

## **Aberdeen Property Copenhagen Epsilon ApS**

Nybrogade 12  
1203 København K  
CVR No. 38205579

### **Annual report 01.10.2023 - 30.09.2024**

The Annual General Meeting adopted the  
annual report on 11.04.2025

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**Ole Meier Sørensen**

Chairman of the General Meeting

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# Entity details

## Entity

Aberdeen Property Copenhagen Epsilon ApS  
Nybrogade 12  
1203 København K

Business Registration No.: 38205579  
Registered office: København  
Financial year: 01.10.2023 - 30.09.2024

## Board of Directors

Caspar Schultz  
Ole Meier Sørensen

## Executive Board

Caspar Schultz

## Auditors

PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
2900 Hellerup  
CVR No.: 33771231

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Aberdeen Property Copenhagen Epsilon ApS for the financial year 01.10.2023 - 30.09.2024.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 30.09.2024 and of the results of its operations for the financial year 01.10.2023 - 30.09.2024.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 11.04.2025

## Executive Board

**Caspar Schultz**

## Board of Directors

**Caspar Schultz**

**Ole Meier Sørensen**

# Independent auditor's report

## To the shareholders of Aberdeen Property Copenhagen Epsilon ApS

### 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 Aberdeen Property Copenhagen Epsilon ApS for the financial year 01.10.2023 - 30.09.2024, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity 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 the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

### 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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, 11.04.2025

**PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab**

CVR No. 33771231

**Morten Jørgensen**

State Authorised Public Accountant

Identification No (MNE) mne32806

# Management commentary

## Primary activities

During the financial year, the Company's main activity has been the lease and management of a Danish investment property.

The property is located at the address: Humletorvet 2, 1799 København V, Denmark.

## Development in activities and finances

The income statement of the Company for 2023/24 shows a loss of DKK 50,079,123, of which value adjustments amount to DKK (59,800,000), and at 30 September 2024 the balance sheet of the Company shows equity of DKK 34,266,568.

## Uncertainty relating to recognition and measurement

Management must draw attention to the fact that due to the general uncertainty on the property market, there is an uncertainty related to the value assessment and hereby to the recognition and measurement in the Financial Statements at 30 September 2024.

The valuation of the Company's investment property of DKK 354,500,000 is based on an independent valuation report from an internationally recognized firm of chartered surveyors prepared at 30 September 2024.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income statement for 2023/24

|   | Notes | 2023/24<br>DKK      | 2022/23<br>DKK      |
|---|-------|---------------------|---------------------|
| <b>Gross profit/loss</b>                        |       | <b>15,254,316</b>   | <b>15,364,140</b>   |
| Fair value adjustments of investment property   |       | (59,800,000)        | (13,200,000)        |
| <b>Operating profit/loss</b>                    |       | <b>(44,545,684)</b> | <b>2,164,140</b>    |
| Other financial income                          | 1     | 7,081,736           | 3,837,272           |
| Other financial expenses                        | 2     | (24,587,263)        | (16,779,071)        |
| <b>Profit/loss before tax</b>                   |       | <b>(62,051,211)</b> | <b>(10,777,659)</b> |
| Tax on profit/loss for the year                 | 3     | 11,972,088          | 2,140,376           |
| <b>Profit/loss for the year</b>                 |       | <b>(50,079,123)</b> | <b>(8,637,283)</b>  |
| <b>Proposed distribution of profit and loss</b> |       |                     |                     |
| Retained earnings                               |       | (50,079,123)        | (8,637,283)         |
| <b>Proposed distribution of profit and loss</b> |       | <b>(50,079,123)</b> | <b>(8,637,283)</b>  |

# Balance sheet at 30.09.2024

## Assets

|  | Notes | 2023/24<br>DKK     | 2022/23<br>DKK     |
|--|-------|--------------------|--------------------|
| Investment property                    |       | 354,500,000        | 414,300,000        |
| <b>Property, plant and equipment</b>   | 4     | <b>354,500,000</b> | <b>414,300,000</b> |
| Receivables from group enterprises     |       | 0                  | 58,365             |
| <b>Financial assets</b>                |       | <b>0</b>           | <b>58,365</b>      |
| <b>Fixed assets</b>                    |       | <b>354,500,000</b> | <b>414,358,365</b> |
| Receivables from group enterprises     |       | 125,023,829        | 109,239,375        |
| Other receivables                      |       | 1,390,344          | 3,872,981          |
| Joint taxation contribution receivable |       | 1,701,432          | 2,339,543          |
| Prepayments                            |       | 0                  | 67,074             |
| <b>Receivables</b>                     |       | <b>128,115,605</b> | <b>115,518,973</b> |
| <b>Cash</b>                            |       | <b>3,132,600</b>   | <b>63,677</b>      |
| <b>Current assets</b>                  |       | <b>131,248,205</b> | <b>115,582,650</b> |
| <b>Assets</b>                          |       | <b>485,748,205</b> | <b>529,941,015</b> |

**Equity and liabilities**

|  | <b>Notes</b> | <b>2023/24</b><br><b>DKK</b> | <b>2022/23</b><br><b>DKK</b> |
|--|--------------|------------------------------|------------------------------|
| Contributed capital  |              | 58,625,000                   | 58,625,000                   |
| Retained earnings  |              | (24,358,432)                 | 25,720,691                   |
| <b>Equity</b>  |              | <b>34,266,568</b>            | <b>84,345,691</b>            |
| Deferred tax   |              | 0                            | 13,990,553                   |
| <b>Provisions</b>  |              | <b>0</b>                     | <b>13,990,553</b>            |
| Mortgage debt  |              | 112,771,183                  | 112,737,620                  |
| Deposits   |              | 2,207,926                    | 2,307,309                    |
| Payables to group enterprises                                    |              | 218,425,000                  | 218,425,000                  |
| <b>Non-current liabilities other than provisions</b>             | <b>5</b>     | <b>333,404,109</b>           | <b>333,469,929</b>           |
| Current portion of non-current liabilities other than provisions | 5            | 110,577,084                  | 91,212,504                   |
| Trade payables   |              | 4,995,421                    | 476,385                      |
| Other payables   |              | 2,505,023                    | 6,445,953                    |
| <b>Current liabilities other than provisions</b>                 |              | <b>118,077,528</b>           | <b>98,134,842</b>            |
| <b>Liabilities other than provisions</b>                         |              | <b>451,481,637</b>           | <b>431,604,771</b>           |
| <b>Equity and liabilities</b>                                    |              | <b>485,748,205</b>           | <b>529,941,015</b>           |
| Contingent liabilities   | 6            |                              |                              |
| Assets charged and collateral                                    | 7            |                              |                              |

# Statement of changes in equity for 2023/24

|                           | <b>Contributed<br/>capital<br/>DKK</b> | <b>Retained<br/>earnings<br/>DKK</b> | <b>Total<br/>DKK</b> |
|---------------------------|--|--------------------------------------|----------------------|
| Equity beginning of year  | 58,625,000                             | 25,720,691                           | 84,345,691           |
| Profit/loss for the year  | 0                                      | (50,079,123)                         | (50,079,123)         |
| <b>Equity end of year</b> | <b>58,625,000</b>                      | <b>(24,358,432)</b>                  | <b>34,266,568</b>    |

# Notes

## 1 Other financial income

|   | 2023/24          | 2022/23          |
|---|------------------|------------------|
|   | DKK              | DKK              |
| Financial income from group enterprises | 7,076,821        | 3,837,272        |
| Other financial income                  | 4,915            | 0                |
|   | <b>7,081,736</b> | <b>3,837,272</b> |

## 2 Other financial expenses

|   | 2023/24           | 2022/23           |
|---|-------------------|-------------------|
|   | DKK               | DKK               |
| Financial expenses from group enterprises | 19,364,580        | 13,105,500        |
| Other financial expenses                  | 5,222,683         | 3,673,571         |
|   | <b>24,587,263</b> | <b>16,779,071</b> |

## 3 Tax on profit/loss for the year

|                                      | 2023/24             | 2022/23            |
|--------------------------------------|---------------------|--------------------|
|                                      | DKK                 | DKK                |
| Current tax                          | 2,018,465           | (58,365)           |
| Change in deferred tax               | (13,607,851)        | (2,082,011)        |
| Adjustment concerning previous years | (382,702)           | 0                  |
|                                      | <b>(11,972,088)</b> | <b>(2,140,376)</b> |

## 4 Property, plant and equipment

|   | Investment<br>property<br>DKK |
|---|-------------------------------|
| Cost beginning of year                    | 390,339,937                   |
| <b>Cost end of year</b>                   | <b>390,339,937</b>            |
| Fair value adjustments beginning of year  | 23,960,063                    |
| Fair value adjustments for the year       | (59,800,000)                  |
| <b>Fair value adjustments end of year</b> | <b>(35,839,937)</b>           |
| <b>Carrying amount end of year</b>        | <b>354,500,000</b>            |

The investment property is measured at fair value. The determination of fair value is based on a DCF model, and Management uses accounting estimates when determining the fair value. The use of accounting estimates implies that the statement of fair value is subject to some uncertainty. The fair value is stated based on assumptions that Management considers probable and realistic. Management reassesses assumptions on a current basis, and any changes to the assumptions are reflected in the fair value.

The property is located at the address: Humletorvet 2, 1799 København V, Denmark.

The key assumptions applied when determining the fair value are stated below:

|   | <b>2023/24</b> | <b>2022/23</b> |
|---|----------------|----------------|
| Maintenance costs per square meter            | 50 DKK         | 50 DKK         |
| Property type                                 | Detail         | Detail         |
| Administrative expenses in % of rental income | 2,00%          | 2,00%          |
| Inflation                                     | 2,00%          | 2,00%          |
| Rate of return                                | 5,30%          | 4,50%          |

### 5 Non-current liabilities other than provisions

|                               | <b>Due within 12<br/>months<br/>2023/24<br/>DKK</b> | <b>Due within 12<br/>months<br/>2022/23<br/>DKK</b> | <b>Due after<br/>more than 12<br/>months<br/>2023/24<br/>DKK</b> | <b>Outstanding<br/>after 5 years<br/>2023/24<br/>DKK</b> |
|-------------------------------|---|---|--|--|
| Mortgage debt                 | 0   | 0   | 112,771,183  | 102,602,158  |
| Deposits                      | 0   | 0   | 2,207,926  | 2,207,926  |
| Payables to group enterprises | 110,577,084   | 91,212,504  | 218,425,000  | 218,425,000  |
|                               | <b>110,577,084</b>                                  | <b>91,212,504</b>                                   | <b>333,404,109</b>   | <b>323,235,084</b>                                       |

### 6 Contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income. The total corporate tax payable appears in the annual report for Aberdeen Property Deninvest ApS, which is the management company in relation to the jointly tax. The Group companies are jointly and severally liable for both withholding taxes on dividends, interest and royalties. Any subsequent corrections in relation to the corporate taxes and withholding taxes may result in the company's liability amounting to a larger amount.

### 7 Assets charged and collateral

The following assets have been placed as security with mortgage credit institutes:

Investment property with a carrying amount of DKK 354,500,000 (2022/23: DKK 414,300,000)

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Non-comparability

In the interest of securing comparability between current financial year and previous financial years some reclassifications has been carried out in the comparison figures, without effect on result, total assets or equity.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of rental income and other external expenses.

### Revenue

Rental income is recognised on a straight line-basis over the term of the lease.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

### Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

**Other external expenses**

Other external expenses comprise expenses for premises and fee for advisors and consultants etc.

**Property costs**

Property costs include costs incurred to operate the Entity's properties in the financial year, including and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

**Other financial income**

Other financial income comprises dividends etc. received on other investments, interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

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

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity. The Company is jointly taxed with wholly owned Danish subsidiaries. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

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).

**Balance sheet****Investment property**

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed investment properties comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of investment properties has been assessed by the independent assessor firm Newsec at 30 September 2024.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

#### **Discounted Cash Flow model**

The fair value of investment properties has been determined at 30 September 2024 for each property by using a Discounted Cash Flow model under which expected future cash flows are discounted to present value. The calculations are based on property budgets for the coming years. Allowance has been made for developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The individual, budgeted cash flows are discounted at an individually fixed discount rate added a terminal value. The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

#### **Receivables**

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

#### **Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

#### **Deferred tax assets and liabilities**

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

#### **Prepayments**

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

**Cash**

Cash comprises cash in hand and bank deposits.

**Mortgage debt**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

**Other financial liabilities**

Loans, such as mortgage loans, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.