Swiss Properties Invest A/S

Schleppegrellsgade 8, kl., 2200 København N

Company reg. no. 42 74 11 16

Interim financial statements

1 January 2022 - 30 June 2022

Contents

Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

We have on this day presented the interim financial statements of Swiss Properties Invest A/S for the period 01.01.22 - 30.06.22.

The interim financial statements are presented in accordance with the provisions on recognition and measurement in the Danish Financial Statements Act (Årsregnskabsloven).

In our opinion, the interim financial statements have in all material respects been prepared in accordance with the accounting policies.

København N, 30 September 2022

Managing Director

Kirsten Sillehoved

Board of directors

Thorbjørn Graarud

Christian Bertel Seidelin

Kirsten Sillehoved

Independent practitioner's report on review of the interim balance

To the management of Swiss Properties Invest A/S

We have reviewed the interim financial statements of Swiss Properties Invest A/S for the period 01.01.22 - 30.06.22, which comprise income statement, balance sheet, statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies for the group as well as for the parent company.

Management's responsibility for the internal financial statements

Management is responsible for the preparation of interim financial statements that give a true and fair view in accordance with the accounting policies.

Furthermore, the management is responsible for the internal control deemed necessary by the management for preparing interim financial statements that are free of material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the internal financial statements. We have conducted our review in accordance with the International Standard on Engagements to Review Historical Financial Statements and additional requirements pursuant to Danish auditing regulations. This requires us to conclude whether anything has come to our attention that causes us to believe that the interim financial statements do not give a true and fair view in accordance with the accounting policies. This also requires us to comply with relevant ethical requirements.

A review of financial statements conducted in accordance with the International Standard on Engagements to Review Historical Financial Statements and additional requirements pursuant to Danish auditing regulations is a limited assurance engagement. The auditor performs procedures primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The extent of a review is considerably smaller than that of an audit performed in accordance with International Standards on Auditing and additional requirements under Danish auditing regulations. Therefore, we do not express an opinion on the interim financial statements.

Opinion

Based on our review, nothing has come to our attention that causes us to believe that these interim financial statements do not give a true and fair view of the company's assets, liabilities and financial position as at 30.06.22 and of its financial performance and the consolidated cash flows for the period 01.01.22 - 30.06.22 in accordance with the Danish Financial Statements Act.

Independent practitioner's report on review of the interim balance

Supplementary information regarding accounting policies applied

Without modifying our opinion, we call attention to the fact that the interim financial statements have been prepared according to accounting policies as described.

Hjørring, 30 September 2022

Beierholm

Statsautoriseret Revisionspartnerselskab

Company reg. no. 32 89 54 68

Torben Pedersen

State Authorised Public Accountant

Company information

The company	Swiss Properties Invest A/S Schleppegrellsgade 8, kl. 2200 København N	
	Company reg. no.	42 74 11 16
	Financial year:	1 January - 31 December
Board of directors	Thorbjørn Graarud Christian Bertel Seidelin Kirsten Sillehoved	
Managing Director	Kirsten Sillehoved	
Auditors	Beierholm	
Subsidiary	Swiss Properties Invest AG, Schweiz	

Income statement 1 January - 30 June

All amounts in DKK.

Note		Group 1/1 – 30/6 22	Group 2021	Parent 1/1 – 30/6 22	Parent 2021
1	Revenue	1.438.059	0	1.050.000	0
	Costs concerning investment properties	-60.872	0	0	0
2	Other external expenses	-690.793	-150.526	-426.957	-88.522
	Gross profit	**686.394**	**-150.526**	**623.043**	**-88.522**
3	Staff costs	-152.135	0	0	0
	Other financial income	3.331	68.150	3.331	68.150
	Other financial expenses	-253.142	-7.544	-3.215	-209
	Pre-tax net profit or loss	**284.448**	**-89.920**	**623.159**	**-20.581**
	Tax on net profit or loss for the year	-155.193	-714	-137.082	0
	Net profit or loss for the year	**129.255**	**-90.634**	**486.077**	**-20.581**
	Proposed appropriation of net profit:				
	Transferred to retained earnings			486.077	-20.581
	Total allocations and transfers			**486.077**	**-20.581**

Balance sheet at 30 June

All amounts in DKK.

Note	Assets	Group 30/6 2022	Group 2021	Parent 30/6 2022	Parent 2021
	Non-current assets				
	Prepayments for property, plant, and equipment	0	717.600	0	0
	Investment property	65.343.579	0	0	0
	Total property, plant, and equipment	65.343.579	717.600	0	0
	Investments in subsidiaries	0	0	21.523.462	709.582
	Total investments	0	0	21.523.462	709.582
	Total non-current assets	**65.343.579**	**717.600**	**21.523.462**	**709.582**
	Current assets				
	Receivables from subsidiaries	0	0	0	20.810.400
	Other receivables	111.324	0	111.324	0
	Prepayments	1.736.283	375.000	1.120.500	375.000
	Total receivables	1.847.607	375.000	1.231.824	21.185.400
	Cash and cash equivalents	1.143.809	22.138.381	375.118	649.437
	Total current assets	**2.991.416**	**22.513.381**	**1.606.942**	**21.834.837**
	Total assets	**68.334.995**	**23.230.981**	**23.130.404**	**22.544.419**

Balance sheet at 30 June

All amounts in DKK.

Equity and liabilities

Note		Group 30/6 2022	Group 2021	Parent 30/6 2022	Parent 2021
	Equity				
	Contributed capital	22.500.000	22.500.000	22.500.000	22.500.000
	Other reserves	210.038	7.689	0	0
	Retained earnings	37.623	-90.634	465.497	-20.581
	Total equity	**22.747.661**	**22.417.055**	**22.965.497**	**22.479.419**
	Liabilities other than provisions				
	Mortgage loans	41.166.871	0	0	0
	Total long term liabilities other than provisions	41.166.871	0	0	0
	Trade payables	27.977	65.000	27.825	65.000
	Income tax payable	155.918	718	137.082	0
	Current portion of long term liabilities	326.003	0	0	0
	Other payables	3.910.565	748.208	0	0
	Total short term liabilities other than provisions	4.420.463	813.926	164.907	65.000
	Total liabilities other than provisions	**45.587.334**	**813.926**	**164.907**	**65.000**
	Total equity and liabilities	**68.334.995**	**23.230.981**	**23.130.404**	**22.544.419**

4 Charges and security

Consolidated statement of changes in equity

All amounts in DKK.

	Contributed capital	Other reserves	Retained earnings	Total
Equity 1 January 2022	22.500.000	0	-90.633	22.409.367
Retained earnings	0	0	128.256	128.256
Foreign currency translation adjustments	0	210.038	0	210.038
	22.500.000	**210.038**	**37.623**	**22.747.661**

Earnings per share 1/1 – 30/6 2022: 0.57 DKK

Number of outstanding shares at 30/6 2022: 225.000
Average number of outstanding shares YTD: 225.000

Statement of changes in equity of the parent

All amounts in DKK.

	Contributed capital	Retained earnings	Total
Equity 1 January 2022	22.500.000	-20.580	22.479.420
Retained earnings for the year	0	486.076	486.076
	22.500.000	**465.496**	**22.965.496**

Statement of cash flows

All amounts in DKK.

Note		Group 1/1 – 30/6 22	2021
	Net profit or loss for the year	129.255	-90.634
5	Adjustments	405.004	-52.199
6	Change in working capital	1.854.084	438.208
	Cash flows from operating activities before net financials	2.388.343	295.375
	Interest received, etc.	0	68.150
	Interest paid, etc.	-219.147	-7.544
	Cash flows from ordinary activities	2.169.196	355.981
	Cash flows from operating activities	**2.169.196**	**355.981**
	Purchase of fixed asset investments	-64.625.979	-717.600
	Cash flows from investment activities	**-64.625.979**	**-717.600**
	Long-term payables incurred	41.655.875	0
	Repayments of long-term payables	-163.001	0
	Cash capital increase	0	22.500.000
	Cash flows from financing activities	**41.492.874**	**22.500.000**
	Change in cash and cash equivalents	**-20.963.909**	**22.138.381**
	Cash and cash equivalents at 1 January 2022	22.138.381	0
	Foreign currency translation adjustments (cash and cash equivalents)	-30.663	0
	Cash and cash equivalents at 30 June 2022	**1.143.809**	**22.138.381**
	Cash and cash equivalents		
	Cash and cash equivalents	1.143.809	22.138.381
	Cash and cash equivalents at 30 June 2022	**1.143.809**	**22.138.381**

Notes

All amounts in DKK.

		Group		Parent	
		1/1 – 30/6 22	2021	1/1 – 30/6 22	2021
1.	**Revenue**				
	Service fee	0	0	1.050.000	0
	Rental income	1.438.059	0	0	0
		1.438.059	**0**	**1.050.000**	**0**
2.	**Other external expenses**				
	Production costs	65	0	65	0
	Sales costs	70.875	0	70.875	0
	Costs of premises	65.201	10.714	0	0
	Administration expenses	554.652	139.812	356.017	88.522
		690.793	**150.526**	**426.957**	**88.522**
3.	**Staff costs**				
	Salaries and wages	152.135	0	0	0
		152.135	**0**	**0**	**0**

4. Charges and security

Group:
As security for debt to credit institutions of t.DKK 41.492 the group has issued mortgage deeds registered to the mortgager secured upon investment properties with a carrying amount of t.DKK 65.344 at 30 June 2022.

Parent:
The parent company has not provided any security over assets.

Notes

All amounts in DKK.

		Group	
		1/1 - 30/6 22	2021
5.	**Adjustments**		
	Other financial income	-3.331	-68.150
	Other financial expenses	253.142	7.544
	Tax on net profit or loss for the year	155.193	714
	Other adjustments	0	7.693
		405.004	**-52.199**

6.	**Change in working capital**		
	Change in receivables	-1.372.992	-375.000
	Change in trade payables and other payables	3.227.076	65.000
	Other changes in working capital	0	748.208
		1.854.084	**438.208**

Accounting policies

The interim statement of financial position for Swiss Properties Invest A/S has been presented in accordance with the recognition and measurement criteria prescribed in the Danish Financial Statements Act with the adjustments arising from the interim statement of financial position not including a full financial year.

The accounting policies are unchanged from the latest annual report, however, deferred and current tax have been recognised as one item.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the group and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the group and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Foreign currency translation

Transactions in foreign currency are translated by using the exchange rate prevailing at the date of the transaction. Differences in the rate of exchange arising between the rate at the date of transaction and the rate at the date of payment are recognised in the profit and loss account as an item under net financials. If currency positions are considered to hedge future cash flows, the value adjustments are recognised directly in equity in a fair value reserve.

Accounting policies

Receivables, payables, and other foreign currency monetary items are translated using the closing rate. The difference between the closing rate and the rate at the time of the occurrence or initial recognition in the latest financial statements of the receivable or payable is recognised in the income statement under financial income and expenses.

Fixed assets acquired and paid for in foreign currency are measured at the exchange rate prevailing at the date of the transaction.

Group enterprises abroad, associates, and equity investments are considered to be independent entities. The income statements are translated at an average exchange rate for the month, and the balance sheet items are translated at the closing rates. Currency translation differences, arising from the translation of the equity of group enterprises abroad at the beginning of the year to the closing rate and from the translation of income statements from average prices to the closing rate, are recognised directly in equity in the fair value reserve. This also applies to differences arising from translation of income statements from average exchange rate to closing rate.
Translation adjustment of balances with group enterprises abroad that are considered part of the total investment in group enterprises are recognised directly in equity in the fair value reserve. Likewise, foreign exchange gains and losses on loans and derived financial instruments for currency hedging independent group enterprises abroad are recognised directly in equity.

When recognising foreign group enterprises which are integral units, the monetary items are translated using the closing rate. Non-monetary items are translated using the exchange rate prevailing at the time of acquisition or at the time of the subsequent revaluation or writedown for impairment of the asset. Income statement items are translated using the exchange rate prevailing at the date of the transaction. However, items in the income statement derived from non-monetary items are translated using historical prices.

The consolidated financial statements
The consolidated income statements comprise the parent company Swiss Properties Invest A/S and those group enterprises of which Swiss Properties Invest A/S directly or indirectly owns more than 50 % of the voting rights or in other ways exercise control.

Consolidation policies
The consolidated financial statements have been prepared as a summary of the parent company's and the group enterprises' financial statements by adding together uniform accounting records calculated in accordance with the group's accounting policies.

Income statement

Revenue
The enterprise will be applying IAS 11 as its basis of interpretation for the recognition of revenue.

Accounting policies

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Recognition of revenue is exclusive of VAT and taxes and less any discounts relating directly to sales.

Work performed for own account and capitalised

Work performed for own account and capitalised includes staff cost and other internal costs incurred during the financial year and recognised in the cost of proprietary intangible and tangible fixed assets.

Other external expenses

Other external expenses comprise expenses incurred for sales, advertising, administration and premises.

Expenses concerning investment properties

Expenses concerning investment properties comprise operating expenses, repair and maintenance expenses, taxes, charges, and other expenses. Expenses concerning the heating accounts are recognised in the statement of financial position as a balance with lessees.

Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members. Staff costs are less government reimbursements.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest.

Results from investments in subsidiaries

Dividend from investments in subsidiaries is recognised in the financial year in which the dividend is declared.

Tax on net profit or loss for the period

Tax for the period comprises the current income tax for the period and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the period and directly in equity with the share attributable to entries directly in equity. Income tax is recognised according to the current tax rate of the accounting pre-tax profit or loss.

Accounting policies

Statement of financial position

Investment property

At the initial recognition, investment property is measured at cost, comprising the cost of the property and directly associated costs, if any.

Hereafter, investment properties are measured individually at an estimated fair value. The properties are measured using a returnbased model, by which the expected future cash flows for the following year, along with a rate of return determined by an external assessor, form the basis for the fair value of the properties. Compared to the previous financial year, the method of measurement remains unchanged.

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving the future return on the property, are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognised in the income statement under the item ”Costs concerning investment property”.

Value adjustments are recognised in the income statement under the item ”Value adjustments of property”.

Investments

Investments in subsidiaries

Investments in subsidiaries aremeasured at cost. If the recoverable amount is lower than the cost, writedown for impairment is done to match this lower value.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

In order to meet expected losses, impairment takes place at the net realisable value. The company has chosen to use IAS 39 as a basis for interpretation when recognising impairment of financial assets, which means that impairments must be made to offset losses where an objective indication is deemed to have occurred that an account receivable or a portfolio of accounts receivable is impaired.If an objective indication shows that an individual account receivable has been impaired, an impairment takes place at individual level.

Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand.

Accounting policies

Income tax end deferred tax

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Liabilities other than provisions

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

Mortgage loans and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

Liabilities other than provisions relating to investment properties are measured at amortised cost.

Statement of cash flows

The cash flow statement shows the cash flows for the year, divided in cash flows deriving from operating activities, investment activities and financing activities, respectively, the changes in the liabilities, and cash and cash equivalents at the beginning and the end of the period, respectively.

The effect on cash flows derived from the acquisition and sale of enterprises appears separately under cash flows from investment activities. In the statement of cash flows, cash flows derived from acquirees are recognised as of the date of acquisition, and cash flows derived from sold enterprises are recognised until the date of sale.

Cash flows from operating activities

Cash flows from operating activities are calculated as the group's share of the profit adjusted for non-cash operating items, changes in the working capital, and corporate income tax paid. Dividend income from equity investments is recognised under “Interest income and dividend received”.

Accounting policies

Cash flows from investment activities
Cash flows from investment activities comprise payments in connection with the acquisition and sale of enterprises and activities as well as the acquisition and sale of intangible assets, property, plant, and equipment, and investments, respectively.

Cash flows from financing activities
Cash flows from financing activities include changes in the size or the composition of the group's share capital and costs attached to it, as well as raising loans, repayments of interest-bearing payables and payment of dividend to shareholders.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and demand deposits and shortterm financial instruments with a term of less than 3 months, which can easily be converted into cash and cash equivalents and are associated with an insignificant risk of value change.