

Annual Distribution Accounts 2025 for Service Centre East for Copenhagen Airports A/S



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Introduction

This Distribution Account has been prepared in accordance with the lease agreements entered into for Service Centre East with Copenhagen Airports A/S (CPH), according to which an annual account is prepared to calculate the distribution of costs for energy consumption and administrative costs for Service Centre East.

In accordance with the lease agreements entered into, CPH is obliged to prepare an annual distribution account of the quantities of electricity, water, district heating and other operating costs incurred in the previous financial year.

The tenants can object to the accounts in writing no later than 6 weeks after the publication of the distribution accounts.

Annual distribution account financial statements

Accounting policies

The distribution accounts have been prepared in accordance with the applicable connection and supply conditions for energy and water.

The accounting policies are unchanged compared to last year.

The calculation of the individual tenant's direct consumption of electricity, electricity for cooling, water and heating has been made according to the consumption of installed meters. Reference is made to energy accounts submitted in connection with the final invoicing of energy consumption for 2025.

Distribution of other costs is distributed between Service centre East's 3 tenants according to distribution keys calculated on the basis of the rented areas.



Distribution of electricity consumption in Service Centre East

The costs of electricity are calculated in the "Electricity accounts for 2025 at Copenhagen Airports A/S", which have been submitted in connection with the final invoicing of electricity for 2025.

The costs of electricity have been invoiced directly to the individual user on the basis of this statement.

Total registered consumption of electricity in the Service Centre

Electricity KWh	2025	2024
Total consumption	841.395	870.906
Split of total consumption		
McDonald's	525.565	529.899
Netto	154.823	161.696
Circle K	161.008	179.311
Total	841.395	870.906

Distribution of water consumption in Service Centre East

The costs for water are calculated in the "Water accounts for 2025 at Copenhagen Airports A/S", which have been submitted in connection with the final invoicing of water for 2025.

The costs for water have been invoiced directly to the individual user on the basis of this statement.

Total registered consumption of water in Service Centre East

Water cubic meter	2025	2024
Total consumption	<u>2.758</u>	<u>2.679</u>
Split of total consumption		
McDonald's	1.902	1.879
Netto	50	60
Circle K	<u>807</u>	<u>739</u>
Total	<u>2.758</u>	<u>2.679</u>

Distribution of district heating consumption in Service Centre East

The costs for district heating are calculated in the "District Heating Accounts for 2025 in Copenhagen Airports A/S", which has been submitted in connection with the final invoicing of district heating for 2025.

The costs for district heating have been invoiced directly to the individual user on the basis of this statement.

Net costs in connection with district heating are calculated on the basis of the district heating water flowed through by the individual tenant. The water flow is calculated according to measured consumption.

Total registered consumption of district heating in Service Centre East

Natural Gas GJ	2025	2024
Total consumption	1.250	1.259
Split of total consumption		
McDonald's	740	744
Netto	433	478
Circle K	77	37
Total	1.250	1.259

Heating water cubic meter	2025	2024
Total consumption	10.810	13.124
Split of total consumption		
McDonald's	5.867	6.723
Netto	2.031	2.846
Circle K	2.912	3.555
Total	10.810	13.124

Distribution of consumption of electricity for cooling in Service Centre East for

Costs relating to the consumption of electricity for cooling have been invoiced directly to the individual consumer based on this statement.

The kWh consumed is calculated on the basis of directly measured consumption of electricity for cooling. The reason why the distribution is less than the consumption is that the tenants' consumption is calculated based on the cooling that comes out of the system, while the consumption/input is measured on a kWh meter. When the system is idling, no cooling is measured, but due to a fault in the system, the system still consumes electricity. This consumption is subject to the common costs.

Total registered consumption of electricity for cooling in Service Centre East

Electricity for cooling KWh	2025	2024
Total consumption	36.365	39.751
Split of total consumption		
McDonald's	25.172	27.516
Netto	11.059	12.088
Circle K	135	147
Total	36.365	39.751

Distribution of other costs in Service Centre East

Other costs in Service Centre East consist of costs for administration, insurance and consumption of electricity. These can be attributed to common areas and are calculated on the basis of CPH's actual allocated costs during the period.

The costs are distributed on the basis of the area distribution of Service Centre East's total area, which amounts to 2,204 square meters.

Costs for electricity for common areas are calculated according to the applicable rates calculated in "Electricity accounts for 2025 in Copenhagen Airports A/S".

The costs are invoiced separately to the individual consumer according to the following distribution key:

McDonald's	519 / 2.204
Netto	670 / 2.204
Circle K	1.015 / 2.204

Other costs

DKK	2025	2024
Electricity for common areas kWh	10.982	
Electricity for common areas	12.150	
Electricity charges	8.357	20.507
		24.472
Insurance	111.300	111.300
Administration	177.250	173.775
Total	309.057	309.547

Allocation of other costs

DKK	2025	2024
McDonald's	72.777	72.892
Netto	93.951	94.100
Circle K	142.329	142.555
Total	309.057	309.547

Management's statement

Today, the management has considered and approved the Annual Distribution Accounts 2025 for Service Centre East for Copenhagen Airports A/S for the financial year 1 January 2025 - 31 December 2025.

The Annual Distribution Accounts have been prepared in accordance with the principles per the Connection and Supply Terms for Energy and Water ("Tilslutning- og leveringsbetingelser for energi- og vandforsyning (inkl. Spilde- og regnvandsafledning") dated 21 June 2023

In our opinion, the Annual Distribution Account financial statement provide a true and fair view of the cost and consumption for the financial year 1 January – 31 December 2025. We consider the accounting policies to be appropriate.

In our opinion, the sections "Distribution of electricity consumption in Service Centre East", "Distribution of water consumption in Service Centre East", "Distribution of heating consumption in Service Centre East", "Distribution of consumption of electricity for cooling in Service Centre East" and "Distribution of other costs in Service Centre East" contains a fair review of the development of the Company's operation in regard to distribution and financial matters including cost and consumption for the year.

Copenhagen, 9 July 2026



Christian Poulsen
CEO



Rasmus Hagstad Lund
CFO

The independent auditor's review report on the Annual Distribution account financial statements for Copenhagen Airports A/S

To the management of Københavns Lufthavne A/S

We have reviewed the Annual Distribution Accounts financial statements 2025 for Copenhagen Airports A/S ("Financial Statements") for Københavns Lufthavne A/S ("CPH") for the financial year 1 January – 31 December 2025, which comprise the Annual Distribution account financial statements including accounting policies.

Management's responsibility for the financial statements

Management is responsible for the preparation of Financial Statements that give a true and fair view in accordance with the Connection and Supply Terms for Energy and Water ("Tilslutning- og leveringsbetingelser for energi- og vandforsyning (inkl. Spilde- og regnvandsafledning)" dated 21 June 2023) and for such internal control as Management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the accompanying Financial Statements. We conducted our review in accordance with the International Standard on Engagements to Review Historical Financial Statements and additional requirements under Danish audit regulation. This requires us to conclude whether anything has come to our attention that causes us to believe that the Financial Statements, taken as a whole, are not prepared in all material respects in accordance with the applicable financial reporting framework. This also requires us to comply with relevant ethical requirements.

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

The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on these Financial Statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that these Financial Statements do not give a true and fair view of costs and consumption for the financial year 1 January – 31 December 2025 in accordance with the accounting policies per the Connection and Supply Terms for Energy and Water ("Tilslutning- og leveringsbetingelser for energi- og vandforsyning (inkl. Spilde- og regnvandsafledning)" dated 21 June 2023).

Emphasis of matter

Without modifying our conclusion, we draw attention to the section of the Financial Statements on accounting policies. The Financial Statements have been prepared with a view to fulfilling the Connection and Supply Terms for Energy and Water ("Tilslutning- og leveringsbetingelser for energi- og vandforsyning (inkl. Spilde- og regnvandsafledning)" dated 21 June 2023) over their consumption of energy in the area owned by CPH. The accounts may be unsuitable for other purposes.

Our review report has been prepared solely for the use of CPH and the consumers of energy in the area owned by CPH and should not be disclosed to or used by any other party.

Copenhagen, 9 July 2026

Deloitte

Statsautoriseret Revisionspartnerselskab CVR No. 33963556

A blue ink signature, likely of Martin Pieper, is written in a cursive style. The signature is positioned below the Deloitte company name and above the name Martin Pieper.

Martin Pieper

State Authorised Public Accountant Identification No (MNE) mne44063