



PARK STREET

2023 STRATEGY PRESENTATION

March 2023



00 Park Street

00.1 Company focus and strategies

00.2 Company budgets and projections

01 Integrated Asset Management

01.1 Asset Management services

01.2 REview – data driven asset management and property management platform

02 Portfolio Outline

02.1 Pulse

02.2 Spark

02.3 Stable

02.4 Nordicom

03 Team

- Park Street A/S operates as a real estate investment and asset management company. The Company manages own real estate portfolio primarily in the office, retail, and residential segment.
- Founded in 1989. New executive management and board came in 2017.
- Company listed on NASDAQ OMX CPH: PARKST-A.CO
- Highly flexible asset management platform backed by 20+ dedicated and experienced employees.
- Company is technology driven with own developed asset and property management software geared and executing several real estate strategies.
- Team experience with 20+ years track record of real estate investing spanning several cycles.



45 assets

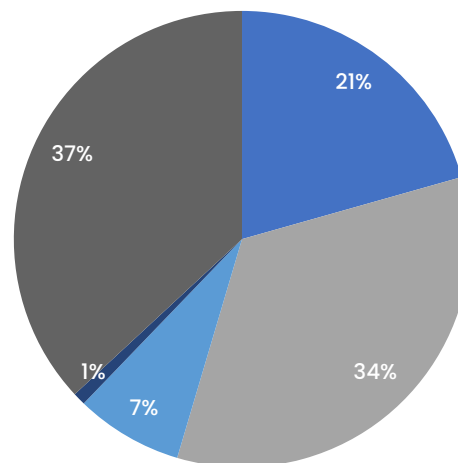


~ 211,000 m²



~ AUM EUR 367 mn/
DKK 2,738 mn

Assets by segment
(Valuation %)



- Retail
- Office
- Hospitality
- Logistic
- Residential

Offices in Copenhagen (HQ) and London



Company focus and real estate strategies

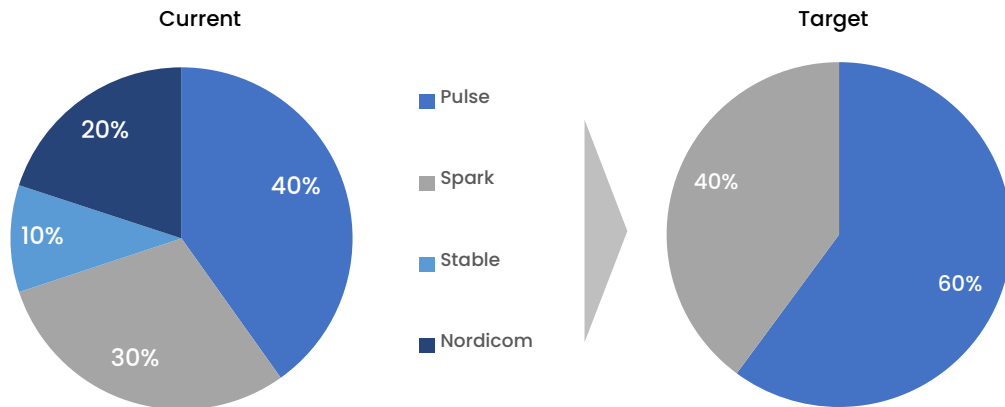
Park Street is currently managing four portfolio with different strategies across 45 assets in Denmark.

- Pulse – youth living and hospitality partnerships
- Spark – institutional quality office and retail
- Stable – cash flow portfolio
- Nordicom – divestment portfolio

Each portfolio has its own strategy, focus areas and all assets have an asset management plan for execution. Further initiatives for optimization across assets and portfolio are also planned.

Strategic ambition for company managed assets

Assets by portfolio
(Valuation %)



Park Street aim to consolidate to the strategies, Pulse and Spark over 2-4 years.

The proceeds from the portfolios; Stable, Nordicom, regional assets and Nordicom, development assets along with new capital are to be used to focus on developing Pulse- and Spark-portfolios.

00 Park Street

01.2 Company budgets and projections

PROFIT AND LOSS	<i>Actuals</i>	<i>Estimates - not audited</i>	<i>Budget estimates</i>	<i>Target</i>
Amounts in DKK 1000s	2021	2022	2023	2-4 year
Rental Income	158,264	153,281	168,000	
Operating Expenses	-40,846	-48,606	-40,000	
Gross Profit	117,418	104,675	128,000	
Other Non Operating expenses, depreciation	-34,670	-31,015	-30,000	
Total Operating Profit (EBIT)	82,748	73,660	98,000	

BALANCE SHEET	<i>Actuals</i>	<i>Estimates - not audited</i>	<i>Budget estimates</i>	<i>Target</i>
Amounts in DKK 1000s	2021	2022	2023	2-4 year
Property portfolio	2,811,371	2,737,621	2,603,350	3,039,604
Cash and Other Assets	209,378	77,619	134,271	
Total Assets	3,020,749	2,815,240	2,737,621	3,039,604
Equity	1,217,038	1,148,774		
Debt	1,803,711	1,666,467		
Total Equity and Liabilities	3,020,749	2,815,240	2,737,621	3,039,604

Number of assets	54	45	40	15
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Note: 2023 budget property portfolio valuation is assumed same as 2022-valuations



01 Integrated asset management

- Asset management platform and services

01 Integrated Asset Management

01.1 Asset Management Services

Asset Management and Services

Park Street is a one-stop-platform for asset management and property services. We cover the value chain through in-house expertise and strategic partnerships to execute on asset management plans.



What we do



Strategic planning



Company administration



Asset management
Best practices, mandate execution, KPIs, focus areas etc.



Finance and reporting



Sourcing and transactions



Stakeholder management



Project development



Toldbuen 6, Næstved

01 Integrated Asset Management

01.2 Review – data driven asset management and property management platform



Review – an asset and property management platform



Park Street is driven by an interactive and dynamic asset management and property management software platform for active asset management.



The platform is geared to be used by all real estate personal for their specific matter e.g., asset management, leasing, administration, finance, reporting etc. The platform is integrated with accounting platforms e.g., Microsoft Business Central.



The platform is an interactive medium facilitating dynamic decisions and team collaboration on common tasks for tenants, properties, contracts etc.



Data driven platform to drive key decisions for tenant-terms, inspections, properties and focus areas for the portfolio strategy. All dynamic data and analysis at fingertips.

REview

The screenshot displays the REview software interface. At the top, it shows 'Property Details' for '5-106 Rebek Sapark Butikcenter / Immerkar 27'. Below this is a 'Portfolio Summary' table with columns for Status, Prope, Construction, Lease-Up, and Stabilized. A 'Properties Closed by Year' line chart shows data from 2008 to 2020. A 'Construction' table lists various projects with columns for Partnership name, Property name, Acquisition date, city, state, Construction start, Project Completion, Total Units, Contract Amount, Cost Per unit, Inspection Date, Percent complete, and Amount to Date. At the bottom, there is a 'Lease Master' table with columns for Property Name, Tenant, Lease ID, Lease Type, Status Start, Status End, Lease Status, Strategy, Contract Area, Design Area, Rent Pkts, Rent Yrly, Freq, and Renewal Termination.



02 Portfolio outline



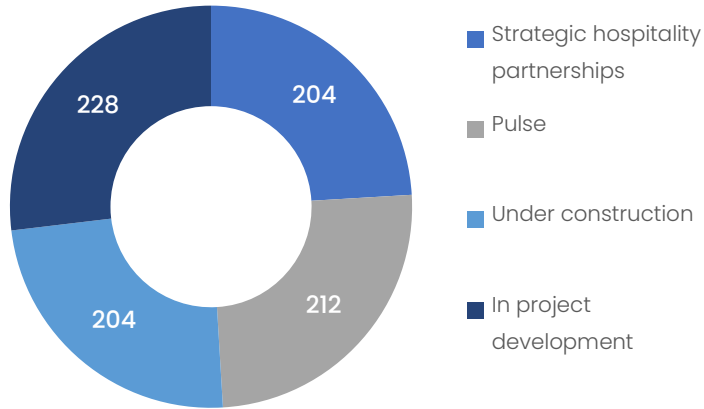
02.1 PULSE

- youth living and hospitality partnerships

02 Real estate portfolios and strategies

02.1 Pulse

Pulse by status (units)

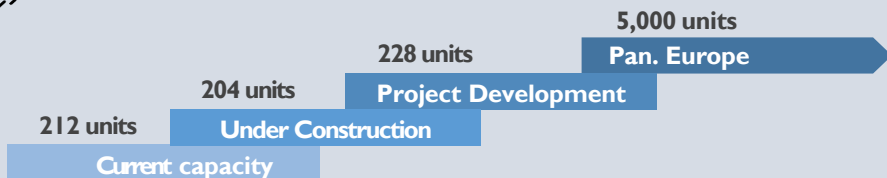


- 5 assets
- ~ 60,000 m²
- +750 units

Portfolio strategy: Pulse

Pulse strategy is focused on youth housing and strategic hospitality partnerships leveraging the Company's expertise in the operational assets segment.

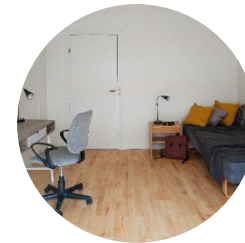
- Youth housing: Pulse Living is focused on young professionals
- Hotels strategic partnerships with international well-known brands
- Pulse Living, a scalable platform with a pan-European potential



Pulse Living

Pulse Living is a community within and extending to the local community and institutions of higher education in Copenhagen. Further engaging the local community around the property through events and compatible commercial tenants.

A close-knit thriving international community



26 years old
Range: 22-45 years



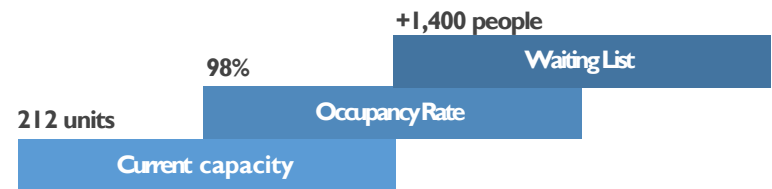
From 34 countries
5% from Denmark



70% Young Professionals
30% Students



95% have a lease
> 12 months



Data based on Pulse Østerbro

02 Real estate portfolios and strategies

02.1 Pulse

Asset management case

Pulse N, Copenhagen NV

- Pulse N at Hejrevej 8-10 is a 9,000 m² office building built in 1967. Former office tenant, terminated its lease in year 2018.
- In recent years, Copenhagen N and NV has become a very attractive urban area for both students, international visitors and tourist. The Copenhagen N and NV district has topped Time Out Magazine's 'World's Coolest Neighborhoods 2021' list.
- Park Street's Pulse concept was ideal for the area and the old office building is now under construction into youth housing apartments with retail on the ground floor.

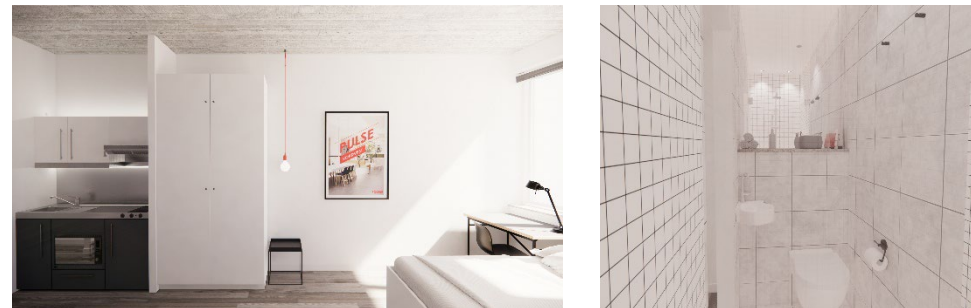
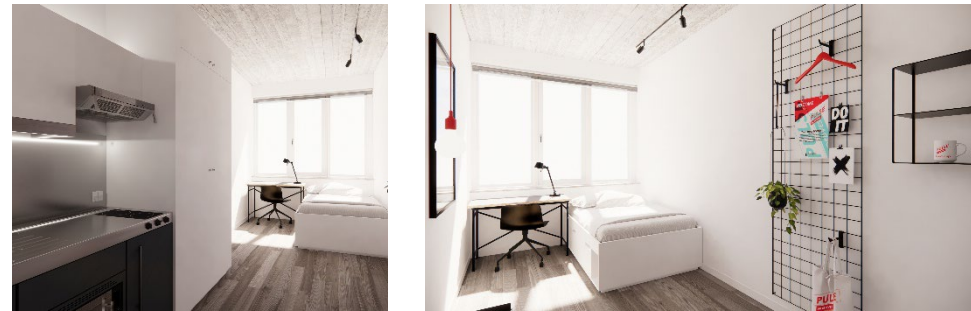
Price DKK per m² for property segment in the area



- Total 204 apartments - on average 30 m² with own kitchen and bathroom.
- Waiting list for the apartments under construction is more than 1,400+ people listed.
- Four retail unit across 1,500 m² - tenant composition in synergy with Pulse Living youth housing concept and local community.
- The project is under construction and will be ready in summer 2023.



Location of Hejrevej 8-10, Copenhagen NV



Rooms at Pulse N, Copenhagen NV



02.2 SPARK

- institutional quality office and retail

02 Real estate portfolios and strategies

02.2 Spark



6 assets

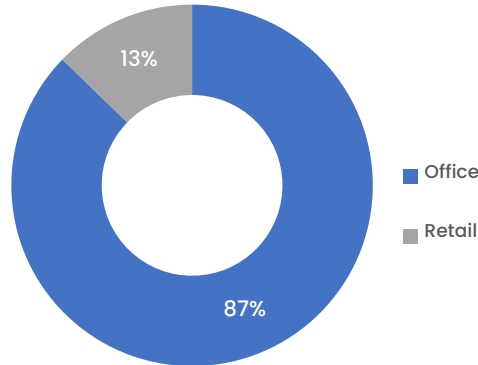


~ 65,000 m²

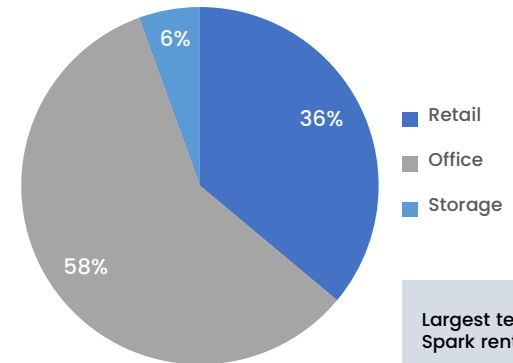


~ AUM EUR 108 mn/
DKK 800 mn

Assets by segment (Valuation %)



Assets by segment (Annual rent %)



■ Retail
■ Office
■ Storage

Largest ten tenants: 62% of Spark rent

Portfolio strategy: Spark

These properties are in the office and retail segment. They are well-located, well-maintained, and have stable, long-term and strong tenants. The assets generate a reliable and stable income stream, have good re-letting opportunities.



Quality tenant and right tenant composition



Locations with potential for social mobility



Institutional quality buildings



Hejrevej 26-28, Copenhagen NV

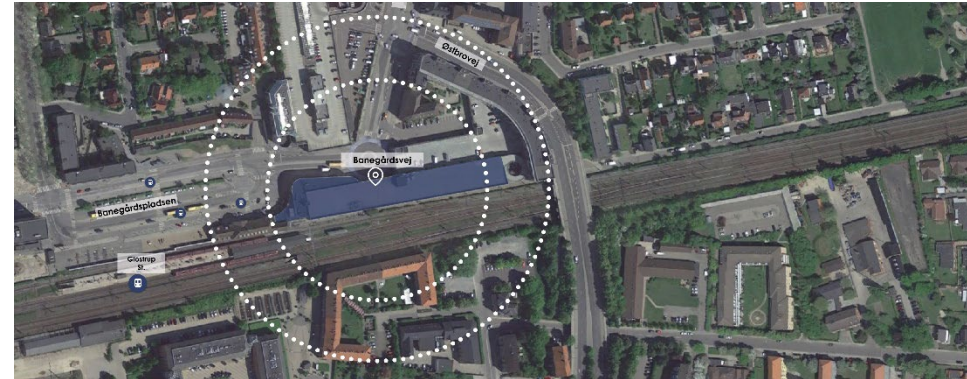
02 Real estate portfolios and strategies

02.2 Spark

Asset management case

Banegårdsvej, Glostrup

- Banegårdsvej, Glostrup is a retail and office property located right at Glostrup Station with the new Letbane, 7,5 billion kr. Of new railway infrastructure connecting Ringsted to Copenhagen, Glostrup.
- The property is 9,961 m² and was bought with the majority of the property being vacant.
- Asset management plan is being executed with redevelopment and upgrading of property, change of floor planning and attracting quality and right composition of tenants with respect to the demographics of the area.
 - New main tenant with lease of 3,000 m² office headquarter for a Danish engineering company, ABC Ingeniør.
 - Several on-going negotiations with well-known and quality tenants for retail and office.
- Long-term large residential development opportunities. On-going discussion with Glostrup Municipality.



Location of Banegårdsvej, Glostrup



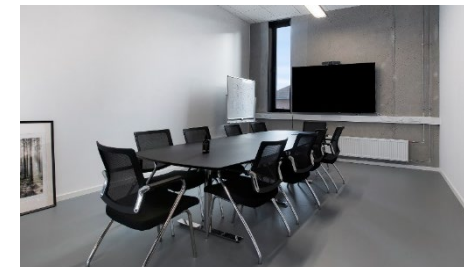
Banegårdsvej, Glostrup



ABC Ingeniør office area, Banegårdsvej, Glostrup



ABC Ingeniør office area, Banegårdsvej, Glostrup





02.3 STABLE

- cash flow portfolio

02 Real estate portfolios and strategies

02.3 Stable



9 assets

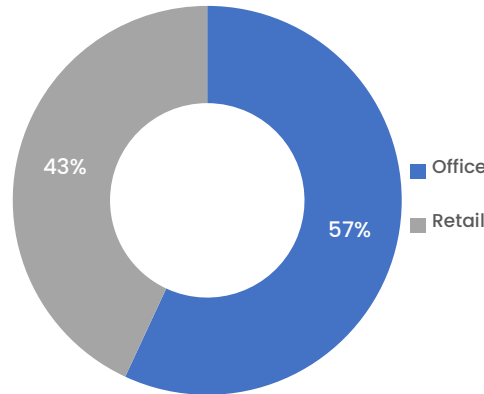


~ 25,000 m²

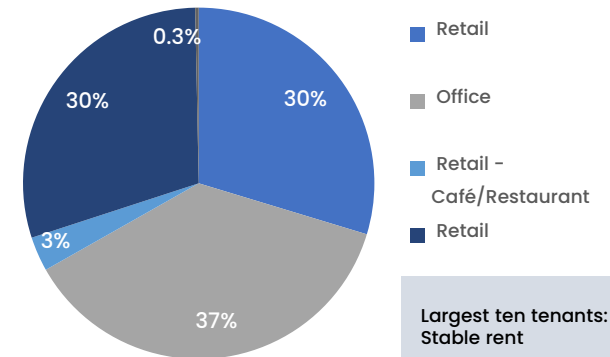


~ AUM EUR 37 mn /
DKK 272 mn

Assets by segment (Valuation %)



Assets by segment (Annual rent %)



- Retail
- Office
- Retail - Café/Restaurant
- Retail

Largest ten tenants: 86% of Stable rent

Portfolio strategy: Stable

These properties are in the office and retail segment. The tenant compositions is comprised of long-term leases and quality tenants e.g., Danish Government, large supermarket chains, retail chains etc. Portfolio is stable cash-flow positive.



Ten of the largest tenants comprise 86% of the annual rent



Predictability with close relationship with tenants and stable terms and property



Stable cash-flow producing assets



Birkemose Allé 23-35, Kolding



02.4 NORDICOM

- opportunistic and divestment portfolio

02 Real estate portfolios and strategies


02.4 Nordicom, divestment assets

Portfolio strategy: Nordicom

The portfolio includes a combination of regional stable and development assets to be divested over 2-4 years.


The **regional stable assets** are planned for disposal to regional investors and/or to the existing tenants.


The **development assets** are supported with pre-development planning and strategy to support divestment at optimal price levels.

 Up-side for the right buyer of divestment assets with existing cash-flow

 Large development potential in opportunistic portfolio with existing cash-flows in project development period


Nordicom, regional assets


 15 assets

 ~ 31,700 m²

 ~ AUM EUR 42 mn / DKK 315 mn

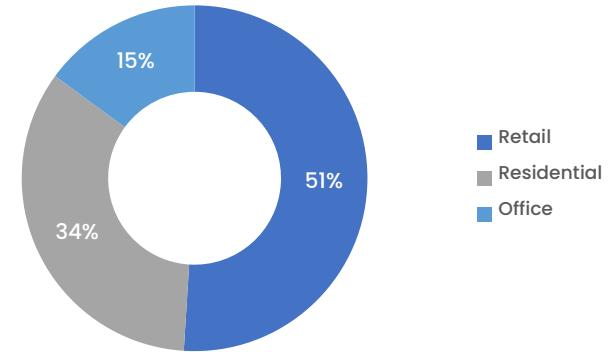
Nordicom, development assets

 10 assets

 ~ 43,500 m² with additional 35,000 m² in building rights

 ~ AUM EUR 30 mn / DKK 222 mn

Assets by segment (Valuation %)



Nørregade, Ringsted – visualization for development potential



Allerød Vestcenter, Kirsebærgården – visualization for development potential

02 Real estate portfolios and strategies

02.4 Nordicom

Selected properties for divestment

Prøvestensvej 20, Helsingør



Sjællandsgade 12,16,18, Vejle



Selected properties with development potential

Allerød Vestcenter, Lillerød with +2.400 m² of building rights



Ringsted Centeret, Ringsted with +24.000 m² of building rights





03 TEAM

03 Team

CEO



ASSET MANAGEMENT AND LEASING



PROJECTS



FINANCE & ADMINISTRATION



TECHNOLOGY



STUDENT ASSISTANTS



Park Street A/S
Company no. (CVR) 12932502

Denmark (Head Office)
Svanevej 12
DK-2400 Copenhagen NV

Phone 0045 33 33 93 03
Fax 0045 33 33 83 03

www.psnas.com