for the year	6	-684,942	-1,237,164
Loss for the year		<u>-17,254,062</u>	<u>-57,956,305</u>
Proposed distribution of loss			
Retained earnings		-17,254,062	-57,956,305
		<u>-17,254,062</u>	<u>-57,956,305</u>

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Balance sheet

DKK	Note	30/9 2025	30/9 2024
ASSETS			
Fixed assets			
Financial assets			
Equity investments in group entities	7	18,142,893	19,325,000
Receivables from group entities	8	202,110,236	206,735,691
		<u>220,253,129</u>	<u>226,060,691</u>
Total fixed assets		<u>220,253,129</u>	<u>226,060,691</u>
Current assets			
Receivables			
Receivables from group entities		58,600,269	59,473,266
Cash at bank and in hand		3,054,637	3,342,841
Total current assets		<u>61,654,906</u>	<u>62,816,107</u>
TOTAL ASSETS		<u>281,908,035</u>	<u>288,876,798</u>

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Balance sheet

DKK	Note	30/9 2025	30/9 2024
EQUITY AND LIABILITIES			
Equity			
Contributed capital		60,000	60,000
Retained earnings		-182,514,437	-165,260,375
Total equity		<u>-182,454,437</u>	<u>-165,200,375</u>
Liabilities			
Non-current liabilities			
Subordinate loan capital	9	<u>370,566,252</u>	<u>370,566,252</u>
Current liabilities			
Trade payables		449,858	130,116
Payables to group entities		92,623,347	83,342,732
Joint taxation contribution		723,015	38,073
		<u>93,796,220</u>	<u>83,510,921</u>
Total liabilities		<u>464,362,472</u>	<u>454,077,173</u>
TOTAL EQUITY AND LIABILITIES		<u>281,908,035</u>	<u>288,876,798</u>

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Statement of changes in equity

DKK	Contributed capital	Retained earnings	Total
Equity at 1 October 2024	60,000	-165,260,375	-165,200,375
Transferred over the distribution of loss	0	- 17,254,062	-17,254,062
Equity at 30 September 2025	60,000	- 182,514,437	-182,454,437

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1 Accounting policies

The annual report of ECF Copenhagen Retail HoldCo ApS for 2024/25 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.

Income statement

Other external costs

Other external expenses comprise administration expenses, etc.

Income from equity investments in group entities

The proportionate share of the individual group entities profit/loss after tax is recognised in the Parent Company's income statement after full elimination of intra-group gains/losses and amortisation of goodwill.

Financial income and expenses

Financial income and expenses comprise interest income and expense, gains and losses on securities, payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities as well as surcharges and refunds under the on-account tax scheme, etc.

Tax on loss for the year

The Company is subject to 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.

The Company is the administrative company for the joint taxation and accordingly settles all payments of corporation tax to the tax authorities.

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1 Accounting policies

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 corporation 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, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

Balance sheet

Financial assets

Equity investments in group entities 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.

Receivables from group entities are recognised at amortised cost.

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Cash at bank and in hand

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

Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively. However, deferred tax is not recognised on temporary differences relating to office buildings non-deductible for tax purposes and other items where temporary differences arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Any deferred net assets are measured at net realisable value.

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1 Accounting policies

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

Liabilities

Liabilities are measured at amortised cost.

2 Capital resources

The executive board is of the opinion that the Company's liquidity position is sufficient to meet its obligations as they fall due. Furthermore, the parent Company, Savills IM European Commercial Fund FCP-FIS, has provided a letter of support, which remains valid until the annual general assembly approves the annual report for the year ending 2025/26 for as long as Savills IM European Commercial Fund FCP-FIS remains the ultimate shareholder. Based on these factors, the executive board has assessed that the Company will be able to meet its obligations as they fall due. The executive board further notes that, in its opinion, it is not necessary to propose an injection of funds into the Company, nor are any additional measures required to address the Company's capital loss situation.

3 Staff costs

DKK	2024/25	2023/24
Average number of full-time employees	0	0

4 Financial income

DKK	2024/25	2023/24
Interest income from group entities	15,888,970	15,888,970
Other interest income	1,132	16,419
	<u>15,890,102</u>	<u>15,905,389</u>

5 Financial expenses

DKK	2024/25	2023/24
Interest expense to group entities	19,380,615	19,380,615
	<u>19,380,615</u>	<u>19,380,615</u>

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6 Tax on loss for the year

DKK	2024/25	2023/24
Current tax for the year	1,557,893	1,237,164
Adjustment of tax concerning previous years	-872,951	0
	<u>684,942</u>	<u>1,237,164</u>

7 Financial assets – equity investments

DKK	Equity investments in group entities
Cost at 1 October 2024	169,911,225
Additions	6,650,000
Cost at 30 September 2025	<u>176,561,225</u>
Revaluations at 1 October 2024	-150,586,225
Revaluations for the year	-12,457,562
Equity investments with negative net asset value written down over receivables	4,625,455
Revaluations at 30 September 2025	<u>-158,418,332</u>
Carrying amount at 30 September 2025	<u>18,142,893</u>

Name/legal form	Registered office	Equity interest
Equity investments in group entities:		
ECF Copenhagen Retail 15 ApS	Copenhagen	100%
ECF Copenhagen Retail 17-19 ApS	Copenhagen	100%
ECF Copenhagen Retail 48 ApS	Copenhagen	100%

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8 Financial assets – receivables

	Receivables from group entities
DKK	
Cost at 1 October 2024	300,927,464
Additions	0
Cost at 30 September 2025	300,927,464
Revaluations at 1 October 2024	-94,191,773
Revaluations for the year	-4,625,455
Revaluations at 30 September 2025	-98,817,228
Carrying amount at 30 September 2025	202,110,236

Impairment losses for the year is regarding negative investments in equity investments group entities.

Receivables from group entities consist of loan to ECF Copenhagen Retail 15 ApS of total DKK 5,500 thousand (2023/24: DKK 5,500 thousand), loan to ECF Copenhagen Retail 17-19 ApS of total DKK 215,437 thousand (2023/24: DKK 215,437 thousand), and loan to ECF Copenhagen Retail 48 ApS of total DKK 79,990 thousand (2023/24: DKK 79,990 thousand). The outstanding amount after 5 years is DKK 0 thousand.

9 Non-current liabilities

Liabilities other than provisions can be specified as follows:

DKK	30/9 2025	30/9 2024
Subordinate loan capital:		
1-5 years	370,566,252	370,566,252
	<u>370,566,252</u>	<u>370,566,252</u>

10 Contractual obligations, contingencies, etc.

Contingent liabilities

The Company is the administration company of the group of companies subject to the Danish scheme of joint taxation and is unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax, etc.

11 Mortgages and collateral

Investments in subsidiaries at 30 September 2025 add up to a total of DKK 18,143 thousand and are collateral to the mortgage debt of the subsidiaries.