



Annual Report 2025

German High Street Properties A/S



Münchener Str. 20, 83022 Rosenheim, Germany



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Company Information

Company

German High Street Properties A/S
Mosehøjvej 17
DK-2920 Charlottenlund
Denmark

Company registration number: 3069 1644
Financial year: January 1 – December 31
Municipality of residence: Gentofte

Managing Director

Martin Ernst – CEO

Board of Directors

Hans Thygesen – Chairman of the Board
Nikolaj Claude Olof Zethraeus – Vice-Chairman of the Board
René Angenend – Board member

Auditor

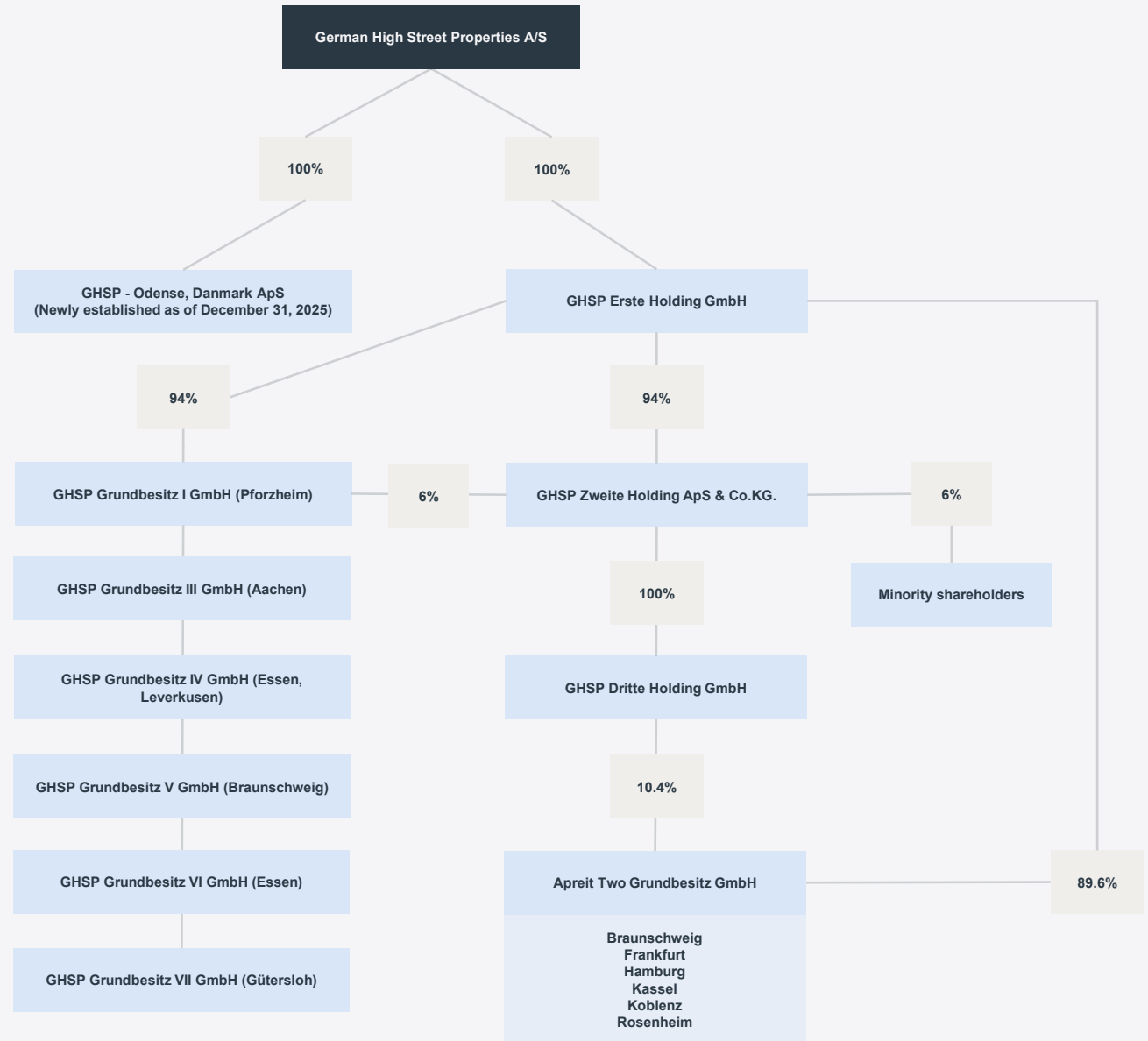
Beierholm

Godkendt Revisionspartnerselskab
Ndr. Ringgade 70A
4200 Slagelse, Denmark



Group Structure

As of December 31, 2025, the Group consisted of German High Street Properties A/S (“Company”), one Danish company, seven German GmbHs, three holding companies in Germany.





Company Presentation

The Group aims to invest in well-located properties in cities with economic and demographic growth in Scandinavia, Germany, Switzerland, and England.

As of December 31, 2025, the Group has 13 German high street properties located in the 11 cities of Aachen, Braunschweig (2), Essen (2), Frankfurt, Gütersloh, Hamburg, Kassel, Koblenz, Leverkusen, Pforzheim, Rosenheim and a Danish property located in Odense.

The Group was established in 2007, and its Parent Company, German High Street Properties A/S, was listed on Nasdaq Copenhagen on September 20, 2007.

The Group is managed by Administrationsselskabet Gambit ApS. STRABAG Property and Facility Services GmbH in Stuttgart, in cooperation with the Group's employees, handles the property management in Germany. The Group has three employees.



Berliner Str. 36-38, 33330 Gütersloh, Germany



19 Years of Experience

Established in 2007 and listed on Nasdaq Copenhagen September 20, 2007.

14 Properties in Portfolio

German high street properties in 11 cities in Germany and 1 in Denmark.

Value of EUR 88.1 million

Value of property portfolio as of December 31, 2025.





Management's Review

2025 Annual Result

The annual report 2024 as well as the interim report for the 3rd quarter of 2025 announced an expected result before tax and value adjustments in the EUR 0.3 – 0.7 million range.

The Group's result before value adjustments and tax amounted to EUR 0.7 million in 2025 (EUR 0.1 million in 2024), in accordance with the latest announced expectations.

The improvement in the result compared to 2024 is primarily attributable to higher rental income across the Group's property portfolio. Rental income increased in 2025 compared to the previous year, reflecting both index-linked rent adjustments and improved letting conditions in several locations.

In addition, the Group benefited from declining net interest expenses during the year. The decrease in interest costs was mainly driven by the general decline in market interest rates and the refinancing structure of the Group's loan portfolio.

As a result of the higher rental income and lower financing costs, the Group's net cash flow from operating activities after interest and taxes paid strengthened compared to 2024. This development reflects an overall improvement in the underlying operational performance of the Group's property portfolio and provides a stronger financial foundation for future operations and investments.





Development of the Property Value

As part of the accounting process, as in previous years, the management obtained a market valuation of the Group's properties from a German real estate agent specializing in prime retail properties. The market valuation has been included in the Board and management's assessment of the market price development for the Group's German properties. In 2025, the market for well-located properties was characterized by generally lower valuation multiples (gross capitalization factors), see note 12.

Lower valuation multiples on the German properties has led to a decrease in the value of German high street properties. Based on the valuation report as of December 31, 2025, the Group has decreased the value of the German property portfolio by EUR 6.6 million, from EUR 91.1 million to EUR 84.5 million.

The Company has chosen to measure the investment property in Denmark at fair market value. Upon initial recognition in the year of acquisition, it is the Group's assessment that the fair market value of the property as of 31 December 2025 corresponds to the total acquisition cost.

According to the management's assessment, the above valuation corresponds to the fair market value as of December 31, 2025 of total EUR 88.1 millions.



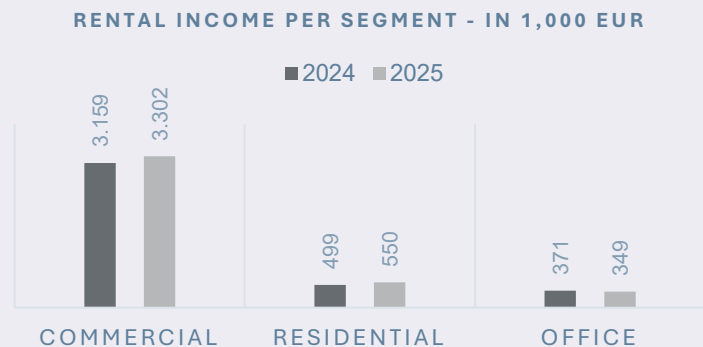


Development of the 2025 Rental Income

Rental income from the Group's German properties has developed as expected, with realized rental income for 2025 increasing by EUR 388,374 compared to 2024.

At year-end 2025, the Group's properties were almost fully let, with the exception of mainly a few residential units. As shown in the following specification, rental income and costs at the end of 2025 are 8.4% higher than at the end of 2024.

As shown in the following overview of the development in rental income per segment from 2024 to 2025, the Commercial segment increased by 4.5%, the Residential segment increased by 10.2%, and the Office segment decreased by 5.9%.



As the property located at Ørbækvej, Odense, was acquired with effect from December 31, 2025, rental income from this property will first be recognized as of January 1, 2026.

Town, address	Federal State	Area m2	End 2024 Rent + costs EUR	End 2025 Rent + costs EUR	Change in %
Aachen, Grosskölnstrasse 20-28	Nordrhein-Westfalen	3,934	444,538	451,032	1.5%
Braunschweig, Bohlweg 18	Niedersachsen	1,321	207,912	214,764	3.3%
Braunschweig, Münzstrasse 12	Niedersachsen	1,231	227,044	233,970	3.1%
Essen, Limbeckerstrasse 42	Nordrhein-Westfalen	774	78,000	81,000	3.8%
Essen, Limbeckerstrasse 47-49	Nordrhein-Westfalen	1,272	182,393	189,233	3.8%
Frankfurt am Main, Schillerstrasse 4	Hessen	1,946	828,287	915,576	10.5%
Gütersloh, Berlinerstrasse 36-38	Nordrhein-Westfalen	1,622	178,199	278,628	56.4%
Hamburg, Wandsbeker Königstrasse 2	Hamburg	1,780	594,852	654,908	10.1%
Kassel, Obere Königstrasse 37 a	Hessen	2,871	727,112	747,960	2.9%
Koblenz, Löhrstrasse 73	Rheinland-Pfalz	1,998	595,999	592,284	-0.6%
Leverkusen, Wiesdorfer Platz 39	Nordrhein-Westfalen	380	57,000	57,000	0.0%
Pforzheim, Westliche Karl-Friedrich-Strasse 32-34	Baden-Württemberg	1,736	353,143	358,464	1.5%
Rosenheim, Münchenerstrasse 20	Bayern	1,794	135,550	223,584	64.9%
Total		22,658	4,610,029	4,998,403	8.4%
Odense, Ørbækvej	Odense	616	0	0	n/a
Total		616	0	0	n/a
Total		23,274	4,610,029	4,998,403	8.4%

The specification is a snapshot of the rental levels at the end of 2024 and 2025, respectively, and is, therefore, not directly comparable to the year's realized rental income in the income statement.



The German Economy

Germany, Europe's largest economy and one of the world's leading export-driven economies, has faced a number of challenges in recent years. These include energy price shocks following geopolitical tensions in Europe, subdued global demand, and a period of elevated inflation. After two consecutive years of economic contraction, the German economy returned to modest growth in 2025, with GDP increasing by approximately 0.2%.

The consensus outlook points to a gradual recovery in the coming years. For 2026, the Deutsche Bundesbank forecasts GDP growth of around 0.6%, while the ifo Institute expects growth of approximately 1.3%. Growth is expected to strengthen further in 2027, with forecasts of 1.2% from the Bundesbank and 1.6% from the ifo Institute.

This expected improvement is supported by rising real wages, declining inflation, and increased public investment, particularly in infrastructure and defence. Inflation has gradually moderated and is now approaching the European Central Bank target of around 2%, which is expected to support household purchasing power and strengthen private consumption.

Despite these positive developments, several structural challenges remain. These include the ongoing energy transition, administrative and regulatory complexity, demographic pressures from an ageing workforce, relatively weak productivity growth, and continued geopolitical uncertainty affecting global trade.

Overall, the outlook for the German economy suggests a gradual and moderate recovery rather than a rapid rebound. Key indicators point towards:

- Gradually strengthening economic growth
- Inflation stabilizing close to the 2% target
- Improving real wage development
- Increasing private consumption
- Government spending acting as a supportive economic factor

Within the real estate market, retail properties in prime high-street locations continue to demonstrate resilience. Demand for well-located retail premises remains strong, while secondary locations remain under pressure. Letting activity in prime retail areas has remained relatively stable, supported by resilient consumer demand and retailers' increasing focus on attractive physical locations that complement their online sales channels.

Looking ahead, the real estate sector is expected to experience a modest recovery in line with the broader economic development. Given that the Group's portfolio primarily consists of well-located properties with manageable capital expenditure requirements and no significant tenant concentration risks, management expects 2026 to represent a year of stabilization, followed by a modest improvement in 2027 driven by increased re-letting activity and potential rental upside.



Portfolio Overview

As of 31 December 2025, the Group has 13 German high street properties located across 11 cities: Aachen, Braunschweig (2), Essen (2), Frankfurt, Gütersloh, Hamburg, Kassel, Koblenz, Leverkusen, Pforzheim, and Rosenheim, as well as one Danish property.

Two of the most valuable assets are the well-located properties in the main cities Frankfurt and Hamburg. The property in Rosenheim, has been through an extensive refurbishment to welcome the new tenant ONLY on a long-term lease. At the end of 2025, it was announced that the property on Ørbækvej 232, Odense, was added to the portfolio.

The performance of the remaining portfolio has been stable and in line with prior years.

Frankfurt, Schillerstrasse 4:

The property is centrally located in the pedestrian area of Frankfurt's city center. Diagonally opposite is Börsenplatz which houses the Frankfurt Stock Exchange. The retail leaseholders are: Apotheke Franz, Avatel, Wolsdorff, EUKO BBQ chicken, and Kouvatas. In addition, there are seven office leases. As of 31 December 2025, one office space is vacant.

As the leading financial hub in Germany, population growth projection of around 5% during the next 15 years, Frankfurt is immune to some of the headwinds experienced in less vibrant areas of Germany. Additionally, the prime location makes the property resilient both from an office and a retail perspective.



*Schillerstrasse 4, 60313 Frankfurt
am Main, Germany*

Prime Location: In Frankfurt's pedestrian zone near the Stock Exchange.

Diverse Tenants: Leased to retailers, restaurants, and offices.

Occupancy: Stable occupancy across all units. As of 31 December 2025, one office space is vacant.



Hamburg, Wandsbeker Königstrasse 2:

The property is located on Wandsbeker Königstraße, a notable street in Wandsbek, a central district of Hamburg. This thoroughfare connects various parts of the district and is integral to the local infrastructure. The property is close to the subway and the bus terminal. The main tenants are the nationwide optician chains Apollo Optik, and Cafe'House and 23 residential tenants. As tenants move out, a gradual refurbishment of the apartments is expected to make it possible to increase the rent accordingly.

The prominent corner property occupies a strategic position directly adjacent to the former GALERIA Karstadt Kaufhof in Hamburg Wandsbek, offering exceptional visibility. Over the next several years, Union Investment will execute a comprehensive redevelopment of the area.

The revitalization of the Karstadt building will offer a mixed-use framework. Furthermore, the master plan includes the construction of new buildings designed to house a market hall and residential apartments, which will verify the long-term appreciation and vitality of the district. The project is scheduled to be ended by 2028.



*Apollo Optik – Wandsbeker
Königstraße 4, Hamburg, Germany*

Prime Location: In Wandsbek, a central district of Hamburg.

Strong Tenants: Leased to Apollo Optik and Cafe'House.

Occupancy: Includes retail, a hairdresser and 23 residential units. The property is fully let except for one vacant commercial unit.



Rosenheim, Münchenerstrasse 20

The property has an excellent location on Münchener Straße, a prominent street known for its diverse range of shops and services, with a significant emphasis on fashion retailers.

In December 2024, the city began enhancing the area's appeal by extending the pedestrian zone. High-traffic retailers such as H&M, Mango, and GALERIA - Rosenheim have established themselves in this section.

As of May 1, 2025, the property has been leased for an 8-year non-termination period to the clothing chain Only Stores Germany GmbH which is part of the Bestseller Group. The property was thoroughly renovated in 2025 to fit the needs of the new tenant.



Münchener Str. 20, 83022

Rosenheim, Germany

Prime Location: On Münchener Strasse, a key retail thoroughfare.

Strong Tenant: Leased to Only Stores Germany (Bestseller Group) for 8 years.

Fully Let: Includes retail and two residential leases.



Denmark, Odense, Ørbækvej 232

According to stock exchange announcement no. 283 of November 20, 2025, the property Ørbækvej 232, Odense, was acquired for EUR 3,358,000 (DKK 25,050,000) excluding acquisition costs, with transfer of ownership effective as of 31 December 2025.

The property is leased to Burger King (Nordic Service Partners A/S) under a non-terminable lease agreement running until 1 October 2036, providing an annual net rental income of approximately EUR 215,000 (DKK 1,600,000).



Ørbækvej 232, 5220 Odense,
Denmark

Acquired on December 31, 2025.

Annual gross rental income: EUR 226,000

Annual net rental income: EUR 215,000

Expected yield: approx. 6.4% (before financing)



Stock Price

German High Street Properties A/S is listed on Nasdaq OMX Copenhagen. The stock was offered at a price of DKK 100 on September 20, 2007.

The stock price for German High Street Properties A/S on December 31, 2025, was DKK 60.5 (EUR 8.1) and on December 31, 2024, DKK 79 (EUR 10.6).

Investments and Dividends

Re-letting the remaining vacant premises generally requires renovation work to be carried out. A significant investment will be needed for a couple of properties in connection with tenant turnover.

It remains essential for the Group to have a liquidity reserve considering the need for additional maintenance, renovation, and re-letting of several of the Group's leases. Therefore, the Board recommends to the general assembly that the Company does not pay dividends for the fiscal year 2025.





Strategy

Vision

The Group pursues profitable growth through strategic acquisitions, hands-on property renovation, and disciplined vacancy reduction across the portfolio. Built on thirteen prime high street properties in major German cities and one in Denmark, the Group is broadening its geographic scope into Scandinavia to capture attractive value-add opportunities and accelerate portfolio growth.

Investment Approach

The Group targets prime retail and mixed-use properties in central urban locations with strong footfall, proven tenant demand, and identifiable renovation upside. Acquisitions are evaluated on rental yield potential, the scope for physical improvements that drive higher rents, and the ability to reduce vacancy through active letting. The investment focus is broadening to include Danish properties where renovation-driven value creation can deliver superior risk-adjusted returns.



Wandsbeker Königstraße 2, Hamburg, Germany



Core Activities

The Group's core activities comprise:

- **Acquisitions:** Sourcing and acquiring prime commercial properties in Scandinavia, Germany, Switzerland, and England with strong rental fundamentals and clear potential for physical improvement and rent uplift.
- **Renovation:** Investing in targeted refurbishments and modernization of existing properties to raise quality standards, attract higher-paying tenants, and increase property valuations.
- **Letting:** Actively marketing and letting vacant units, renegotiating expiring leases at improved terms, and converting underutilized retail space to higher-yielding mixed-use configurations.

Value Proposition

The Group offers investors exposure to prime European high street real estate with a clear growth trajectory. A lean operating model, active asset management, and a proven ability to create value through renovation and letting underpin the potential for consistent income growth and capital appreciation.

Operational Excellence

The Group is committed to:

- Maintaining rigorous standards for property management, tenant engagement, and lease renewals to sustain high occupancy rates across the portfolio.
- Executing renovation projects on time and within budget to deliver measurable rent uplifts and faster lease-up of vacant space.
- Optimizing the capital structure through disciplined refinancing and prudent leverage management to reduce funding costs and free up capital for new acquisitions.

Growth Levers

The Group sees three principal avenues for portfolio growth: acquiring well-located properties at attractive entry yields, unlocking embedded value through targeted renovation programs, and increasing net rental income by systematically letting vacant units and renegotiating existing contracts. Together, these levers drive both top-line growth and improved property valuations.



Strategic Goals

1. **Grow through acquisitions** by expanding in Scandinavia, Germany, Switzerland, and England, targeting properties with strong rental fundamentals and identifiable renovation upside.
2. **Upgrade existing properties** through targeted renovation programs that modernize building standards, attract higher-quality tenants, and lift rental levels and property valuations.
3. **Maximize occupancy** by actively marketing vacant units, adapting spaces to current tenant demand, and converting underperforming retail areas to higher-yielding mixed-use formats.

By combining acquisition-led growth with hands-on asset management, the Group aims to deliver sustained income growth and capital appreciation for its shareholders.



*s.Oliver Store – Berliner Str. 36-38,
33330 Gütersloh, Germany*



Key Figures (Group)

Note 1 defines key figures. The Company's 19th fiscal year covers the period
January 1 - December 31, 2025

Income Statement (EUR m)	2025	2024	2023	2022	2021
Revenue	5.0	4.7	4.5	4.7	5.0
Result before fair market value adjustments and interests	1.8	1.8	1.6	1.6	2.5
Fair market value adjustment of investment properties	-7.2	-0.2	-5.1	-4.7	0.7
Net financial expenses	-1.1	-1.8	-1.3	-0.6	-0.6
Result of continuing activities before tax	-6.5	-0.1	-4.8	-3.8	2.6
Result of continuing activities after tax	-5.9	-0.1	-4.0	-3.2	2.1
Result of discontinued activities after tax	0.0	-0.3	0.5	0.8	1.3
Result for the period	-5.9	-0.5	-3.5	-2.4	3.4
Balance sheet (EUR m)					
Investment properties	88.1	91.1	91.0	96.0	109.3
Total non-current assets	89.3	92.4	92.5	96.7	109.3
Total assets	94.3	97.7	102.1	107.0	115.5
Total equity	57.2	63.1	57.7	61.2	63.6
Total non-current liabilities	34.8	32.8	38.9	42.8	48.7

Statement of cash flow (EUR m)	2025	2024	2023	2022	2021
Net cash flow from operating activities	1.4	0.5	0.0	-0.2	2.3
Net cash flows from investing activities	-4.2	4.3	-4.9	8.8	0.0
Cash flow from financing activities	2.7	-3.9	-0.3	-5.6	-1.6
Net cash flow for the year	-0.1	0.9	-5.1	3.0	0.7
Key figures					
Equity ratio %	60.6	64.6	56.5	57.2	55.1
Loan to value %	33.6	30.7	39.2	34.7	40.6
Return on property portfolio %	3.7	3.6	3.1	2.9	4.1
Return on equity before fair market value adjustments and interests %	2.9	3.2	2.6	2.5	4.2
Interest coverage ratio	1.6	1.0	1.2	2.5	4.5
Earnings per share (DKK), continuing activity	-12.1	-0.3	-9.8	-7.8	5.1
Earnings per share (EUR), continuing activity	-1.6	0.0	-1.3	-1.1	0.7
Earnings per share (DKK), discontinuing activity	0.0	-0.7	1.2	1.9	3.3
Earnings per share (EUR), discontinuing activity	0.0	-0.1	0.2	0.3	0.4
Equity per share, DKK	116.8	128.8	141.2	149.7	155.7
Equity per share, EUR	15.6	17.3	18.9	20.1	20.9
Stock price DKK	60.5	79.0	103.0	144.0	144.0
Stock price EUR	8.1	10.6	13.8	19.4	19.3
Number of employees	3	3	3	4	2



Income Statement (Group)

Revenue

The revenue for the period from January 1 to December 31, 2025 was EUR 5.0 million compared to EUR 4.7 million in the same period from January 1 to December 31, 2024.

Revenue from German properties increased by EUR 0.3 million compared to 2024. Rental income increased, among other things, due to rent indexation and increased letting.

Result Before Value Adjustments

The result before value adjustments and tax from January 1 to December 31, 2025 amounted to EUR 0.7 million after property operation expenses, staff expenses and administrative expenses of total EUR 3.2 million compared to a similar gross profit of EUR 0.1 million after property operation expenses, staff expenses and administrative expenses of EUR 2.8 million in 2024.

Under administrative expenses for the period January 1 to December 31, 2025, extraordinary legal costs of tEUR 163.0 are included, relating to advice concerning reply of questions from certain shareholders (2024 tEUR 0.0).

The result from January 1 to December 31, 2025 before value adjustments and financial items, was EUR 1.8 million compared to similar EUR 1.8 million in 2024.

Result Before Financial Items

The result from January 1 to December 31, 2025 before financial items, was a loss of EUR -5.4 million after a net value adjustment of EUR -7.2 million on the property portfolio.

The net total negative value adjustment for the period January 1 to December 31, 2025 is EUR -7.2 million as mentioned above. This is the sum of the negative gross value adjustment of EUR -6.6 million in 2025, adjusted for the period's building improvements totalling EUR -0.6 million.

In the same period in 2024, the result before financial items was a gain of EUR 1.7 million after a EUR 0.1 million positive gross value adjustment on the property portfolio.



Result of Continuing Activities Before Tax

The result from January 1 to December 31, 2025 before tax, amounted to a loss of EUR -6.5 million after financial items of net EUR -1.1 million.

In the same period in 2024, the loss was EUR -0.1 million after financial items of net EUR -1.8 million.

Result of Continuing Activities After Tax

The result of continuing activities after tax from January 1 to December 31, 2025 is a loss of EUR -5.9 million compared to a loss of EUR -0.1 million in 2024 for the same period.

The result from continuing operations after tax, a total loss of EUR -5.9 million, primarily caused by the negative gross value adjustment of EUR -6.6 million, is considered unsatisfactory.

Given the current economic conditions, interest rate developments, and market conditions in Germany, the management considers however the result before value adjustments and tax a profit of EUR 0.7 million as expected.





Balance Sheet (Group)

Assets

The management assessed the investment value in German properties at EUR 88.1 million as of December 31, 2025, compared to EUR 91.1 million as of December 31, 2024.

From January 1 to December 31, 2025, the value of the Group's investment properties decreased by EUR -7.2 million.

As of December 31, 2025, total assets amounted to EUR 94.3 million, compared to EUR 97.7 million at the beginning of the year.

Equity and Liabilities

As of December 31, 2025 the equity was EUR 57.2 million, corresponding to an equity ratio of 60.6%. As of December 31, 2024 the equity was EUR 63.1 million, corresponding to an equity ratio of 64.6%.

The equity decreased from January 1 to December 31, 2025 primarily due to the negative result for the period of EUR -5.9 million.

As of December 31, 2025, financial debt obligations were EUR 30.6 million (EUR 27.9 million December 31, 2024).

After repayments totaling EUR 675,000, the increase in financial debt obligations relates to new loans of EUR 3.4 million in connection with the acquisition of the property located in Odense as of December 31, 2025. See note 23.



Cash Flow (Group)

From January 1 to December 31, 2025 cash flow from operating activities after interest and taxes paid amounted to EUR 1.4 million, compared to EUR 0.5 million in the same period in 2024.

Cash flow from investing was EUR -4.2 million mainly in relation to the acquisition of the property in Odense, Denmark and rebuilding of the property in Rosenheim, compared to EUR 4.3 million in the same period in 2024.

Net cash flow from financing activities was EUR 2.7 million, related to repayments of the Group's financial debt obligations of EUR 0.7 million and the new loan of EUR 3.4 million related to the acquisition of the property in Odense, Denmark, compared to EUR -3.9 million in the same period in 2024.

Subsequent Events

There have been no subsequent events.





Expectations for 2026

Management expects the German economy to gradually stabilize over the coming years following a period of weak growth. Demand for well-located retail premises is expected to remain stable with a slight positive development as investor confidence and consumer spending gradually improve. This development is expected to make reletting somewhat easier compared with previous years. However, reletting and tenant changes may still require improvements and modernization of certain lease units in order to meet tenants' requirements and market standards.

Management expects that the retail property market in prime locations will remain relatively resilient. Rent and vacancy levels are expected to remain broadly at the same level as at the end of 2025. Provided that financing conditions gradually improve, and interest rates stabilize at a slightly lower level, the Group's result for 2026 before value adjustments and tax is expected to be in the range of EUR 0.2 – 0.8 million.

However, this expectation remains subject to uncertainty related to the general macroeconomic environment, including potential changes in interest rates and geopolitical developments, which may negatively affect the Group's results. In addition, costs related to the ongoing scrutiny may also impact the Group's results for 2026.

Management will formulate and approve a new four-year business plan during 2026. This work will outline an execution plan for 2026 and the strategy for the period from 2027-2030. The plan will focus on improving earnings growth and shareholder value.

Growth will be achieved through a combination of continued optimization of the existing portfolio and acquisitions of new properties in Scandinavia, Germany, Switzerland, and England.

Accounting Reporting Process

To ensure high quality in the Group's financial reporting, the management has adopted several procedures and guidelines for accounting and internal controls which must be followed by the subsidiaries in their reporting, including:

Quarterly follow-up on achieved goals and results at the Group level are:

- Prepared estimates for income statements, balance sheets, cash flow, and key figures at the Group level.
- Ongoing follow-up on projects, including handling of risks and accounting treatment thereof.
- Accounting closing instructions.
- Reporting instructions.



Description of the Business Model

Core Activities

The Group aims to invest in well-located properties in cities with economic and demographic growth in Scandinavia, Germany, Switzerland, and England. The properties, primarily with shops on the ground floor and offices or residential units on the other floors were acquired in the period 2007-2025.

Value Proposition

The value proposition of the Group is to offer shareholders a long-term investment opportunity in attractively located rental properties.

Customers

Our primary customer segments include both small stock investors and institutional stock investors. Our secondary customer segments include retail chains that are tenants in our properties and ordinary renters. We work closely with our customers to understand their unique needs and tailor our products and services to meet those needs.

Revenue Streams:

Our revenue streams are generated through rental income from retail chains that are tenants in our properties and from ordinary renters.

Key Partners:

Through our German property management company and German real estate agents, we collaborate to expand our reach and enhance our offerings. These partnerships are crucial for driving innovation and providing better offers to our customers.

Cost Structure:

Our primary costs are related to the operation, maintenance, and improvements of our properties. We focus on cost efficiency and scalability to ensure a sustainable business model.



Environmental Matters

In connection with property renovations, the Group has established an environmental and climate policy to comply with all applicable building regulations and reduce energy and resource consumption where it is economically advantageous.

We assess that our property portfolio, which consists of retail, residential, and office properties, does not pose specific climate and environmental risks. The properties are not located in coastal areas or near rivers and are not leased for environmentally harmful or hazardous purposes. They are mainly located in urban areas and have constructions not considered sensitive to climate change in the medium term.

More climate-friendly and contemporary materials are generally used when major repairs or improvements are made to properties. These include windows with energy-efficient glass, better-insulated roofs, LED lighting, and more efficient heating systems (typically district heating).

Extra insulation is typically added when roofs are replaced, and when heating sources are replaced there is usually a switch to district heating and the integration of new energy efficient pumps and valves.

The property managers and caretakers are instructed to focus on saving energy and continuously optimizing energy use. The Group tries to limit its travel activity where possible.

CO2 is emitted during the daily operation and use of buildings. The Group's properties are no exception, and this emission and the consequences of ongoing renovation and maintenance are among the most significant environmental risks.

Waste from demolitions may also contain hazardous substances. Machinery and/or materials may have environmentally harmful impacts on some of the construction processes of the Group.

The Group expects that recycling, and new technologies will support the opportunity to reduce CO2 emissions. To measure results because of the Group's work with the environment and climate, projects have been initiated in 2025 that enable the effect on the environment and climate to be measured in 2026. Examples include monitoring electricity consumption, water usage, and waste sorting.



Human Rights

The Group's most significant risks concerning respect for human rights relate to discrimination and lack of diversity.

The Group operates solely in Denmark and Germany, both of which have ratified the UN's human rights convention. The Group respects each individual and does not accept that employees, tenants, or other external parties are subjected to discrimination. The Group views diversity as a strength that creates a positive workplace. The diversity here refers to variety in terms of gender, age, religion, ethnic origin, sexuality, education, professional experience, opinions, interests, and much more. The Group operates only in economically and politically stable countries and complies with all applicable regulations, including labour rights, agreements, etc. The Group does not enter into agreements with companies or individuals who do not respect human rights.

The goal is to prevent human rights violations. From January 1 to December 31, 2025, there were no human rights violations.

During staff replacements, all qualified individuals are encouraged to apply for the positions regardless of gender, age, religion, etc. Management continuously ensures that the policy guidelines are followed. The Group will continue its antidiscrimination efforts in 2026.



Social and Employee Relations

Policy for responsible supplier management and working environment As

German High Street Properties A/S is an organization with few direct employees, our most significant social impact is linked to the employees of our administrators, operational partners, and external contractors. The Group has therefore adopted a policy for responsible supplier management. We require our partners to ensure a healthy and safe working environment and to comply with applicable labor market legislation in the countries where we operate (Denmark and Germany).

Risk assessment The primary risk in the social area is related to construction and renovation projects, where there is a risk of occupational accidents or non-compliance with collective agreements and labor standards among subcontractors. A secondary risk pertains to the well-being and stress levels of our few direct employees and close partners.

Actions and measures In 2025, we focused on the following initiatives:

- **Supplier requirements:** When entering into major construction contracts or management agreements, we ensure that the supplier commits to complying with local standards for occupational health and safety.
- **Monitoring:** We maintain an ongoing dialogue with our German property managers regarding their safety procedures on the properties, including fire safety and technical maintenance, to protect both workers and tenants.
- **Working environment:** For our own employees, we prioritize flexibility and a healthy psychological working environment to prevent sickness absence.

Results and KPIs During the 2025 financial year, no serious occupational accidents were reported on the Group's properties in connection with operations or renovations. Sickness absence among the Group's own employees was below 1.0%, which is considered very satisfactory. In 2026, the Group will continue to specify requirements for subcontractors as contracts are renewed.



Anti-corruption

The Group has a policy against corruption. The property and company administrators or their partners may not receive unusual gifts from suppliers or give gifts beyond minor occasional gifts.

There is a risk that subcontractors could engage in corruption/bribery of, for example, authorities by paying them “out of their pocket”. Additionally, there is a risk that local property administrators in Germany could receive money from subcontractors in the form of kickbacks. In tenders, there is also a risk of cartel formation. In the ongoing controlling of local property administrators in Germany by the manager, there is a focus on ensuring that the Group only pays bills after normal vouchers with documented expenses and that prices are benchmarked against usual costs. No corruption was detected from January 1 to December 31, 2025, during the control and review of contracts.

The Group will ensure that all suppliers and employees contribute to anti-corruption in the coming years.

Statement on Management Issues

Good Corporate Governance

The Board of German High Street Properties A/S considers safeguarding the Group's - and thereby the shareholders' - long-term interests as its most important task. The Group's overall management guidelines are described in its statutes, objectives, and strategy. They are based on values that stem from generally recognized principles of good corporate governance.

The Board and the executive team are responsible for the Group's risk management and internal controls in relation to financial reporting, including compliance with relevant legislation and other regulations concerning financial reporting. The Group has established risk management and internal control systems to ensure that the internal and external financial reporting is accurate and free from significant misinformation. The executive team has established a reporting process that includes budget and periodic reporting, including explanations for variances and periodic updates of the year's estimates. In addition to the comprehensive income statement, balance sheet, and liquidity forecast, the reporting also includes supplementary information.



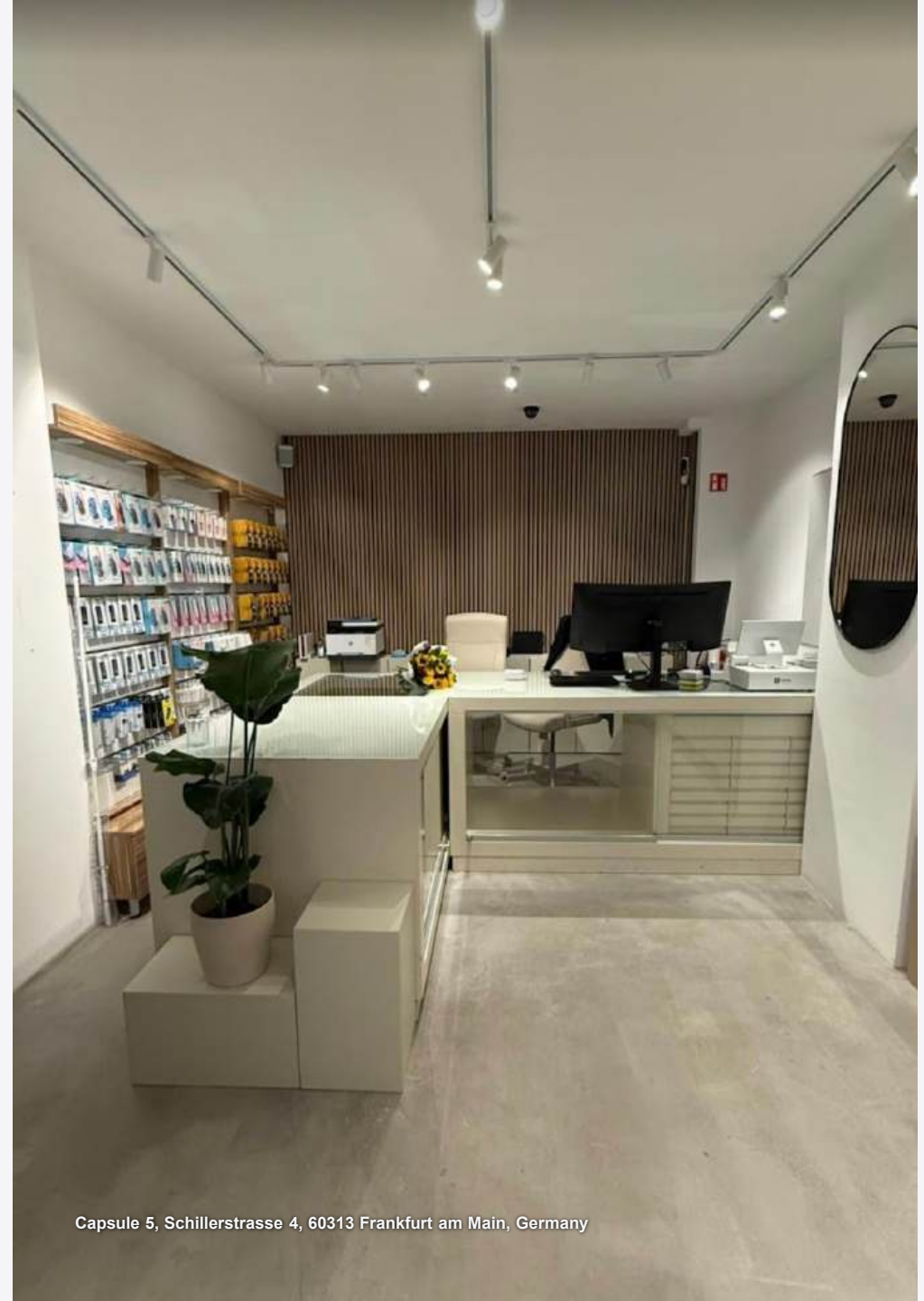
Corporate Governance Code

The Committee on Corporate Governance published the Recommendations for Good Corporate Governance on December 2, 2020 based on the "comply or explain" principle. Nasdaq Copenhagen has implemented the recommendations in the "Rules for Issuers of Shares." The recommendations can be requested from the Committee on Corporate Governance's website, www.corporategovernance.dk.

The Board of German High Street Properties A/S annually assesses the Group's rules, policies, and practices concerning the Committee on Corporate Governance's recommendations. The Board is of the opinion that the Group substantially follows the recommendations, although it assesses that company-specific circumstances make it impractical or irrelevant to follow certain recommendations fully.

For a mandatory statement of the reasons for this, refer to the Company's website, according to <https://www.germanhighstreet.com/corporate-governance>.

The Group currently does not follow and does not expect to follow any corporate governance codes other than the ones mentioned above in the foreseeable future.



Capsule 5, Schillerstrasse 4, 60313 Frankfurt am Main, Germany



Evaluation of the Board and Executive Management

The Company's Board conducted a Board evaluation in 2024, while the evaluation for 2025 has been postponed until 2026. All Board members participated in the evaluation in 2024.

The main conclusions were that there was consensus among the Board members about the Group's strategic priorities and that the Board possesses the relevant competencies related to the Group's activities and strategic focus areas. The conclusions from the Board evaluation will be used as a basis in the future when searching for relevant Board candidates.



Löhrstrasse 73, 56068 Koblenz, Germany



Remuneration Policy

The Company's Board is compensated with a fixed honorarium and does not receive incentive-based remuneration. The base honorarium for the Board is set at a market-conforming level that reflects the demands of Board members.

Effective from January 1, 2025, the Board's remuneration amounts to an annual basic honorarium of EUR 30,000 per member. The chairman receives the basic honorarium three times.

The Board determines the salary and employment conditions for the executive management at least once a year based on a recommendation from the chairperson. The director is not part of any incentive scheme. Michael Hansen received EUR 108,725 in 2025.

The employment contract for Michael Hansen (stepped down as CEO on December 31, 2025) and Martin Ernst (joined as CEO on December 31, 2025) follows the notice period of the Employee's Act. In addition, no Board and executive management members are entitled to compensation upon termination of employment.

The Company believes that the remuneration of the Board and executive management supports the Group's strategy and is in accordance with its interests, good practices, and recommendations for good corporate governance.

Annual remuneration

EUR 1,000

Board of Directors	2025	2024
Hans Thygesen	90.0	90.0
Nikolaj Claude Olof Zethraeus, Vice-Chairman of the Board	30.0	30.0
René Angenend (joined the board on April 30, 2025)	20.0	0.0
Jutta Steinert (stepped down from the board on April 30, 2025)	10.0	30.0
Walther Thygesen (stepped down from the board on April 30, 2024)	0.0	10.0
	150.0	160.0
Key management personnel		
Michael Hansen (stepped down as CEO on December 31, 2025)	109.0	120.0
Martin Ernst (joined as CEO on December 31, 2025)	0.0	0.0
Total annual remuneration:	259.0	280.0



Diversity Policy

The Group embraces diversity and inclusion in its operation and management.

Purpose

The Group embraces diversity and inclusion in its operation and management.

Purpose

This diversity policy aims to outline the framework and principles for the Group's view on and inclusion of diversity in the Group's business operations and management.

Policy

The Group considers diversity an essential factor and opportunity that can improve the Group's competitiveness in both the short and long term. The Group is against any form of discrimination and aims to treat applicants and employees equally, regardless of differences in, among others:

- Gender, age, sexuality, ethnic origin, disability, and life situation
- Attitudes and opinions, religion, interests, ambitions, life philosophy, personal causes
- The Group expects that respect for these differences will also apply to employee relations.

Efforts and Results

The Group informs all new employees about the Group's policy and ensures that no discrimination has taken place in the appointment of positions in daily management. In 2025, the Group's management was not aware of or informed about any cases of discrimination, either in the appointment of management positions or generally in connection with the Group's activities.



Statement on Social Conditions

Objectives and Policies for the Underrepresented Gender in Accordance with Danish Company Act § 139c

The Board of Directors The Board of Directors has a target for the underrepresented gender to account for at least 25% of the Board members elected by the general meeting. As of December 31, 2025, the Board consisted of 3 members, of which zero was female (0%).

Other Management Levels The Group has a very lean organization. Due to the limited number of employees, the Group's management layers consist solely of the Executive Management (1 person). As the Group has below 50 FTE's, the Group has not set out any target ratios for Other Management Levels

Gender diversity:

Board of Directors:

Total number:

Target female	Target year	Status 2025	Status 2024
25.0%	2025	0% (0 of 3)	33% (1 of 3)

In the Company, the Board has set a goal to have at least 25% female members in 2025. December 31, 2025, the Board was represented with 0% female members. The Board aims to ensure a diverse management composition and equal opportunities for both genders. The target for the proportion of female Board members was set at 25% in 2017, but by the end of 2025, the Company has not met this target.

The Board's composition is carried out so the Group can develop steadily and satisfactorily, considering general and specific legal requirements and recommendations for good corporate governance. Furthermore, as Board members are replaced, the Board will work towards rejuvenating the ages of Board members.

The Board will assess the status of meeting the objectives at least once a year and, as far as possible, nominate suitable female candidates for the Board at upcoming general meetings to maintain the goal.



Statement of Data Ethics

Statement of Data Ethics in Accordance with the Annual Accounts Act § 99d

The Group does not currently have a formalized, standalone policy for data ethics, as the Group's business model primarily involves traditional property investment and rental activities.

Data Usage: The Group only processes data necessary for business operations, such as tenant information and financial data. We do not utilize artificial intelligence, complex automated algorithms, or large-scale surveillance for decision-making or behavioral profiling.

Ethical Principles: Despite not having a formal policy, the Group follows ethical principles regarding data. Data is never sold to third parties. Access to sensitive information is restricted to top management and essential partners. When choosing partners, such as our property administrator STRABAG, we ensure they maintain high standards for data integrity.

Evaluation: The Board of Directors evaluates the need for a formal data ethics policy annually. Should the Group implement new technologies or change its data processing practices, a formal policy will be developed to ensure transparency and accountability beyond mere legal compliance.



Photo: Aachen, Grosskölnstrasse



Statement on Tax Policy

Policy German High Street Properties A/S is committed to being a responsible taxpayer. Our tax policy is to comply with the letter and the spirit of the tax laws in the countries where we operate (Denmark and Germany). We aim to pay the correct amount of tax in the right place at the right time.

Approach to Tax Management The Group does not engage in aggressive tax planning or artificial structures intended for tax avoidance. Our tax strategy is closely aligned with our business strategy; we only invest in properties and structures that have a clear commercial purpose.

Risks and Compliance As our activities are centered in Germany, we are subject to complex local tax regulations, including "Gewerbsteuer" (Trade Tax). We manage tax risks by:

- Engaging recognized local tax advisors in Germany to ensure compliance.
- Maintaining a transparent and proactive relationship with tax authorities.
- Ensuring that our financing structures (intercompany loans) are at arm's length and comply with transfer pricing regulations.

Results in 2024/2025 In 2024 and 2025, the Group has complied with all filing and payment deadlines. There have been no significant disputes with tax authorities regarding the Group's tax positions.



Schillerstrasse 4, 60313 Frankfurt am Main, Germany



Special Risks

IT Security

With the increased use of digitalization in business, digital threats and risks also increase. The Group continuously discusses the development of risks and threats. We follow the developments and ensure that we are as well-prepared as possible to handle the current threat landscape.

Risk Management

The Group is exposed to several risks, some of which are beyond the Group's control while others can be influenced or managed as part of the daily operations. Significant risks beyond the Group's control include general economic development, pandemics, geopolitical unrest, natural disasters, energy supply, and a demand for retail and office rentals in the cities and areas where the Group's properties are located.

Changes in general economic conditions can lead to falls or increases in property values, increased vacancies, falling rental incomes, and slower tenant payments. The Group cannot change these fundamental conditions but can seek to organize rental and investment activities to minimize the adverse effects of economic cycles.

Active risk management is part of the Group's strategy to optimize earning opportunities. The Group seeks to address and manage risks which can be influenced.

The following are the risks considered to potentially negatively impact the Group's future growth, activities, financial position, and results. This description is not exhaustive and does not prioritize the listed risk factors.



Other Risks

Active risk management is part of the Group's strategy to optimize earning opportunities. The Group seeks as far as possible to address and manage risks that its actions can influence. The property market is sensitive to economic cycles, which is reflected in periodic significant property price fluctuations.

The overarching framework for the Group's risk management is continuously assessed by the Board and management based on, among other things, reporting from the Group's partners in property management.

Below are the risks considered to potentially negatively impact the Group's future growth, activities, financial position, and results. This description is not exhaustive and does not prioritize the listed risk factors.

Operational Risks

The operation of the property portfolio can be affected by changes in realized rental income and costs for operation and maintenance.

Management manages risks based on ongoing reporting and only entering administration agreements with recognized partners.



Rental Income Risk

Investing in real estate is associated with letting risk, which mainly concerns the development of the rent level and vacant rents. Such deviations can be due to various factors, including a tenant's ability to pay rent, the Group's ability to adjust the rent, general and specific demand and supply development in local markets, development in vacancy rates, and the development of market rent levels for German properties.

The Group's management and company administrator closely monitor rent developments through periodic and systematic reporting. This is to focus on letting vacant premises, managing the duration of new contracts, avoiding concentration of expiration dates, ensuring stability, and minimizing the vacancy rate as much as possible.

In the short term, some tenants may demand a rent reduction due to external events. If the amount set aside is insufficient, expected court decisions regarding previous operating years may affect the result.

Costs of Operation and Maintenance

Management assesses that the planned expenses for operation and maintenance are sufficient to maintain the current rental income and the current technical condition of the property portfolio. However, there is a risk that actual expenses may be higher than expected. External factors can also affect actual maintenance costs, including weather conditions, technical conditions, regulatory requirements, commercial decisions, development in general price levels, and lack of capacity in the market for labour and materials.

The environmental impact of operating the portfolio is attempted to be reduced through minimizing energy consumption where it is economically justifiable and where it can lead to a reduction in operating costs. On the other hand, changes in regulatory requirements for environmental conditions can increase operating costs.



Credit Risk

The Group does not have a particular concentration of credit risks. Credit risks relate to tenant receivables and other short-term assets, including liquid holdings. Risk management takes place at the Group level in accordance with management guidelines.

The guidelines include credit approval of new tenants and ongoing monitoring of receivables. Reporting to management is done monthly.

Impairment is made based on an individual assessment of receivables from letting to the extent that the Group expects to be unable to recover the arrears.

Risk Regarding Property Administration

The Group's ability to efficiently manage the portfolio will affect the development of rental income and its planned optimization.

STRABAG Property and Facility Services GmbH is a medium-sized property administrator in Germany with broad geographic coverage.

Market Risks

The portfolio's value depends on its commercial operation and income and the development and pricing of investment properties in Germany - specifically, German high street properties. The general pricing of high street properties is influenced by several factors, among which are current inflation and expectations for future inflation, current interest rate levels and expectations for future interest rates, future property investors' demands for net yield for similar properties, the extent of new construction of various property types, demand for premises, general and local population development, general economic development, particularly economic growth, employment development, development in German private consumption, development in retail stores' turnover and earnings, and changes in the public sector's activity level and demand for premises.

Currency Risk

The Group owns mainly properties in Germany, so its assets and ongoing income are in EUR. The Group has also financed the German properties in EUR to reduce currency risk. Management assesses the currency risk of investing in EUR as limited relative to DKK.



Interest Rate Risk

As of December 31, 2025, the Group's outstanding debt amounted to EUR 30.6 million. As of December 31, 2024, the outstanding debt was EUR 27.9 million.

The loans, totalling EUR 30.6 million, were divided into a standing loan of EUR 15 million and a serial loan that amounted to EUR 15.6 million as of December 31, 2025. The serial loan is repaid with EUR 813,676 annually.

The loans related to the German properties bear interest at the 3-month Euribor + 1.75% margin. As of December 31, 2025, the 3-month Euribor was 2.0%, so the total interest rate, including the margin, was 3.75% (as of December 31, 2024, the interest rate, including the interest margin, was approximately 4.25% p.a.).

A change of 1.0 percentage points in the general interest rate level would result in a change in the Group's annual interest expense before tax of EUR 290,000 which will affect both the Group's result for the period and the total equity.

The loans related to the Danish property bear interest at the 3-month Cibur + 1.75% margin. As of December 31, 2025, the 3-month Cibur was 2.0%, so the total interest rate, including the margin, was 3.75%

EUR 1.000

2025

Change in rate of interest (in %)	+1.0	Base	-1.0
Yearly financial expenses EUR 000	-1,379	-1,089	-799
Change in Yearly financial expenses EUR 000	-290	0	290

2024

Change in rate of interest (in %)	+1.0	Base	-1.0
Yearly financial expenses EUR 000	-2,193	-1,775	-1,357
Change in Yearly financial expenses EUR 000	-418	0	418

As a result of its operations, investments, and financing, the Group is exposed to changes in interest rates. The Board closely follows developments in the financial markets.



Refinancing and Liquidity Risks

As an important part of risk management, management closely monitors the Group's liquidity reserve, which is intended to ensure that the Group can service its current and future obligations, including payment of interest and principal to lenders. The Group's loans relating to German properties total EUR 30.6 million end of December 2025 have been agreed with non-renegotiating clauses from the lenders' side until 2030 if the DSCR (annual net rent (Kaltmiete)*0.75/annual payments under the loan) is higher than 1.30.

As of December 31, 2025, the DSCR has been calculated to be 1.74.

Political Risks Regarding Danish and German Tax and Duty Legislation

The Group is subject to the prevailing laws regarding taxes and duties, and no assurance can be given that tax and/or duty legislation changes will not occur - including changes in the double taxation agreement between Denmark and Germany. Significant changes in law or practice regarding taxes and duties could affect the Group's financial position and results.

German companies that have no other activities than renting out real estate are, as a starting point, exempt from paying German trade tax of 15-19%. As the rules regarding local German trade tax are complex, full assurance cannot be obtained that the conditions for exemption from local German trade tax will always be met. If the German tax authorities challenge the conditions for exemption, this could lead to additional unbudgeted tax payments. In collaboration with German tax advisors, the management assesses that it will be possible to avoid German trade tax.



Board of Directors and Management

Board and Executive Management

German High Street Properties A/S management consists of a Board of three members.

Executive management consists of one member who handles the daily operations. The Board was elected at the annual general meeting on April 30, 2025. All Board members are up for election every year at the Company's annual general meeting.

As stated in company announcement no. 289 of 18 December 2025, and as part of a planned generational succession, the Board of Directors of German High Street Properties A/S and CEO Michael Hansen have mutually agreed that he would step down from his position on 31 December 2025. Martin Ernst succeeded him as the new CEO on the same date.





Administrator

The Group's administrator is Administrationsselskabet Gambit ApS which performs administrative tasks related to investors, general meetings, lenders, the stock exchange, public authorities, advisors, registries, etc. Under the administration agreement, the Group pays Administrationsselskabet Gambit ApS a quarterly honorarium of 0.16% of the properties' book value as payment for its services.

The Company's executive management also receives an annual remuneration of EUR 108,725.

The Group has a financial manager who handles liquidity management, accounting, financial reporting, budgeting, cost control, etc. In addition, the daughter company in Germany has a manager who heads Asset Management and handles the optimization of operations for the German properties and development tasks, optimization, and outreach work in connection with the letting of commercial leases.





Martin Ernst, CEO

Born March 1, 1978



Education:

MSc of Economics & Business Administration
Executive MBA

Position:

CIO for Kartago A/S

Chairman of the Board in the following companies:

Trustzone A/S

Board Member in the following companies:

Care Collective A/S and JME Gruppen A/S

Managing Director in the following companies:

JME Gruppen A/S, Danmarksgade 12 ApS, Klokkestøbergade 17 Aalborg ApS, VICE Holding ApS, Aalborg Lejligheder ApS and GHSP - Odense, Danmark ApS and subsidiaries of German High Street Properties A/S.

No. of shares in the company:

0

Independent:

Martin Ernst is not considered independent due to his employment with the company's administrator, which is owned and operated by the company's main shareholder.



Hans Thygesen, Chairman of the Board

Born May 18, 1950



Education:	Cand. jur. and cand. polit.
Position:	Group CEO for IM15 Invest AG
Chairman of the Board in the following companies besides German High Street Properties A/S:	Kartago Capital – Storkøbenhavn II A/S, Kartago Hannibal ApS, Administrationsselskabet Gambit ApS, Kartago Capital A/S, Kartago Capital – Storkøbenhavn A/S, Ejendomsselskabet Industribuen 7 ApS, Kartago Capital – Grenå Retail A/S, Kartago Capital – Stockholm A/S, Drot ApS, Marsk ApS, Kartago Capital - Grenå Retail II A/S, Hesselvang 11 A/S, Komplementarselskabet Pindstrup Ryomgård ApS, Komplementarselskabet Sæbygård ApS, Care Collective A/S, Kartago Capital - Energihuset A/S, Kartago Property ApS, Kc Spv I A/S
Board Member in the following companies:	Kartago Development ApS, Kartago Botkyrka Holding AB, K/S Linköping III, K/S Svedengatan-Linköping and subsidiaries of German High Street Properties A/S.
Managing Director in the following companies:	Administrationsselskabet Gambit ApS, Ejendomsselskabet af 18/5 1985 ApS, GHSP - Odense, Danmark ApS.
Joined the Board:	October 5, 2015
No. of shares in the company:	0
Independent:	Hans Thygesen is not considered independent due to his close relationship with the controlling shareholders of German High Street Properties A/S.



Nikolaj Claude Olof Zethraeus

Born May 9, 1968



Education:	IFU Diplomas, Försäkringsakademien
Position:	Managing Director- Senior Advisor
Chairman of the Board in the following companies:	N/A
Board Member in the following companies besides German High Street Properties A/S:	N/A
Managing Director in the following companies:	N/A
Joined the Board:	December 1, 2023
No. of shares in the company:	0
Independent:	Nikolaj Claude Olof Zethraeus is considered independent.



René Angenend

Born Aug 21, 1969



Education:	B.A. Real Estate- / Facility Management, University of applied sciences, Gelsenkirchen, Germany
Position:	Managing Director
Chairman of the Board in the following companies:	N/A
Board Member in the following companies besides German High Street Properties A/S:	N/A
Managing Director in the following companies:	AGV Immobilien GmbH, Commercial Register, Düsseldorf Local Court HRB 16350, Germany Holthausen GmbH Hausverwaltungen, Commercial Register, Neuss Local Court HRB 5006, Germany RAn ImmobilienManagementBeratung (Owner), Düsseldorf Germany RAn ImmobilienVerwaltung (Owner) Düsseldorf Germany
Joined the Board:	April 30, 2025
No. of shares in the company:	0
Independent:	René Angenend is considered independent.



Share Information

In 2025, the Company's capital amounts to 3,654,459 shares of DKK 10, corresponding to a share capital of DKK 36,544,590.

Following the consolidation of A-shares and B-shares in 2018, the Company has only one class of shares. All its shares are listed on Nasdaq Copenhagen under the short name GERHSP and ISIN code DK0060093524.

Change of Control

Loan agreements and other agreements are not changed due to a change of control.

Dividend Policy

It is the Company's policy to pay dividends in accordance with the rules of the Companies Act and consider the maintenance of an appropriate liquidity reserve.

Dividend payments must also be made responsibly, considering the Group's financial position.

As of December 31, 2025, the Group's equity ratio was 60.6%, and its liquid holding was EUR 3.5 million.

Interim Financial Statements

German High Street Properties A/S publishes half-year and interim reports for the 1st and 3rd quarters.

General Meeting

The ordinary general meeting will be held on April 30, 2026.



Ownership and Related Parties

According to the Companies Act § 55, the following shareholders have reported owning more than 5% of the share capital at the end of the accounting period:

The Group is controlled by Alexander and Kristoffer Thygesen through Drot ApS and Marsk ApS, which are the controlling shareholders in Kartago Property ApS and Kartago ApS, owning respectively 41.78% and 11.99% of the share capital, totalling 53.77% of the share capital in German High Street Properties A/S.

The Group's related parties also include the Parent Company's Board of directors, executive management, and these people's close family members. Related parties also include companies where the Group of people has control or significant influence.

In addition to the shareholdings mentioned above controlled by Alexander and Kristoffer Thygesen, the Board of directors, executive management, and companies where this Group has a controlling influence hold a total of 0 shares.

Investor relations

Stock exchange announcements, annual reports, etc., are published on the Company's website: <https://www.germanhighstreet.com/>

Shareholders:	Municipality	Share capital
Kartago Property ApS	Gentofte	41.78 %
Olav W. Hansen A/S	Horsens	16.05 %
Sparekassen Danmark	Vrå	12.77 %
Kartago ApS	Gentofte	11.99 %
OTK Holding	Hjørring	6.24 %



Financial Calendar 2025 and 2026

November 28, 2025:	Holding of the extraordinary general meeting
March 23, 2026:	Deadline for submission of proposals for voting at the Company's annual general meeting.
March 31, 2026:	Annual Report 2025.
March 31, 2026:	Expected date for convening the annual general meeting.
April 30, 2026:	Holding of the annual general meeting/or notification of the general meeting.
May 29, 2026:	Interim report for the period January 1 to March 31, 2026.
August 31, 2026:	Half-year report for the period January 1 to June 30, 2026.
November 30, 2026:	Interim report for the period January 1 to September 30, 2026.

Company Announcements

March 28, 2025:	Results 2024
March 28, 2025:	Notice of Ordinary General Meeting
April 24, 2025:	Value adjustment of properties
April 30, 2025:	Proceedings of the ordinary general meeting
May 30, 2025:	Interim Report for the period January 1 – March 31, 2025
August 28, 2025:	Financial report January 1 - June 30 2025
October 9, 2025:	Request for scrutiny and request to convene an extraordinary
October 23, 2025:	Extraordinary general meeting of German High Street Properties A/S
November 11, 2025:	Planned acquisition of Property leased to Burger King, Odense SØ Denmark
November 17, 2025:	Financial calendar 2025 and 2026
November 20, 2025:	Acquisition of Property Located at Ørbækvej 232, 5220 Odense SØ, Denmark
November 26, 2025:	Updated financial calendar 2025 and 2026
November 28, 2025:	Results of extraordinary general meeting
November 28, 2025:	Value adjustment of properties
November 28, 2025:	Interim Report for the period January 1 – September 30, 2025
November 28, 2025:	Financial expectations 2026
December 18, 2025:	Planned change in the position of Chief Executive Officer



Management's Statement

Today, the Board of directors and the management of German High Street Properties A/S considered and adopted the annual report for the financial year January 1 - December 31, 2025.

The annual report is prepared in accordance with the IFRS accounting Standards adopted by the EU and with the requirements of the Danish Financial Statement Act and the rules for listed companies.

In our opinion, the consolidated financial statements of the Group and the Parent Company's financial statements give an accurate and fair view of the Group and the Parent Company's financial position as of December 31, 2025, the results of the Group's and the Parent Company's operations and cash flow for 2025.

It is also our opinion that the directors' report contains an accurate and fair account of the development of the Group's and the Parent Company's activities and financial conditions, the profit for the period, and the Group's and the Parent Company's financial position, and a description of the significant risks and uncertainty factors that the Group and the Parent Company face.

In our opinion, the annual report of German High Street Properties A/S for the financial year January 1 - December 31, 2025, with the file name 529900BT3M81VV58P678-2025-12-31-en.zip is prepared, in all material respects, in compliance with the ESEF Regulation.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Charlottenlund, March 31, 2026

Executive Management

Martin Ernst

Board of Directors

Hans Thygesen
Chairman of the Board

Nikolaj Claude Olof Zethraeus
Vice-Chairman of the Board

René Angenend



Independent Auditor's Report

To the shareholders of German High Street Properties A/S

Report on the Audit of the Consolidated Financial Statements and Financial Statements

OPINION

We have audited the consolidated financial statements and the financial statements of German High Street Properties A/S for the financial year 1 January 2025 - 31 December 2025, which comprise income statement, statement of comprehensive income balance sheet, statement of changes in equity, statement of cash flows and notes, including material accounting policy information, for the Group and the Company. The consolidated financial statements and the financial statements are prepared in accordance with IFRS Accounting Standards as adopted by the EU and Danish disclosure requirements for listed companies.

In our opinion, the accompanying consolidated financial statements and the financial statements give a true and fair view of the Group's and Parent Company's financial position at 31 December 2025 and of the results of the Group's and Parent Company's operations and cash flows for the financial year 1 January 2025 - 31 December 2025 in accordance with IFRS Accounting Standards as adopted by the EU and Danish disclosure requirements for listed companies.

Our opinion is consistent with our long-form audit report for the board of directors.



Photo: Beierholm Offices



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 consolidated financial statements and the financial statements' section of our report.

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

Independence

We are independent of the Group and 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.

According to the best of our knowledge, no prohibited non-audit services, as referred to in Article 5(1) of Regulation (EU) No 537/2014, have been provided.

Appointment

We were appointed as auditors of German High Street Properties A/S for the first time on 30 April 2025 for the financial year 1 January 2025 - 31 December 2025.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements and the financial statements of the financial year 1 January 2025 - 31 December 2025. These matters were addressed in the context of our audit of the consolidated financial statements and the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Valuation of investment properties

The Group owns a portfolio of investment properties in Germany and a single property in Denmark acquired at year end, all measured at fair value. The carrying amount of investment properties as at 31 December 2025 amounts to EUR 88,082 thousands, corresponding to 93% of total assets.

Valuation of investment properties at fair value contains significant estimates based on significant assumptions, where even minor changes in the assumptions can have a significant effect on the fair value of the properties.

The principal risks relate to Management's assessment of the achievable gross rental income and the gross capitalization factor for each property, as these are the key inputs in determining the fair value. This includes Management's view of actual market conditions and property specific circumstances, including risks and development opportunities. To support the fair values determined by Management, an external expert has prepared a valuation report covering all German properties.

The key assumptions and accounting estimates are described in note 2 and 12.

How our audit addressed the key audit matter

Our audit procedures included risk assessment procedures to obtain an understanding of internal procedures and controls related to the valuation of investment properties.

We obtained an understanding of Management's method for measuring the fair value of investment properties and performed procedures to ensure that the methodology was consistent with prior years and appropriate under IFRS Accounting Standards.

We obtained documentation from Management regarding the applied gross capitalization factors for each German property. This included reviewing the valuation report for the German investment properties prepared by the external expert, which was prepared using the same methodology as applied by Management.

We compared the achievable gross rental income with actual rental income and obtained supporting documentation from Management bridging these levels. On a sample basis, we performed substantive testing of actual rental income against lease agreements and other supporting documentation.

We assessed and challenged the assumptions applied by Management and the external expert, using available market data and our professional scepticism, and we evaluated the competencies and objectivity of the external expert. Additionally, we tested the mathematical accuracy of the calculations prepared by Management in determining the fair values of investment properties.

Finally, we assessed the appropriateness of the disclosures in the consolidated financial statements, including the sensitivity analyses prepared for the significant assumptions.



STATEMENT ON MANAGEMENT'S REVIEW

Management is responsible for the management's review.

Our opinion on the consolidated financial statements and the financial statements does not cover the management's review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements and the financial statements, it is our responsibility to read the management's review and in doing so consider whether the management's review is materially inconsistent with the consolidated financial statements or the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management's review provides the information required by law and regulations.

Based on the work we have performed, we conclude that the management's review is in accordance with the consolidated financial statements and 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 the management's review.

MANAGEMENT'S RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE FINANCIAL STATEMENTS

Management is responsible for the preparation of the consolidated financial statements and financial statements that give a true and fair view in accordance with IFRS Accounting Standards as adopted by the EU and Danish disclosure requirements for listed companies. Moreover, management is responsible for such internal control as management determines is necessary to enable the preparation of consolidated financial statements and financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the financial statements, management is responsible for assessing the Group's and 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 consolidated financial statements and the financial statements unless management either intends to liquidate the Group and the Company or to cease operations, or has no realistic alternative but to do so.



AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS AND THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and 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 consolidated financial statements and financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements and 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 Group's and 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 consolidated financial statements and 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 consolidated financial statements and 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 Group and the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the consolidated financial statements and the financial statements, including the disclosures, and whether the consolidated financial statements and the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.
- Plan and perform the Group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for expressing an opinion on the consolidated financial statements and the financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the Group audit. We remain solely responsible for our audit opinion

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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards or actions taken to eliminate threats.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements and the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



REPORTS ON OTHER LEGAL AND REGULATORY REQUIREMENTS

Report on compliance with the ESEF Regulation

As part of our audit of the consolidated financial statements and the financial statements for German High Street Properties A/S we performed procedures to express an opinion on whether the annual report for the financial year 1 January 2025 to 31 December 2025 with the filename 529900BT3M81VV58P678-2025-12-31-en.zip is prepared, in all material aspects, in compliance with the Commission Delegated Regulation (EU) 2019/815 on the European Single Electronic Format (ESEF Regulation) which includes requirements related to the preparation of the annual report in XHTML format and iXBRL tagging of the Consolidated Financial Statements including notes.

Management is responsible for preparing an annual report that complies with the ESEF Regulation. This responsibility includes:

- The preparing of the annual report in XHTML format;
- The selection and application of appropriate iXBRL tags, including extensions to the ESEF taxonomy and the anchoring thereof to elements in the taxonomy, for all financial information required to be tagged using judgement where necessary;
- Ensuring consistency between iXBRL tagged data and the Consolidated Financial Statements presented in human-readable format; and
- For such internal control as Management determines necessary to enable the preparation of an annual report that is compliant with the ESEF Regulation.

Our responsibility is, based on the evidence we have obtained, to obtain reasonable assurance on whether the annual report is prepared, in all material respects, in compliance with the ESEF Regulation, and to issue a report that includes our opinion. The nature, timing and extent of procedures selected depend on the auditor's judgement, including the assessment of the risks of material departures from the requirements set out in the ESEF Regulation, whether due to fraud or error. The procedures include:

- Testing whether the annual report is prepared in XHTML format;
- Obtaining an understanding of the Company's iXBRL tagging process and of internal control over the tagging process;
- Evaluating the completeness of the iXBRL tagging of the Consolidated Financial Statements including notes;
- Evaluating the appropriateness of the Company's use of iXBRL elements selected from the ESEF taxonomy and the creation of extension elements where no suitable element in the ESEF taxonomy has been identified;
- Evaluating the use of anchoring of extension elements to elements in the ESEF taxonomy; and
- Reconciling the iXBRL tagged data with the audited Consolidated Financial Statements.



In our opinion, the annual report of German High Street Properties A/S for the financial year 1 January to 31 December 2025 with the file name 529900BT3M81VV58P678-2025-12-31-en.zip is prepared, in all material respects, in compliance with the ESEF Regulation.

Violation of the Danish Withholding Tax Act

In connection with the payment of fees to certain members the Board of Directors, the Company has failed to comply with the Danish Withholding Tax Act, and Management may therefore incur liability.

After the balance sheet date, Management has initiated corrective actions to ensure future compliance, including adjustments to the method of payment and the handling of withholding tax.

Slagelse, March 31, 2026

Beierholm

Godkendt Revisionspartnerselskab
CVR no 32895468

Christian Buchwald Nielsen
State Authorised Public Accountant
mne44106

Frederik Søndergaard Kjelkvist
State Authorised Public Accountant
mne50563



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Income Statement

		Group		Parent company	
EUR 1.000	Note	2025	2024	2025	2024
Revenue		4,976	4,698	239	244
Property operation expenses		-1,630	-1,423	0	0
Operating income		3,346	3,275	239	244
Staff expenses	4	-500	-484	-324	-324
Administrative expenses	5	-1,047	-943	-980	-880
Result before fair market value adjustments and interests		1,799	1,848	-1,065	-960
Gain/losses from subsidiaries		0	0	-4,983	292
Fair market value adjustment of investment properties	7	-7,244	-156	0	0
Result before interests and tax		-5,445	1,692	-6,048	-668
Financial income		131	142	131	142
Financial expenses	8	-1,220	-1,917	-62	-94
Result of continuing activities before tax		-6,534	-83	-5,979	-620
Tax of continuing activities	9	607	-56	86	123
Result of continuing activities after tax		-5,927	-139	-5,893	-497
Result of discontinued activities after tax	6	0	-348	0	0
Result for the period		-5,927	-487	-5,893	-497
The Parent Company's shareholders		-5,893	-497	-5,893	-497
The minority interests' share		-34	10	0	0
Result for the period		-5,927	-487	-5,893	-497
Earnings per share (EUR), continuing activity	11	-1.62	-0.04	-1.61	-0.14
Earnings per share (EUR), discontinuing activity	11	0.00	-0.10	0.00	0.00

Other Comprehensive Income

	Group		Parent company	
EUR 1.000	2025	2024	2025	2024
Result for the period	-5,927	-487	-5,893	-497
Items that may be reclassified to profit/loss for the year				
Exchange differences on translation of foreign operations	-3	0	-3	0
Tax on other comprehensive income, income/expense	0	0	0	0
Other comprehensive income, net of tax	-3	0	-3	0
Total comprehensive income for the year	-5,930	-487	-5,896	-497
The Parent Company's shareholders	-5,896	-497	-5,896	-497
The minority interests' share	-34	10	0	0
Total comprehensive income for the year	-5,930	-487	-5,896	-497



Balance Sheet

Assets

	Note	Group		Parent company	
		2025	2024	2025	2024
EUR 1.000					
Investment properties	12	88,082	91,100	0	0
Investments in subsidiaries	14	0	0	56,324	61,300
Other receivables		1,222	1,264	1,222	1,264
Deferred tax assets	15	0	0	0	0
Total non-current assets		89,304	92,364	57,546	62,564
Assets held for sales	13	0	0	0	0
Trade receivables	16	226	257	35	244
Income tax receivables		184	143	184	299
Other receivables		1,093	1,364	196	202
Receivables from group entities	17	0	0	6,228	5,754
Liquid assets	18	3,485	3,590	1,321	1,880
Total current assets		4,988	5,354	7,964	8,379
Total assets		94,292	97,718	65,510	70,943

Equity and Liabilities

	Note	Group		Parent company	
		2025	2024	2025	2024
EUR 1.000					
Share capital	19	4,900	4,900	4,900	4,900
Foreign currency translation reserve		10	13	338	341
Share premium		47,379	47,379	5,062	5,062
Reserve for net valuation under the equity method		0	0	16,502	21,485
Retained earnings	10	4,803	10,696	30,290	31,200
Equity attributable to shareholders of the Parent Company		57,092	62,988	57,092	62,988
The minority interests' share		80	114	0	0
Total equity		57,172	63,102	57,092	62,988
Borrowings	20	29,780	27,269	0	0
Deferred tax liabilities	21	5,030	5,524	0	0
Other payables		0	0	0	0
Total non-current liabilities		34,810	32,793	0	0
Borrowings	22	814	646	0	0
Trade payables		443	251	395	117
Payables to group entities	17	0	0	7,924	7,739
Other payables		1,053	926	99	99
Total current liabilities		2,310	1,823	8,418	7,955
Total equity and liabilities		94,292	97,718	65,510	70,943



Statement of Equity (Group)

EUR 1000	Share capital	Foreign currency translation reserve	Share premium	Retained earnings	Equity attributable to shareholders of the Parent Company	The minority interests' share	Total equity
Total equity at the beginning 2024	4,082	13	42,317	11,193	57,605	104	57,709
Capital increase on September 24, 2024	818	0	5,062	0	5,880	0	5,880
Result for the period	0	0	0	-497	-497	10	-487
Other comprehensive income, net of tax	0	0	0	0	0	0	0
Total equity at the end of 2024	4,900	13	47,379	10,696	62,988	114	63,102
Result for the period	0	0	0	-5,893	-5,893	-34	-5,927
Other comprehensive income, net of tax	0	-3	0	0	-3	0	-3
Total equity at the end of 2025	4,900	10	47,379	4,803	57,092	80	57,172



Statement of Equity (Parent Company)

EUR 1000	Share capital	Foreign currency translation reserve	Share premium	Reserve for net valuation under the equity method	Retained earnings	Total equity
Total equity at the beginning 2024	4,082	341	0	21,193	31,989	57,605
Capital increase on September 24, 2024	818	0	5,062	0		5,880
Result for the period	0	0	0	292	-789	-497
Other comprehensive income, net of tax	0	0	0	0	0	0
Total equity at the end of 2024	4,900	341	5,062	21,485	31,200	62,988
Result for the period	0	0	0	-4,983	-910	-5,893
Other comprehensive income, net of tax	0	-3	0	0	0	-3
Total equity at the end of 2025	4,900	338	5,062	16,502	30,290	57,092



Statement of Cash Flow

EUR 1.000	Note	Group		Parent company	
		2025	2024	2025	2024
Profit/loss for the period		-5,927	-487	-5,893	-497
Gain/losses from subsidiaries		0	0	4,983	-292
Fair market value adjustment of investment properties		7,244	156	0	0
Fair market value adjustment from assets held for sales		0	348	0	0
Financial income		-131	-142	-131	-142
Financial expenses		1,220	1,917	62	94
Tax for the year		-607	56	-86	-123
Net cash flow from operating activities before change in net working capital		1,799	1,848	-1,065	-960
Change in receivables		206	71	-206	-3,705
Change in trade and other payables		319	-44	463	262
Net cash flow from operating activities before interest and taxes paid		2,324	1,875	-808	-4,403
Finance expenses – net		-1,089	-1,775	69	48
Income tax paid/received		210	377	183	321
Net cash flow from operating activities after interest and taxes paid		1,445	477	-556	-4,034

EUR 1.000	Note	Group		Parent company	
		2025	2024	2025	2024
Sale of investment property		0	4,583	0	0
Purchase of investment property	12	-3,582	0	0	0
Additions during the year related to investment property	12	-644	-256	0	0
Net cash flows from investment activities		-4,226	4,327	0	0
Proceeds from borrowings	23	3,354	0	0	0
Capital increase, net		0	5,880	0	5,880
Repayment of borrowings	23	-675	-9,742	0	0
Cash flow from financing activities		2,679	-3,862	0	5,880
Net cash flow for the year		-102	942	-556	1,846
Cash and cash equivalents 1 January		3,590	2,648	1,880	34
Effects of exchange rate changes on cash and cash equivalents		-3	0	-3	0
Cash and cash equivalents 31 December		3,485	3,590	1,321	1,880



Notes

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Note 1 – Material Accounting Policy Information

General

The Parent Company's consolidated financial statements and annual financial statements are prepared in accordance with the IFRS accounting standards (IFRS) as approved by the EU, the IFRS decree issued under the Danish Financial Statement Act, and the additional regulations of Nasdaq Copenhagen for companies with listed shares.

The consolidated financial and annual financial statements for the Parent Company for 2025 are presented in EUR 1,000.

The applied accounting practices are unchanged compared to the annual financial statements for 2024.

New and Amended Standards Effective for the Financial Year Beginning 1 January 2025

The Group has applied the following amendment for the first time for its annual reporting period commencing 1 January 2025:

- Lack of Exchangeability – amendments to IAS 21

The amendment did not have a material impact on the Group's financial statements.

New Accounting Regulation.

At the time of publication of this annual report, a number of new or revised standards and interpretations have been issued, but they have not yet come into effect and have not been approved by the EU.

IASB has issued a new international accounting standard that replaces IAS 1 as of January 1, 2027. The replacement of IAS 1 is IFRS 18 and will affect the Group in terms of the presentation and information in the annual report.

The new standard sets more explicit requirements for the presentation of performance measures, information on management-defined performance measures, as well as fewer changes and clarifications. Among other things, the general principles for the presentation of financial statements in IAS 1 are the same in IFRS 18.

Further new and revised standards and interpretations are not expected to have a significant impact on the annual report for the coming financial years.



Consolidation Practices

The consolidated financial statements include the Parent Company German High Street Properties A/S and companies in which the Parent Company directly or indirectly holds the majority of voting rights or has a controlling influence through share ownership or otherwise.

In the consolidation, items of a similar nature are combined.

The financial statements used for consolidation are prepared in accordance with the Group's accounting practices.

The Parent Company's capital shares in the consolidated subsidiaries were offset against the Parent Company's share of the subsidiaries' book value when the Group relationship was established.

Foreign Currency Translation

Functional currency

In the consolidated financial statements, the items contained in the annual reports of the Group companies are measured in the currency used in the primary economic environment where the companies operate (functional currency). The functional currency is:

For the Danish Parent Company: DKK

For the German subsidiaries: EUR

Transactions in currencies other than the functional currency are foreign currency transactions.



Foreign Currency Transactions

Transactions in a currency other than the functional currency are translated at the exchange rate on the transaction date for initial recognition. Receivables, liabilities, and other monetary items in foreign currency that have not been settled at the balance sheet date are translated at the exchange rate on the balance sheet date. Exchange rate differences arising between the exchange rate on the transaction date and the rate on the payment date or the balance sheet date are recognized in the income statement as financial items. Tangible and intangible assets, inventories, and other non-monetary assets purchased in foreign currency and measured based on historical costs are translated at the exchange rate on the transaction date. Non-monetary items revalued to fair market value or written down are translated using the exchange rate at the time of revaluation or write-down.

Presentation Currency

The annual report is presented in EUR (presentation currency) because all the Group's significant transactions and accounting items are in EUR.

When recognizing in the consolidated financial statements of companies with a different functional currency than the Euro (EUR), income statements are converted at the average exchange rates for the year unless these differ significantly from the actual exchange rates at the times of transactions. In the latter case, the actual exchange rates are used. Balance sheet items are translated at the exchange rates on the balance sheet date.

Exchange rate differences arising from the translation of balance sheet items at the beginning of the year to the exchange rates on the balance sheet date and from translating income statements from average rates to the balance sheet date rates are recognized in other comprehensive income and classified as a separate reserve under equity. This translation also includes exchange rate differences arising from the translation of intra-Group balances where settlement is neither planned nor likely in the foreseeable future, as such balances are considered an addition to or deduction from the net investment. Similarly, other comprehensive income also recognizes exchange rate differences resulting from changes directly in the entity's equity.

Other Management Levels:

The Group had fewer than 50 employees and is therefore not obligated to establish and report on a policy for increasing the underrepresented gender in other management layers.



Items in the Income Statement

Revenue:

Rental income is measured at the fair value of the consideration received or receivable. Net rental income is calculated excluding VAT and after deducting discounts.

Rental income is recognized in accordance with the provisions of IFRS 16.

Rental income from operating lease contracts is recognized on a straight-line basis over the term of the lease contract.

The Group has no contingent rental income.

Operating Costs of Properties

Operating costs include expenses incurred to achieve the year's revenue. They also include direct and indirect operating costs, such as repairs and maintenance, that do not add new and improved features to the properties and property management.

Personnel Costs

Personnel costs include wages and staff expenses incurred in the management and administration of the Group.

Administrative Expenses

Administrative expenses include costs incurred during the year for the management and administration of the Group.

Gain/losses from subsidiaries

The proportionate share of the result for the year from shareholdings in subsidiaries is recognized in the income statement under the item "Gain/losses from subsidiaries".

Fair market value adjustment of investment properties

Changes in the fair market value of investment properties are recognized in the income statement under the item "Fair market value adjustment of investment properties".

Financial Income and Expenses

Financial income and expenses include interest, realized and unrealized foreign exchange adjustments, and amortization of loan costs to credit institutions.



Tax on the Year's Result

The current tax for the year and deferred tax for the year are recognized in the income statement for the portion that can be attributed to the year's result, in other comprehensive income for the portion that can be attributed to other comprehensive income, and directly in equity for the portion that can be attributed to equity transactions.

Changes in deferred tax due to changes in tax rates are recognized in the income statement.

The Parent Company is jointly taxed with Kartago Property ApS.

Discontinued Operation

The results of discontinued operations are presented separately in the income statement, and the cash flows from discontinued activities are presented separately in note 6.

Discontinued Operation is defined as the cessation of property operations in a specific geographic region.

Items in the Balance Sheet

Investment Properties: Investment properties are properties held to earn rental income and/or capital gains.

Investment properties are initially measured at cost, including the properties' purchase price and any directly attributable costs.

Subsequently, investment properties are measured at fair market value. See note 2 for a description of the measurement of investment properties at fair market value.

Costs that add new or improved features to an investment property compared to the time of acquisition and thereby improve the property's future returns are added to the acquisition cost as improvements. Costs that do not add new or improved features to an investment property are expensed in the income statement under the operating costs of the properties.

Interest costs are not included in the cost of investment properties, as they are measured at fair market value.

Value adjustments are recognized in the income statement.

Properties expected to be sold are reclassified as "Assets held for sale".



Investments in Subsidiaries

The proportionate share of the year's result is recognized in the income statement under the item "Gain/losses from subsidiaries."

Investments in subsidiaries are recognized and measured using the equity method.

Under the item " Investments in subsidiaries," the proportional ownership share of the companies' book value is recognized in the balance sheet based on the fair market value of the identifiable net assets at the time of acquisition.

The total net increase in investments in subsidiaries is allocated via profit distribution to the "Reserve for net valuation under the equity method" under equity. Dividend distributions to the Parent Company reduce the reserve and adjust it for other equity movements in the subsidiaries.

Subsidiaries with a negative book value are recognized at EUR 0. If the Parent Company has a legal or factual obligation to cover the Group's participants' deficit, a provision for this obligation is recognized.

Receivables from Group Entities

Receivables from Group entities are measured at amortized cost in the Parent Company's accounts, which corresponds to their nominal value. Impairments on receivables are made when it is expected that the Group will not be able to recover all amounts due by the original terms of the receivables. The impairment is calculated based on an individual assessment of each receivable and represents the difference between the carrying amount and the present value of expected future payments.

Receivables

Receivables are recognized in the balance sheet at fair market value at initial recognition and subsequently measured at amortized cost, corresponding to their nominal value. Impairments on receivables are made when it is expected that the Group will not be able to recover all amounts due to the original terms of the receivables. The impairment is calculated based on an individual assessment of each receivable and represents the difference between the carrying amount and the present value of expected future payments.



Cash and Short-term Deposits

Liquid assets consist of cash holdings, deposits in bank accounts, and other short-term, highly liquid investments with an insignificant risk of value changes and with original maturities of no more than three months.

Equity

Dividends proposed by management for distribution for the fiscal year are shown as separate items under equity.

Purchase and disposal prices and dividends for own shares are recognized directly in retained earnings in equity.

Financial Liabilities

Mortgage loans and loans from credit institutions related to investment properties are recognized at the time of borrowing, as the proceeds received less transaction costs incurred. In subsequent periods, the loans are measured at amortized cost, so the difference between the proceeds and the nominal value is recognized in the income statement as an interest expense over the loan period using the effective interest method.

Loans are classified as short-term liabilities unless the Group has an unconditional right to defer the debt settlement for at least one year from the balance sheet date.



Deferred Tax

Using the balance sheet liability method, deferred tax is recognized on all temporary differences between the accounting and tax values of assets and liabilities.

Deferred tax is measured based on the tax rules and rates applicable under the legislation at the balance sheet date when it is expected to be realized as the current tax. In cases where the valuation of the tax value can be performed under alternative taxation rules, deferred tax is measured based on the planned use of the asset or settlement of the liability. Deferred tax on investment properties is calculated as the tax effect of selling the properties at their accounting value on the balance sheet date.

Deferred tax assets, including the tax value of tax losses that can be carried forward, are measured at the value at which the asset is expected to be realized, either through offsetting in the tax of future earnings or by offsetting against deferred tax liabilities.

Fair Market Value Measurement and Disclosure

The fair market value of financial instruments traded in an active market is measured at the latest quoted price.

The valuation is based as far as possible on observable market data. The fair market value of loans is based on the Group's current interest rate for comparable loans.

Cash Flow Statement

The cash flow statement shows the Group's cash flow for the year, divided into operating, investing, and financing activities, the year's change in liquidity, and the Group's liquidity at the beginning and end of the year. The liquidity effect of purchases and sales of businesses is shown separately under cash flows from investing activities. In the cash flow statement, cash flows relating to purchased companies are recognized from the date of acquisition, and cash flows relating to sold companies are recognized up to the date of sale.

The cash flow statement is prepared using an indirect method based on the year's profit before tax.

Cash Flow from Operating Activities

Cash flow from operating activities is calculated as the year's profit adjusted for changes in working capital and non-cash income items such as depreciation and provisions. Working capital includes short-term assets minus short-term liabilities, excluding items included in liquidity.

Cash flow from Investment Activities

Cash flow from investment activities includes cash flow from purchasing and selling intangible, tangible, and financial fixed assets.



Cash Flow from Financing Activities

Cash flow from financing activities includes cash flow from raising and repaying long-term debt obligations, as well as payments to and from the Group's participants.

Liquidity

Liquid holdings in the cash flow statement include bank account deposits and other short-term, easily tradable investments with an insignificant risk of value change, which are not pledged as security.

Liquid holdings in the balance sheet include those available for free use and those pledged as security for lenders.

The cash flow statement cannot be derived solely from the published financial statements.

Equity ratio, %	=	Equity * 100 ÷ Total assets
Loan to value %	=	Bank debt * 100 ÷ Investment properties at the beginning of the period
Return on property portfolio %	=	(Revenue - Property operation expenses) * 100 ÷ Investment properties at the beginning of the period
Return on equity before fair market value adjustments and interests %	=	Result before fair market value adjustments and interests * 100 ÷ Total equity at the beginning of the period
Interest coverage ratio	=	(Result before fair market value adjustments and interests + Financial income) ÷ Financial expenses
Earnings per share	=	Result of continuing activities after tax ÷ Number of shares
Equity per share	=	Total equity ÷ Number of shares



Note 2 – Significant Accounting, Estimates and Judgments

In preparing financial statements, management makes several estimates and judgments regarding future conditions, involving measuring accounting assets and liabilities.

Management considers the following estimates and judgments the most significant for the Group.

Measurement of Investment Properties at Fair Market Value

The management assesses that the selected accounting policy, where investment properties are measured at fair market value, provides the best expression of the Group's assets and liabilities, financial position, and the results of the Group's activities.

The chosen accounting policy can have significant implications for the income statement and balance sheet. Fluctuations in fair market value during the financial year will affect the measurement of investment properties in the balance sheet and will be reflected in the income statement.

The best evidence of fair market values for the Group's investment properties is current prices in an active market for similar investment properties. In the absence of such information, fair market value is determined within a range of probable estimated values (level 3 in the fair value hierarchy).



For the German investment properties management has obtained a valuation from the external valuer Ralph Hagedorn GmbH & Co. KG to support the fair market value determined by management. The Board has chosen to value the German properties at EUR 84.5 million in the annual report (2024: EUR 91.1 million). Management assesses that the recorded value of the German investment properties is their fair market value as of December 31, 2025.

The method used for valuing the fair market value of the German investment properties is based on the property's expected gross rental income and the so-called gross capitalization factor. The fair market value of the investment property is calculated as the product of the expected gross rental income and gross capitalization factor and is determined property by property, see note 12.

The capitalization factor depends indirectly on the expected return and the risk of return on investment in alternative asset classes as well as the covariation on the return and risk of these asset classes. Property specific risks i.e., regarding vacancy, letting period, required investments to achieve gross rental income, etc., are included in the capitalization. Economic factors such as interest rates, inflation and economic growth can affect the expected return and risk of alternative asset classes and thus the capitalization factor of the properties.

The Company has chosen to measure the investment property in Denmark at fair market value. Upon initial recognition in the year of acquisition, it is the Group's assessment that the fair market value of the property as of 31 December 2025 corresponds to the total acquisition cost.

Tax

The Group has taxable activities in Denmark and Germany, and the current tax is calculated based on the expected taxable incomes in both countries. If the tax authorities disagree with the estimates made upon reviewing the Group's tax returns, the previously calculated tax can change.

Additionally, deferred tax is calculated based on an assessment of the future current tax that will be payable in relation to items in the financial statements. This assessment is based on expectations of future taxable profits and tax planning strategies, including expectations regarding exit strategies. Future changes in legislation governing corporate tax rules and other changes in these expectations, including whether the sale occurs as a sale of shares or as a sale of individual properties, can thus cause the future payable tax to differ significantly from the calculated deferred tax. This year's tax calculation is detailed in note 9, and the tax assets and deferred tax are outlined in notes 15 and 21, respectively.



Note 3 – Segment Information

The Group holds thirteen German retail properties located in major cities across Germany, as well as one property in Denmark. Business activities are managed, reported, and presented in terms of revenue and operating income within the following segments: Commercial, Residential, Office, Service Change, and other for 2025. Consequently, the income statement for the period from January 1 to December 31, 2025, is divided into these specific segments.

Profit January 1 to December 31, 2025, Segment Information

EUR 1000	Commercial	Residential	Office	Service charge and other	Group
Revenue	3,302	549	349	776	4,976
Property operation expenses	-869	-371	-390	0	-1,630
Operating income	2,433	178	-41	776	3,346
Staff expenses					-500
Administrative expenses					-1,047
Result before fair market value adjustment and interests					1,799
Fair market value adjustment of investment properties					-7,244
Result before interests and tax					-5,445
Financial expenses, net					-1,089
Result of continuing activities before tax					-6,534

Unallocated costs relate to Group-level items that cannot be directly attributed.

Segment assets, segment liabilities and related information are not regularly reported to the Board of Directors and other Management Levels and are therefore not disclosed in the segment information.

Profit January 1 to December 31, 2024, Segment Information

EUR 1000	Commercial	Residential	Office	Service charge and other	Group
Revenue	3,159	499	371	669	4,698
Property operation expenses	-758	-324	-341	0	-1,423
Operating income	2,401	175	30	669	3,275
Staff expenses					-484
Administrative expenses					-943
Result before fair market value adjustment and interests					1,848
Fair market value adjustment of investment properties					-156
Result before interests and tax					1,692
Financial expenses, net					-1,775
Result of continuing activities before tax					-83



Note 4 – Staff Expenses

	Group		Parent company	
EUR 1.000	2025	2024	2025	2024
Executive management's remuneration	109	120	109	120
Other employee salaries and costs	241	204	65	44
Board fee	150	160	150	160
<i>Salary costs total:</i>	500	484	324	324

The Group has 3 employees in 2025 (3 employees in 2024).

The Company's Board is compensated with a fixed honorarium and does not receive incentive-based remuneration. The base honorarium for the Board is set at a market-conforming level that reflects the demands of Board members.

Effective from January 1, 2025, the Board's remuneration amounts to an annual basic honorarium of EUR 30 thousand per member. The chairman receives the basic honorarium three times.

The Board determines the salary and employment conditions for the executive management at least once a year based on a recommendation from the chairperson. The director is not part of any incentive scheme. Michael Hansen received EUR 108,725 in 2025.

The employment contract for Michael Hansen (stepped down as CEO on December 31, 2025) and Martin Ernst (joined as CEO on December 31, 2025) follows the notice period of the Employee's

Act. In addition, no Board and executive management members are entitled to compensation upon termination of employment.

The Company believes that the remuneration of the Board and executive management supports the Group's strategy and is in accordance with its interests, good practices, and recommendations for good corporate governance.

Annual remuneration

EUR 1,000	2025	2024
Board of Directors		
Hans Thygesen	90.0	90.0
Nikolaj Claude Olof Zethraeus, Vice-Chairman of the Board	30.0	30.0
René Angenend (joined the board on April 30, 2025)	20.0	0.0
Jutta Steinert (stepped down from the board on April 30, 2025)	10.0	30.0
Walther Thygesen (stepped down from the board on April 30, 2024)	0.0	10.0
	150.0	160.0
Key management personnel		
Michael Hansen (stepped down as CEO on December 31, 2025)	109.0	120.0
Martin Ernst (joined as CEO on December 31, 2025)	0.0	0.0
Total annual remuneration:	259.0	280.0

Remuneration of the Board amounted to a total of T.EUR 150 for the year (2024 T.EUR 160).

The executive management's remuneration is T.EUR 109 and is settled by German High Street Properties A/S. The executive management is closely related to the Kartago Group.



Note 5 – Administrative Expenses

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Administration agreement	576	589	576	589
Legal costs (relating to advice concerning the scrutiny and replies to questions from certain shareholders)	163	0	163	0
Stockexchange fees	51	61	51	61
Auditors	76	89	76	89
Insurance	62	6	62	6
Other administration costs	119	198	52	135
<i>Administration costs total:</i>	1,047	943	980	880

Fee to the Auditor Elected by the General Assembly

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Audit fee	76	89	76	89
Declaration tasks with certainty	0	0	0	0
Tax advice	0	0	0	0
Other	0	0	0	0
<i>Total audit fee:</i>	76	89	76	89



Note 6 – Result of Discontinued Activities after Tax

Discontinued activities concern the sale of the property at Hessselvang 11, Grenaa, according to stock exchange announcement no. 250 dated December 29, 2023. The sale of the property took effect on January 15, 2024.

In 2025 there have been no discontinued activities.

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Revenue	0	0	0	0
Property operation expenses	0	0	0	0
Result before fair market value adjustments and interests	0	0	0	0
Change in value and gains/losses from assets held for sales	0	-446	0	0
Financial expenses	0	0	0	0
Result of discontinued activities before tax	0	-446	0	0
Tax of discontinuing activities	0	98	0	0
Result of discontinued activities after tax	0	-348	0	0
Earnings per share (EUR), discontinuing activity	0.00	-0.10		

EUR 1.000	2025	2024
Net cash flow from operating activities after interest and taxes paid	0	0
Net cash flows from investing activities	0	4,583
Cash flow from financing activities	0	-2,994
Net cash flow for the year	0	1,589



Note 7 – Value Adjustment of Investment Properties

The year's value adjustment is calculated as the difference between the fair market value, EUR 88.1 million as of December 31, 2025, and the value as of December 31, 2024, EUR 91.1 million, adjusted for the year's additions and disposals, as well as currency exchange adjustment according to note 12.

Note 8 – Financial Expenses

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Interest expenses to credit institutions	1,190	1,887	0	0
Depreciation of capitalized borrowing costs	30	30	0	0
Interest expenses to financial institutions	0	0	0	0
Interest to subsidiaries	0	0	62	94
Total financial expenses	1,220	1,917	62	94



Note 9 – Tax

The Group is taxed 22.0 % on Danish income and 15.825 % on German income. The average tax has been calculated based on local tax rates. The Parent Company is jointly taxed with Kartago Property ApS.

According to notes 15 and 21, the deferred tax is recognized as a long-term asset and liability for the Parent Company and the Group, respectively. The ownership period of German properties is expected to exceed ten years, and regular disposals of German properties and property companies are not part of the Group's strategy.

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Current tax	-210	-45	-183	-201
Tax previous year etc.	97	126	97	78
Deferred tax	-494	-25	0	0
Total tax for the year	-607	56	-86	-123
Of this recognized in other comprehensive income	0	0	0	0
Current tax on other comprehensive income	0	0	0	0
Deferred tax on other comprehensive income	0	0	0	0
Total tax for the year	-607	56	-86	-123
Tax on the year's result is explained as follows:				
Result of continuing activities before tax	-6,534	-83	-5,979	-620
Non-deductible expenses	0	0	163	0
Gain/losses from subsidiaries	0	0	4,983	-292
Basis for calculation of tax at local rates	-6,534	-83	-833	-912
Tax calculated based on local rates	-607	56	-86	-123
Adjustment of tax previous year etc.	-480	-126	-97	-78
Total tax for the year, adjusted	-1,087	-70	-183	-201
Average tax rate in %	16.6	84.3	22.0	22.0



Note 10 – Allocation of Profits

EUR 1.000	Parent company	
	2025	2024
Available for allocation as of January 1	31,200	31,989
Total comprehensive income for the year	-910	-789
Carried forward result as of December 31	30,290	31,200

Note 11 – Earnings per Share

Earnings per share (EUR), continuing activity	Group	
	2025	2024
Result of continuing activities after tax	-5,927	-139
Weighted average number of outstanding ordinary shares in thousands	3,654	3,654
Earnings per share (EUR), continuing activity	-1.62	-0.04

Earnings per share (EUR), discontinuing activity

	Group	
	2025	2024
Result of discontinued activities after tax	0	-348
Weighted average number of outstanding ordinary shares in thousands	3,654	3,654
Earnings per share (EUR), discontinuing activity	-	-0.10

Earnings per share (EUR), Result for the period

	Group	
	2025	2024
Result for the period	-5,927	-487
Weighted average number of outstanding ordinary shares in thousands	3,654	3,654
Earnings per share (EUR), Result for the period	-1.62	-0.13

No equity instruments with a diluting effect have been issued. Diluted earnings per share are equal to earnings per share.



Note 12 – Investment Properties.

EUR 1.000	Group	
	2025	2024
<u>Cost price beginning of the year</u>	57,057	56,801
Additions during the year	3,582	0
Improvements during the year	644	256
Cost price end of the year	61,283	57,057
<u>Value adjustments beginning of the year</u>	34,043	34,199
Fair market value adjustment of investment properties, net	-7,244	-156
Value adjustments end of the year	26,799	34,043
Book value at the end of the period	88,082	91,100

For the German investment properties management has obtained a valuation from the external valuer Ralph Hagedorn GmbH & Co. KG to support the fair market value determined by management. The Board has chosen to value the German properties at EUR 84.5 million in the annual report (2024: EUR 91.1 million). Management assesses that the recorded value of the German investment properties is their fair market value as of December 31, 2025.

The Company has chosen to measure the investment property in Denmark at fair market value. Upon initial recognition in the year of acquisition, it is the Group's assessment that the fair market value of the property as of 31 December 2025 corresponds to the total acquisition cost.

Investment properties are pledged as security for financial liabilities, EUR 30.6 million.

**German Properties:**

The method used for valuing the fair market value of the German investment properties is based on the property's expected gross rental income and the so-called gross capitalization factor. The fair market value of the investment property is calculated as the product of the expected gross rental income and the gross capitalization factor and is below shown by Federal State.

Federal State	2025 Factor	2024 Factor
Nordrhein-Westfalen	14.7	15.7
Niedersachsen	14.8	15.9
Hessen	19.3	20.8
Hamburg	24.0	25.0
Rheinland-Pfalz	17.0	18.4
Baden-Württemberg	15.0	15.9
Bayern	19.0	20.1

The valuation corresponds to a gross capitalization factor property by property between 11.00 and 24.00 with an average of 17.8 (2024: 19.0).

For the German properties changes in estimates of the expected rental factor will affect the recognized value of investment properties in the balance sheet. The impact on the value of the investment properties as a result of changes in the gross capitalization factor is shown below.

Change in gross capitalization factor 2025 for German properties	-1.5	-0.75	Basis	0.75	1.5
Gross capitalization factor	16.30	17.05	17.80	18.55	19.30
Fair market value in EUR 1,000	77,379	80,940	84,500	88,060	91,621
Change in fair market value in EUR 1,000	-7,121	-3,560	0	3,560	7,121

Change in gross capitalization factor 2024 for German properties	-1.5	-0.75	Basis	0.75	1.5
Gross capitalization factor	17.50	18.25	19.00	19.75	20.50
Fair market value in EUR 1,000	83,908	87,504	91,100	94,696	98,292
Change in fair market value in EUR 1,000	-7,192	-3,596	0	3,596	7,192



The Group's investment properties include commercial and residential rentals leased on usual terms. In the following statement, only commercial rentals are included. The average remaining term of German commercial lease contracts is four years and two months (2024: three years and seven months). In addition, the Group has an annual residential rental income of EUR 0.5 million (2024: EUR 0.5 million)

The accumulated minimum lease payments for commercial rentals during the non-cancellable period can be shown as follows:

	German properties	
EUR 1.000	2025	2024
Before 1 year	3,650	3,429
Before 2 year	2,822	2,583
Before 3 year	2,062	1,744
Before 4 year	1,606	1,102
Before 5 year	1,420	757
After 5 year	985	688
Total accumulated minimum lease payments	12,545	10,303

Note 13 – Assets Held for Sale

	Group	
EUR 1.000	2025	2024
<u>Cost price beginning of the year</u>	0	4,745
Disposal, Hesselvang 11, Grenaa	0	-4,745
Additions, Hesselvang 11, Grenaa	0	0
Cost price end of the year	0	0
<u>Value adjustments</u>		
Value adjustments beginning of the year	0	629
Disposal, Hesselvang 11, Grenaa	0	-629
Fair market value adjustment of Hesselvang 11, Grenaa	0	0
Value adjustments end of the year	0	0
Book value at the end of the period	0	0

Assets held for sale concerned the property at Hesselvang 11, Grenaa, which was sold on January 15, 2024, according to stock exchange announcement no. 250 dated December 29, 2023.

No assets were categorised as held for sale December 31, 2025.



Note 14 – Equity Interest in Subsidiaries

Equity interests in subsidiaries include 100% of GHSP Erste Holding GmbH and 100% of GHSP Odense – Danmark ApS. As of December 31, 2025, this Group's net asset value was EUR 56.3 million (EUR 61.3 million in 2024).

EUR 1.000	Parent company	
	2025	2024
<u>Cost price January 1</u>	39,815	40,013
Addition, GHSP - Odense, Danmark ApS	7	0
Disposal, Hesselvang 11, Grenaa	0	-198
Cost price December 31	39,822	39,815
Value adjustments January 1	21,485	21,193
The year's result in subsidiary companies	-4,983	292
The year's other comprehensive income in subsidiary companies	0	0
Value adjustments December 31	16,502	21,485
Equity interests in subsidiaries December 31	56,324	61,300



Note 15 – Deferred Tax Asset

The tax specifications are detailed in Notes 9 and 21.

The deferred tax is recognized as a long-term asset. It is expected to be realized through offsetting in the joint taxation contribution.

There are no unrecognized deferred tax assets.

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Deferred tax asset as of January 1	0	232	0	223
Used in joint taxation	-183	-232	-183	-223
Deferred tax for the year	183	0	183	0
Deferred tax asset as of December 31	0	0	0	0
The deferred tax asset is distributed as follows:				
Carried forward tax loss	0	0	0	0
Deferred tax asset	0	0	0	0



Note 16 – Receivables from Tenants

The provision for losses in 2025 is EUR 30,000.

As of December 31, 2025, EUR 256,000 were overdue, compared to EUR 334,000 as of December 31, 2024.

Write-downs are made based on an individual assessment of receivables from leases to the extent the Group expects to be unable to recover the arrears. There is no significant concentration of credit risk with individual tenants. It is assessed that the provisions made are sufficient to ensure that receivables from letting will be settled.

EUR 1.000	Group	
	2025	2024
Receivables from tenant	256	334
Provision for losses	-30	-77
Total receivables from tenant	226	257

The table below shows bank guarantees received by the company from the tenants

EUR 1.000	Group	
	2025	2024
Guarantees at the beginning of the year	839	837
Disposal	-117	-108
Addition	101	110
Total guarantees from leasing	823	839



Note 17 – Accounts Receivables and/or Payable with Subsidiaries

EUR 1.000	Parent company	
	2025	2024
Payables to Group entities	-7,924	-7,739
Receivables from Group entities	6,228	5,754
Total accounts receivable/payable with subsidiaries	-1,696	-1,985

Note 18 – Cash

Cash and cash equivalents, EUR 3.5 million, are freely available December 31, 2025. (EUR 3.6 million December 31, 2024).

Cash and cash equivalents are held in Jyske Bank, a systemically important financial institution (SIFI); hence, the credit risk is assessed as limited.



Note 19 – Share Capital

DKK 1.000

	Shares	A-shares	B-shares
Contribution at establishment in 2007	0	100	900
Cash capital increase through stock market issuance in 2007	0	3,550	31,951
Cancellation of shares	0	0	-6,047
Partial merger of A shares and B shares in 2017	0	-2,750	2,750
Remaining merger of A shares and B shares and consolidation into one share class	30,454	-900	-29,554
Cash capital increase through stock market issuance in 2024	6,091	0	0
Total share capital, DKK	36,545	0	0

EUR 1.000

	Shares	A-shares	B-shares
Contribution at establishment in 2007	0	13	120
Cash capital increase through stock market issuance in 2007	0	476	4,284
Cancellation of shares	0	0	-811
Partial merger of A shares and B shares in 2017	0	-369	369
Remaining merger of A shares and B shares and consolidation into one share class	4,082	-120	-3,962
Cash capital increase through stock market issuance in 2024	818	0	0
Total share capital, EUR	4,900	0	0



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The share capital consists of 3,654,459 shares with a nominal value of DKK 10 each, each granting one vote. The shares are listed on Nasdaq Copenhagen and consist of:

- 3,045,383 shares with a nominal value of DKK 10 each, subscribed to EUR 13.4 (DKK 100) and the share premium at establishment and capital increase thus totals EUR 44.0 million (DKK 328.5 million). Each share is granting one vote.
- 609,076 shares with a nominal value of DKK 10 each, subscribed to EUR 9.8 (DKK 73) and the share premium at establishment and capital increase thus totals EUR 5.9 million (DKK 43.7 million). Each share grants one vote.

	Shares	A-shares	B-shares
Contribution at establishment in 2007	100,000	10,000	90,000
Cash capital increase through stock market issuance in 2007	3,550,083	355,008	3,195,075
Cancellation of shares 2015	-504,700	0	-504,700
Cancellation of shares 2023	-100,000	0	-100,000
Remaining merger of A shares and B shares and consolidation into one share class	0	-275,000	275,000
Abolition of A shares and B shares	0	-90,008	-2,955,375
Cash capital increase through stock market issuance in 2024	609,076	0	0
Total shares	3,654,459	0	0



Note 20 – Financial Liabilities

The Group only has variable-rate loans.

All financial liabilities are denominated in EUR or DKK.

The liquidity risk associated with the future maturity of financial liabilities is hedged by the future returns of investment properties.

See also the accumulated minimum lease payments during the non-cancellable period in note 12.

Loans are recognized at amortized cost.

The Group has no unused loan facilities as of December 31, 2025.

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Long-term bank loans*	29,780	27,269	0	0
Total long-term liabilities	29,780	27,269	0	0
Short-term bank loans*	814	646	0	0
Total short-term liabilities	814	646	0	0
Book value of total financial liabilities	30,594	27,915	0	0
Nominal value of financial liabilities	30,594	27,915	0	0
Fair market value of financial liabilities	30,594	27,915	0	0

*) Long-term loans are shown without loan costs (EUR 30 thousand as of December 31, 2025) which are amortized over the term of the loan. Long-term loans of EUR 29,780 thousand are presented net of EUR 30 thousand in unamortized loan costs in the balance sheet as of December 31, 2025.

The financial liabilities relate to loans from credit institutions according to note 20 and are secured by mortgages on investment properties with a book value of EUR 88.1 million, see note 12.

Maturity dates for long-term financial liabilities include expected interest payments. Interest payments are based on the interest rate level as of December 31, 2025.



	Group		Parent company	
EUR 1.000	2025	2024	2025	2024
Maturity between 0 and 1 year	1,958	2,042	0	0
Maturity between 1 and 2 years	1,927	2,042	0	0
Maturity between 2 and 5 years	31,395	6,126	0	0
Maturity after more than 5 years	0	24,685	0	0
Total debt service	35,280	34,895	0	0

The loan facilities are due for renegotiation on February 1, 2030

	Group		Parent company	
EUR 1.000	2025	2024	2025	2024
Maturity between 0 and 1 year	1,496	1,177	494	216
Maturity between 1 and 2 years	0	0	0	0
Maturity between 2 and 5 years	0	0	0	0
Maturity after more than 5 years	0	0	0	0
Total other payables	1,496	1,177	494	216

As an important part of risk management, management closely monitors the Group's liquidity reserve, which is intended to ensure that the Group can service its current and future obligations, including payment of interest and principal to lenders.

Note 21 – Deferred Tax Liability

The deferred tax is recognized as a long-term liability. The ownership period is expected to exceed 10 years, and regular disposals of properties and property companies are not part of the Group's strategy.

	Group		Parent company	
EUR 1.000	2025	2024	2025	2024
Deferred tax as of January 1	5,524	5,687	0	0
Used in group taxation	183	0	0	0
Disposal, Hesselvang 11, Grenaa	0	-138	0	0
Deferred tax for the year	-677	-25	0	0
Deferred tax liability as of December 31	5,030	5,524	0	0



Note 22 – Financial Instruments

Generally, receivables from letting and other receivables do not accrue interest. These items are due within one year. No unique risks are associated with these receivables, see note 16.

Receivables from subsidiaries and liquid holdings are interest-bearing at market level and due within one year. No special risks are associated with these assets.

The Group has financed itself with the following loans:

As of December 31, 2025, the Group's outstanding debt amounted to EUR 30.6 million.

As of December 31, 2024, the outstanding debt was EUR 27.9 million.

The loans, totalling EUR 30.6 million, were divided into a standing loan of EUR 15 million and a serial loan that amounted to EUR 15.6 million as of December 31, 2025.

The serial loan is repaid with EUR 813,676 annually.

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Receivables from tenant	226	257	0	0
Other receivables	2,725	2,771	1,637	2,009
Receivables from Group entities	0	0	6,228	5,754
Cash holdings	3,485	3,590	1,321	1,880
Total financial assets at amortized cost	6,436	6,618	9,186	9,643
Maturity between 1 and 2 years	3,885	2,042	0	0
Maturity between 2 and 5 years	5,892	6,126	0	0
Maturity after more than 5 years	35,280	34,895	0	0
Total long-term financial liabilities at amortized cost	45,057	43,063	0	0
Short-term financial liabilities	814	646	0	0
Other short-term liabilities	1,496	1,177	494	216
Payables to Group entities	0	0	7,924	7,739
Total short-term debt at amortized cost	2,310	1,823	8,418	7,955



The loans, totalling EUR 30.6 million, were divided into a standing loan of EUR 15 million and a serial loan that amounted to EUR 15.6 million as of December 31, 2025. The serial loan is repaid with EUR 813,676 annually.

The loans have been agreed with non-renegotiating clauses from the lenders' side until 2030 if the DSCR (annual net rent (Kaltmiete)*0.75/annual payments under the loan) is higher than 1.30. A breach of this will trigger a cash sweep with a binding period of 12 months at a time. If the DSCR falls further to 1.125, the Bank is entitled to renegotiate the Agreement. In the event of a breach of the above, the Group and the Borrowers have a cure period of 6 months to bring the facilities back within the terms of the Agreement.

As of December 31, 2025, the DSCR has been calculated to be 1.74.

The loans related to the German properties bear interest at the 3-month Euribor + 1.75% margin. As of December 31, 2025, the 3-month Euribor was 2.0%, so the total interest rate, including the margin, was 3.75% (as of December 31, 2024, the interest rate, including the interest margin, was approximately 4.25% p.a.).

A change of 1.0 percentage points in the general interest rate level would result in a change in the Group's annual interest expense before tax of EUR 290,000 which will affect both the Group's result for the period and the total equity.

The loans related to the Danish property bear interest at the 3-month Cibur + 1.75% margin. As of December 31, 2025, the 3-month Cibur was 2.0%, so the total interest rate, including the margin, was 3.75%

EUR 1.000

2025

	<u>+1.0</u>	<u>Base</u>	<u>-1.0</u>
Change in rate of interest (in %)			
Yearly financial expenses EUR 000	-1,379	-1,089	-799
Change in Yearly financial expenses EUR 000	<u>-290</u>	<u>0</u>	<u>290</u>

2024

	<u>+1.0</u>	<u>Base</u>	<u>-1.0</u>
Change in rate of interest (in %)			
Yearly financial expenses EUR 000	-2,193	-1,775	-1,357
Change in Yearly financial expenses EUR 000	<u>-418</u>	<u>0</u>	<u>418</u>



Note 23 – Change in Debt Obligations

	Group		Parent company	
	2025	2024	2025	2024
EUR 1.000				
Opening balance	27,915	37,657	0	0
Repayments	-675	-9,742	0	0
Loan redemptions	0	0	0	0
New loans	3,354	0	0	0
Amortization of loan costs	0	0	0	0
Total	30,594	27,915	0	0
Short-term loan in the balance	814	646	0	0
Long-term loan in the balance	29,780	27,269	0	0
Total	30,594	27,915	0	0

Note 24 – Currency Exposure

The Parent Company's shares are denominated in DKK, while the Group's investments, revenues, and expenses are incurred in DKK, SEK or EUR. Thus, all assets and liabilities are denominated in EUR. Therefore, the Group's equity, and thereby the Parent Company's ability to distribute dividends, is exposed to changes in the exchange rate.

Furthermore, the management assesses the currency risk associated with investments in EUR as minimal compared to DKK and SEK.



Note 25 – Cash Management and Other Risks

The Group's objective is to ensure the possibility of continued operations to optimize shareholders' returns and improve the capital structure to minimize financial costs.

The Group's ability to accumulate sufficient liquidity depends on its operating results and the possibility of obtaining external financing. The Company's ability to pay dividends is limited according to the rules of the Companies Act, as the Company can legally pay dividends only if it has sufficient free liquidity according to its annual report and if the Company, in the Board's opinion, has a prudent level of capital reserves relative to the Group's operations and obligations after the distribution.

In addition to liquidity management, the Group assesses its capital reserves based on solvency which is crucial for obtaining external financing. In line with its strategy, the Group has a solid capital structure with relatively low leverage with an equity ratio of 60.6% (2024: 64.6%).

EUR 1.000	Group	
	2025	2024
Total Equity	57,172	63,102
Total Assets	94,292	97,718
Equity ratio%	60.6%	64.6%

Note 26 – Contractual Obligations

The Group has agreed to a non-terminable management agreement with Administrationsselskabet Gambit ApS until December 31, 2028. Besides, the Group has only agreed to contractual obligations customary for a real estate company.



Note 27 – Pledges and Security Arrangements

The Group's investment properties in Germany, with an accounting value as of December 31, 2025, of EUR 88.1 million are pledged as security for EUR 30.6 million in bank loans.

- Towards the company Hesselvang 11 A/S (CVR no. 44093227), the Parent Company German High Street Properties A/S has undertaken towards Ringkjøbing Landbobank A/S, in the event of a forced sale of the property located at Hesselvang 22, 8500 Grenaa, Denmark, land registry no. 1rl, Hessel Hgd., Ålsø, to bid Ringkjøbing Landbobank A/S home at the outstanding debt owed to the Bank at any given time pursuant to the Loan Agreement and the security documents. The outstanding debt on the property as of December 31, 2025 totals EUR 2.7 million.
- Towards the company Kartago Capital – Stockholm A/S (CVR no. 43265474) and its subsidiary Kartago Stockholm AB, the Parent Company German High Street Properties A/S has undertaken towards Ringkjøbing Landbobank A/S, in the event of a forced sale of the property located at Tomtbergavägen 2, 145 67 Norsberg, Botkyrka, Sweden, to bid Ringkjøbing Landbobank A/S home at the outstanding debt owed to the Bank at any given time pursuant to the Loan Agreement and the security documents. The outstanding debt on the property as of December 31, 2025 totals EUR 3.5 million.

- The Parent Company German High Street Properties A/S has acted as surety for the loan granted to its subsidiary, GHSP – Odense, Danmark ApS, by Ringkjøbing Landbobank A/S in the total amount of EUR 3.4 million (DKK 25.1 million).

There are no other security arrangements.

Note 28 – Contingent Liabilities

The Parent Company is jointly and severally liable for the tax on the taxable income of the Danish Group taxation members. It is also jointly and severally liable for Danish withholding taxes, such as dividend and interest taxes. Subsequent corrections to corporate taxes and withholding taxes may increase the Group's liability.

Any subsequent corrections to corporate taxes and withholding taxes may result in the Group's liability being larger.

The Group must pay the company administrator for 12 months of administration after the property is disposed of. This obligation ceases when the management agreement expires in 2028.



Note 29 – Related Parties

Alexander and Kristoffer Thygesen control the Group through Drot ApS and Marsk ApS which are the controlling shareholders in Kartago Property ApS and Kartago ApS, owning 41.78% and 11.99% of the share capital and votes, respectively.

The accounts for German High Street Properties are included in the consolidated accounts of Kartago Property ApS.

The Group's related parties also include the Parent Company's Board of directors, executive management, and their close family members. Related parties also include companies in which the individuals mentioned above have control or joint control.

In addition to the shareholdings controlled by Alexander and Kristoffer Thygesen, the Board of directors, executive management, and companies where this Group of people has a controlling influence hold 0 shares.

Besides remuneration of the director in accordance with the management agreement, transactions with companies controlled by the Thygesen family have in 2025, as specified below, included administration fees tEUR 576.0, payment of commercial rent tEUR 15.0 and transaction costs related to the acquisition of investment property in Odense, Denmark tEUR 163.0.

EUR 1.000	Group		Parent company	
	2025	2024	2025	2024
Administration agreement	576	589	576	589
Commercial rent	15	15	15	15
Costs related to amendment of the existing loan agreement	0	18	0	18
Transaction costs related to sale of investment property	0	39	0	39
Transaction costs related to the acquisition of investment property	163	0	0	0



Note 30 – Fair Value Hierarchy for Investment Properties and Financial Instruments

The table below shows classifications of investment properties and financial instruments measured at fair market value*, divided according to the fair market value hierarchy:

- Level 1: Quoted prices in active markets for identical assets/liabilities.
- Level 2: Based on inputs other than listed prices that are observable for the asset or liability, either direct (as prices) or indirect (derived from prices).
- Level 3: Based on data that is not observable in the market.

When calculating the fair value of the Group's liabilities in accordance with level 3 of the fair market value hierarchy, a correction is made for the Group's own credit rating, taking into account the legal status of the liabilities and the security in the assets measured at fair value. Consequently, no direct assumptions of discount factors, etc., are included when measuring liabilities to credit institutions in accordance with level 3 of the fair value hierarchy for bank loans.

There have been no significant transfers between levels during the fiscal year.

*Bank loans are measured at amortized cost

Group - 2025				Balance
EUR 1000	Level 1	Level 2	Level 3	sheet total
Long-term assets				
Investment properties			88,082	88,082
Long-term liabilities				
Bank loans*			29,780	29,780
Short-term liabilities				
Bank loans*			814	814
Group - 2024				Balance
EUR 1000	Level 1	Level 2	Level 3	sheet total
Long-term assets				
Investment properties			91,100	91,100
Long-term liabilities				
Bank loans*			27,269	27,269
Short-term liabilities				
Bank loans*			646	646



Note 31 – Subsequent Events

There have been no subsequent events.



Photo: Speicherstadt District, Hamburg, Germany