

Nesa Allé nr. 1 P/S

c/o Fokus Asset Management A/S
Østbanegade 123
2100 København Ø

Annual Report

1 January - 31 December 2022

Business registration no. 41 97 66 59
3rd financial year

The Annual Report was presented and adopted at the
Annual General Meeting of the Company on 7 February 2023

Chair of the General Meeting

Michael Rønnelund

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COMPANY INFORMATION

Company Information

The Company	Nesa Allé nr. 1 P/S c/o Fokus Asset Management A/S Østbanegade 123 2100 København Ø
Business registration No.	41 97 66 59
Date of foundation	22 December 2020
Financial year	3rd financial year
Accounting period	1 January - 31 December 2022
Municipality	Copenhagen
Board of Directors	Jacob Østergaard Skyum, Chair Johnna Else Thygesen Inseok Heo Seong Hwan Byun
Executive Board	Tonny Nielsen
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup CVR No 33 77 12 31
Internal Auditors	PenSam Palle Mortensen, Head of internal audit
Management company	Fokus Asset Management A/S Østbanegade 123 2100 København Ø
Parent company	Octopus Holding P/S C/O Fokus Asset Management A/S 2100 København Ø

STATEMENTS

Statement by management on the annual report

The executive board has today discussed and approved the annual report of Nesa Allé nr. 1 P/S for the financial year 1 January - 31 December 2022.

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 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022.

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.

Copenhagen, 7 February 2023

Executive board

Tonny Nielsen
Director

Board of Directors

Jacob Østergaard Skyum
Chair

Johnna Else Thygesen

Inseok Heo

Seong Hwan Byun

STATEMENTS

Internal audit's reports

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Nesa Allé nr. 1 P/S for the financial year 1 January - 31 December 2022, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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.

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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing and the additional requirements applicable in Denmark. We planned and performed the audit to obtain reasonable assurance that the financial statements as a whole are free from material misstatement. We participated in the audit of all critical audit areas and in agreement with the division of labor agreed with the Independent Auditor.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Farum, 7 February 2023

Palle Mortensen
Head of internal audit

STATEMENTS

Independent auditor's report

To the shareholder of Nesa Allé nr. 1 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 2022 and of the results of the company's operations for the financial year 1 January - 31 December 2022 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Nesa Allé nr. 1 P/S for the financial year 1 January - 31 December 2022, which comprise 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 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, we conclude that 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 management's review.

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 the 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.

STATEMENTS

Independent auditor's report (continued)

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 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.

Hellerup, 7 February 2023

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR-nr. 33 77 12 31

Maj-Britt Nørskov Nannestad
State Authorised Public Accountant
mne32198

Jacob Dannefer
State Authorised Public Accountant
mne47886

MANAGEMENT'S REVIEW

Management's review

Key activities

The company's purpose is to conduct business by investing in real estate, administration and management of real estate and other related business.

Uncertainty relating to recognition and measurement

When preparing the annual report, an assessment is made in connection with the recognition and measurement of certain accounting items, which includes estimates that are subject to a certain degree of uncertainty.

The company's properties are measured at fair value according to the guidelines laid down in the Executive Order on financial reports for insurance companies and cross-border pension funds. The company uses the Discounted Cash Flow (DCF method). The fair value, calculated on the basis of the DCF method, is calculated based on a systematic assessment and based on the present value of the properties' expected payment flows. The present value is calculated by discounting on the basis of a business requirement set for the properties (percentage of return) and the expected long-term average inflation.

Development in the year

The Company's income statement of the financial year 1 January 2022 - 31 December 2022 shows a result of DKK -7,233,808 and the balance sheet at 31 December 2022 shows a total of DKK 2,409,114,437 and the equity of DKK 806,815,076.

The result of the year is as expected.

Post financial year events

After the end of the financial year, no events have occurred which may change the financial position of the entity substantially.

FINANCIAL STATEMENTS

Income statement 1 January - 31 December

DKK

	Note	2022	2021
Revenue		118,033,900	5,314,682
Other external expenses	1	<u>-6,784,269</u>	<u>-87,803</u>
Gross profit		111,249,631	5,226,879
Fair value adjustments of investment property	4	<u>-84,640,655</u>	<u>0</u>
Profit/loss before net financials		26,608,976	5,226,879
Financial income	2	13,156	0
Financial expenses	3	<u>-33,855,940</u>	<u>-3,608</u>
PROFIT/LOSS FOR THE YEAR		<u>-7,233,808</u>	<u>5,223,271</u>
Proposed distribution of profit/loss			
Proposed dividend for the financial year		68,000,000	19,750,000
Extraordinary dividend paid		1,641,442,191	0
Retained earnings		<u>-1,716,675,999</u>	<u>-14,526,729</u>
DISTRIBUTION		<u>-7,233,808</u>	<u>5,223,271</u>

FINANCIAL STATEMENTS

Balance sheet at 31 December

DKK	Note	2022	2021
ASSETS			
Investment property	4	<u>2,390,359,345</u>	<u>2,475,000,000</u>
NON-CURRENT ASSETS IN TOTAL		<u>2,390,359,345</u>	<u>2,475,000,000</u>
Other receivables		<u>0</u>	<u>10,274</u>
Receivables in total		<u>0</u>	<u>10,274</u>
Cash at bank and in hand		<u>18,755,092</u>	<u>338,854</u>
CURRENT ASSETS IN TOTAL		<u>18,755,092</u>	<u>349,128</u>
ASSETS IN TOTAL		<u>2,409,114,437</u>	<u>2,475,349,128</u>

FINANCIAL STATEMENTS

Balance sheet at 31 December

DKK

	Note	2022	2021
EQUITY AND LIABILITIES			
Share capital		1,000,000	1,000,000
Retained earnings		737,815,076	2,454,491,075
Proposed dividend for the financial year		<u>68,000,000</u>	<u>19,750,000</u>
EQUITY IN TOTAL		<u>806,815,076</u>	<u>2,475,241,075</u>
Mortgage loans		<u>1,583,360,689</u>	<u>0</u>
Non-current liabilities in total		<u>1,583,360,689</u>	<u>0</u>
Trade payables		53,569	0
Payables to group enterprises		0	108,053
Short-term part of long-term debt		9,422,000	0
Other payables		<u>9,463,103</u>	<u>0</u>
Current liabilities in total		<u>18,938,672</u>	<u>108,053</u>
TOTAL LIABILITIES		<u>1,602,299,361</u>	<u>108,053</u>
EQUITY AND LIABILITIES IN TOTAL		<u>2,409,114,437</u>	<u>2,475,349,128</u>
Related parties	5		
Contingent assets, liabilities and other financial obligations	6		

FINANCIAL STATEMENTS

Statement of changes in equity at 31 December

DKK

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Proposed dividend for the financial year</u>	<u>In total</u>
Share capital at 1 January 2022	1,000,000	2,454,491,075	19,750,000	2,475,241,075
Ordinary dividend paid	0	0	-19,750,000	-19,750,000
Extraordinary dividend paid		-1,641,442,191	0	-1,641,442,191
Net profit/loss for the year	<u>0</u>	<u>-75,233,808</u>	<u>68,000,000</u>	<u>-7,233,808</u>
Equity at 31 December 2022	<u>1,000,000</u>	<u>737,815,076</u>	<u>68,000,000</u>	<u>806,815,076</u>

FINANCIAL STATEMENTS

Notes

DKK

1. Other external expenses

The company had no employees in the financial year, and no remuneration was paid to the management and board of directors.

	2022	2021
2. Financial income		
Other financial income	<u>13,156</u>	<u>0</u>
Financial income in total	<u>13,156</u>	<u>0</u>

3. Financial expenses

Other financial expenses	<u>-33,855,940</u>	<u>-3,608</u>
Financial expenses in total	<u>-33,855,940</u>	<u>-3,608</u>

4. Investment property

Cost price beginning of year	2,475,000,000	0
Additions for the year	<u>0</u>	<u>2,475,000,000</u>
Cost price end of year	<u>2,475,000,000</u>	<u>2,475,000,000</u>
Revaluation at beginning of year	0	0
Revaluation for the year	<u>-84,640,655</u>	<u>0</u>
Revaluation at end of year	<u>-84,640,655</u>	<u>0</u>
Carrying amount end of year	<u>2,390,359,345</u>	<u>2,475,000,000</u>

The company measures investment properties at fair value on the balance sheet date.

The fair value is calculated on the basis of the DCF-based valuation method. A fair value calculation is carried out for the individual property on the basis of a management-approved budget, including a 10-year operating and maintenance budget as well as an estimate for the terminal year.

The fair value calculation of investment properties according to the DCF model is based on the calculation of the individual period's net cash flow in a 10-year budget period, which is then discounted back, as well as the terminal value, where the expected and normalized long-term earnings are determined and valued according to the return-based valuation model.

The company's management has determined the return requirement based on the market conditions for the individual property, with an emphasis on rental value, location, access to infrastructure, contractual conditions, tenant composition, re-letting options, age, state of maintenance and general interest rate.

The company's property is located:

Nesa Allé 1, 2820 Gentofte

FINANCIAL STATEMENTS

Notes (continued)

A return requirement of 4.75 % at the end of 2022 has been used. The value of properties is, on average, at the end of 2022 DKK 33,914 per m² and DKK 29,300 per m² at the end of 2021.

The fair value adjustment, which is recognized in the income statement, constitutes at DKK -84,640,655.

The discount factor used to calculate the present value is the rate of return for the individual property plus 2.00 % as a correction for long-term inflation. An increase in the discount factor by 0.25 % points per property will reduce the total property value of the property by DKK -110,359,345.

5. Related parties

Nesa Allé nr. 1 P/S is a 100% owned subsidiary of Octopus Holding P/S and the annual report for the company is included in the consolidated financial statements of PenSam Holding A/S, Jørgen Knudsens Vej 2, 3520 Farum, CVR. No. 12 62 95 32.

6. Contingent assets, liabilities and other financial obligations

As a security for the mortgage loans of DKK 1,583,360,689 the Company has pledged the investment property with a book value of DKK 2,390,359,345 at 31 December 2022.

The Company has not undertaken any other securities, guarantee, rental and leasing obligations or other obligations beyond what is stated in the accounts.

The Company has a VAT regulation obligation, which can be triggered by changes in the VAT conditions.

FINANCIAL STATEMENTS

Accounting policies

Reporting class

The annual report of Nesa Allé nr. 1 P/S for 2022 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 annual report for 2022 is presented in DKK.

The annual report for the company is included in the consolidated financial statements of PenSam Holding A/S, Jørgen Knudsens Vej 2, 3520 Farum, CVR. No 12 62 95 32.

In general

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

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been 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.

Uncertainty in recognition or measurement

The Company measures investment properties at fair value. The calculations are made according to the DCF method, which contains accounting estimates which may be subject to a certain degree of uncertainty. The estimates relate to, among other things, future payment flows and discount rates.

Income statement

Revenue

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

Other external expenses

Other external expenses include expenses related to administration and property costs. Property costs include costs incurred to operate the Company's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

Value adjustment of investment assets and liabilities

Adjustments to investment assets and liabilities measured at fair value are recognized as an independent item in the income statement.

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, realised and unrealised capital/exchange gains and losses on liabilities.

Tax on profit/loss for the year

The Company is not an independent tax subject, therefore no tax is recognized in the annual accounts. The company's taxable income is taxed by the capital owners and the obligations fall on them.

FINANCIAL STATEMENTS

Accounting policies (continued)

Balancen

Investment property

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus any directly related acquisition costs.

Investment properties are subsequently measured at fair value, which corresponds to the amount for which the individual property is estimated to be able to be sold for on the balance sheet date to an independent buyer. The fair value is calculated using the DCF model as the calculated capital value of the expected cash flows from the individual properties. When determining the expected cash flows, the starting point is the individual property's budgeted cash flows for the coming years, including rent and price increases, as well as a calculated terminal value that expresses the value of the normalized cash flows that the property is expected to generate after the budget period of 10 years. The cash flows calculated in this way are discounted back to present value using a discount factor which is assessed to reflect the market's current return requirements for similar properties including expected inflation. The financial year's adjustment of the fair value of the properties is recognized in the income statement.

Receivables

Receivables are measured at amortized cost. It corresponds to nominal value, reduced by write-downs to counter expected losses.

Cash at bank and in hand

Cash includes cash in hand and is measured at nominal value.

Equity

The equity includes the share capital and a number of other equity items that may be prescribed by law or laid down in the articles of association.

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Liabilities

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

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

Prepayments, liabilities

Prepayments recognised under 'Current liabilities' comprises expenses incurred concerning subsequent financial years.

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<p>Jacob Østergaard Skyum Bestyrelsesformand Serial number: d3fb0b43-2b83-4486-812a-b20785807211 IP: 131.165.xxx.xxx 2023-02-07 20:17:55 UTC</p> <p>Mit </p>	<p>Inseok Heo Bestyrelsesmedlem Serial number: inseok.heo@aipasset.com IP: 172.225.xxx.xxx 2023-02-10 10:22:18 UTC</p> 
<p>Seong Hwan Byan Bestyrelsesmedlem Serial number: david.byun@aipasset.com IP: 84.68.xxx.xxx 2023-02-10 23:51:57 UTC</p> 	<p>Maj-Britt Nørskov Nannestad Statsautoriseret revisor Serial number: CVR:33771231-RID:94021295 IP: 83.136.xxx.xxx 2023-02-11 08:51:34 UTC</p> <p>NEM ID </p>
<p>Jacob Dannefer Statsautoriseret revisor On behalf of: PwC Danmark Serial number: cedbb12c-bac2-4835-b704-faf35c5c8538 IP: 83.136.xxx.xxx 2023-02-11 10:07:33 UTC</p> <p>Mit </p>	<p>Palle Aagaard Mortensen Head of internal audit Serial number: 821b626f-3ff8-491c-a55b-8410b75b52e4 IP: 131.165.xxx.xxx 2023-02-11 10:30:48 UTC</p> <p>Mit </p>

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Michael Rønnelund

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