

NVU 8 ApS

Dirch Passers Allé 76,

2000 Frederiksberg

CVR No. 37870285

Annual Report 2022

7. financial year

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 27 June 2023

Søren Ronni Salby
Chairman

NVU 8 ApS

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NVU 8 ApS

Company details

Company

NVU 8 ApS
Dirch Passers Allé 76,
2000 Frederiksberg
37870285
12 July 2016
Frederiksberg

Executive Board

Mette Seifert
Søren Ronni Salby
Robert William Johnston
Amelia Grace Merrick

Auditors

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
2100 København Ø
CVR-no.: 25578198

Bank

Danske Bank

NVU 8 ApS

Management's Statement

Today, Management has considered and adopted the Annual Report of NVU 8 ApS for the financial year 1 January 2022 - 31 December 2022.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2022 and of the results of the Company's operations for the financial year 1 January 2022 - 31 December 2022.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

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

Frederiksberg, 27 June 2023

Executive Board

Mette Seifert

Søren Ronni Salby

Robert William Johnston

Amelia Grace Merrick

NVU 8 ApS

Independent Auditors' Report

To the shareholders of NVU 8 ApS

Opinion

We have audited the financial statements of NVU 8 ApS for the financial year 1 January 2022 - 31 December 2022, which comprise accounting policies, an income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared in accordance with the Danish Financial Statements Act.

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

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report.

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Danish Financial Statements Act and for such internal control that Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The auditor's responsibility for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made on the basis of these financial statements.

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

- * Identify and assess the risks of material misstatement of the company financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- * Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

Independent Auditors' Report

- * Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- * Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- * Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Statement on Management's Review

Management is responsible for the Management's review.

Our opinion on 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 financial statements, our responsibility is to read the Management's review and, in doing so, consider whether the Management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 27 June 2023

KPMG

Statsautoriseret Revisionspartnerselskab

CVR-no. 25578198

Henrik Y. Jensen
State Authorised Public Accountant
mne35442

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Management's Review

The Company's principal activities

The Company's principal activities consist in to own and lease real estate as well as other business linked to it.

Uncertainty regarding recognition and measurement

The Company's investment properties are measured at fair value using the income capitalisation method.

The required return on investment is subject to material accounting estimates where fair value could deviate from the actual value of the investment properties.

Development in activities and the financial situation

The Company's Income Statement of the financial year 1 January 2022 - 31 December 2022 shows a result of DKK 21.580.528 and the Balance Sheet at 31 December 2022 a balance sheet total of DKK 733.782.052 and an equity of DKK 256.672.758.

Effectively 1 January 2022, the company merged with its parent company IRGE 2014 DK HoldCo ApS, in a non-taxable merger with the company as the continuing company. The Merger has increased the equity by DKK 2.238.528 at 1 January 2022. Comparative figures have been restated.

Post financial year events

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

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Accounting Policies

Reporting Class

The annual report of NVU 8 ApS for 2022 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B with options from higher accounting classes.

The accounting policies applied remain unchanged from last year.

Merger

Effectively 1 January 2022, the company merged with its parent company IRGE 2014 DK HoldCo ApS, in a non-taxable merger with the company as the continuing company. The Merger has been accounted for in accordance with the group method. Consequently, total assets have increased by DKK 14.917.921 at 31 December 2022, Profit and loss statement for 2021 is affected negatively by DKK -270.065 and the difference between the cost price and net asset value at 1 January 2022 amounted to DKK 2.238.528, which has been taken directly to equity. Comparative figures have been restated.

Reporting currency

The annual report is presented in Danish kroner.

Basis of recognition and measurement

The financial statement have been prepared under the historical cost princip.

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

Assets are recognised in the Balance Sheet when it is probable that future economic benefits attributable to the asset will accrue to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the Balance Sheet when it is probable that future economic benefits attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the Annual Report, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

Income statement

Revenue

Rental revenue from operating leases is recognised as income on a straight line basis over the lease period.

Other external expenses

Other external costs include costs relating to the operation and administration of the company.

Gross profit

The Company has decided to aggregate certain items of the income statement in accordance with the

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Accounting Policies

provisions of Section 32 of the Danish Financial Statements Act.

Gross profit is a combination of the items of revenue and other external expenses.

Fair value adjustment of investment assets and debts

Value adjustments of investment properties comprises the year's changes in the fair value of investment properties.

Financial income and expenses

Financial income and expenses are recognised in the Income Statement based on the amounts that concern the financial year. Financial income and expenses include interest revenue and expenses, finance charges in respect of finance leases, realised and unrealised capital gains and losses regarding securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the tax prepayment scheme.

Tax on net profit for the year

The Parent Company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. The subsidiaries are included in the joint taxation from the date when they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

The Parent Company is the administrative company for the joint taxation and accordingly settles all payments of corporation tax to the tax authorities.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity.

Balance sheet

Investment property

Investment property comprises investment in land and buildings for the purpose of achieving a return on the invested capital in the form of regular operating income and a capital gain on resale.

On initial recognition, investment properties are measured at cost, which comprises the cost of the property and any directly related expenses.

Investment properties are subsequently measured at their fair value. The fair value of the properties is reassessed annually based on the return-based valuation model.

The fair value is determined based on the net return on commercial properties located in the same geographical area as the properties. Net return is calculated taking into consideration the existing leases, the state of repair of the properties and the budget for the next year.

Net return is calculated as total rental income less direct costs for property taxes, insurance, maintenance and housing management incurred on the investment properties divided by the carrying amounts of the investment properties less deposits.

The valuation model applied is in accordance with the International Valuation standards committee. The valuation is consistent with the principles in IFRS 13.

As the investment properties are measured at fair value, they are not depreciated.

Property, plant and equipment under construction

Investment properties under construction is measured at cost or net realization value, if lower than cost. Cost include project development and construction costs directly attributable to the project.

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Accounting Policies

Borrowing costs for financing the development projects are recognised at cost and recognised as investment property under construction if they relate to the construction period.

Receivables

Receivables are measured at amortized cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Deferred tax

Current tax liabilities and receivable current tax are recognised in the balance sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

The company is subject to joint taxation with Danish group companies. The current corporation tax is distributed among the joint taxable companies in proportion to their taxable income and with full allocation and refund related to tax losses. The joint taxable companies are included in the tax-on-account scheme. Joint taxation contributions receivable and payable are recognised in the balance sheet under current assets and liabilities, respectively.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured at the expected realisable value of the asset, either by set-off against tax on future earnings or by set off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the balance sheet date will be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

Liabilities

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the Income Statement over the life of the financial instrument.

Other liabilities, comprising deposits, trade payables and other accounts payable, are measured at amortised cost, which usually corresponds to the nominal value.

NVU 8 ApS**Income Statement**

	Note	2022 kr.	2021 kr.
Gross profit		21.135.879	15.875.478
Fair value adjustment of investment properties		13.933.604	213.163.166
Finance expenses	2	<u>-7.224.417</u>	<u>-10.545.799</u>
Profit from ordinary activities before tax		27.845.066	218.492.845
Tax expense on ordinary activities	3	<u>-6.264.538</u>	<u>-48.077.628</u>
Profit		21.580.528	170.415.217
Proposed dividend recognised in equity		85.000.000	0
Retained earnings		<u>-63.419.472</u>	<u>170.415.217</u>
Distribution of profit		21.580.528	170.415.217

NVU 8 ApS**Balance Sheet as of 31 December**

	Note	2022 kr.	2021 kr.
Assets			
Investment property	4	608.700.000	594.765.000
Property, plant and equipment		608.700.000	594.765.000
Fixed assets		608.700.000	594.765.000
Trade receivables		918.560	0
Other receivable		1.579.686	39.257
Receivables		2.498.246	39.257
Cash and cash equivalents		122.583.806	41.126.936
Current assets		125.082.052	41.166.193
Assets		733.782.052	635.931.193

NVU 8 ApS**Balance Sheet as of 31 December**

	Note	2022 kr.	2021 kr.
Liabilities and equity			
Contributed capital		52.000	52.000
Retained earnings		171.620.758	235.040.230
Proposed dividend recognised in equity		85.000.000	0
Equity		256.672.758	235.092.230
Provisions for deferred tax		54.550.851	48.286.313
Provisions		54.550.851	48.286.313
Mortgage debt		265.488.000	200.243.870
Payables to group enterprises		114.469.226	115.659.077
Long-term liabilities other than provisions	5	379.957.226	315.902.947
Prepayments received from customers		2.375.886	2.308.452
Trade payables		1.875.671	745.476
Payables to group enterprises	5	17.837.701	12.834.630
Other payables		12.893.042	13.631.025
Deposits		7.618.917	7.130.120
Short-term liabilities other than provisions		42.601.217	36.649.703
Liabilities other than provisions within the business		422.558.443	352.552.650
Liabilities and equity		733.782.052	635.931.193
Collaterals and assets pledges as security	6		
Ownership	7		

NVU 8 ApS**Statement of changes in Equity**

	Contributed capital	Share premium	Retained earnings	Proposed dividend recognised	Total
	kr.	kr.	kr.	in equity kr.	kr.
Equity 1 January 2022	52.000	60.999.000	174.041.230	0	235.092.230
Profit (loss)	0	0	-63.419.472	85.000.000	21.580.528
Transferred from share premium	0	-60.999.000	60.999.000	0	0
Equity 31 December 2022	52.000	0	171.620.758	85.000.000	256.672.758

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Notes

1. Number of employees

The average number of employees during the financial year is 0.

2. Finance expenses

	2022	2021
Interest - group enterprises	5.032.944	0
Other finance expenses	2.191.473	10.545.799
	<u>7.224.417</u>	<u>10.545.799</u>

3. Tax expense

Change in deferred tax	6.264.538	48.077.628
	<u>6.264.538</u>	<u>48.077.628</u>

4. Investment property

Cost at the beginning of the year	381.601.834	343.527.390
Addition during the year, incl. improvements	1.396	38.074.444
Cost at the end of the year	<u>381.603.230</u>	<u>381.601.834</u>

Fair value adjustments at the beginning of the year	213.163.166	0
Adjustments for the year	13.933.604	213.163.166
Fair value adjustments at the end of the year	<u>227.096.770</u>	<u>213.163.166</u>

Carrying amount at the end of the year	<u>608.700.000</u>	<u>594.765.000</u>
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Key assumptions:

The residential property located in Valby has a total lettable area of 15.605 sqm. and 96 parking spaces. The exit yield is estimated at 3.75%. With a rent pr. sqm of DKK 1,864. The fair value of the investment property is based on a valuation by an independent valuar.

Sensitivity analysis:

An increase of the exit yield by 0.25 percentage points would reduce the property value by DKK 43.5 million at 31 December 2022. A decrease in the exit yield by 0.25 percent points would increase the property value by DKK 38.0 million at 31 December 2022.

5. Short and long-term debt

	Total debt at 31.12.2022	Due within 1 year	Due after 5 years
Debt to credit institutions	265.488.000	0	265.488.000
Payables to group enterprises	145.109.969	17.837.701	114.469.226
	<u>410.597.969</u>	<u>17.837.701</u>	<u>379.957.226</u>

6. Collaterals and securities

As collateral for its mortgage, DKK 265.448 thousand, the company has provided collateral in the investment property with a carrying amount of DKK 608.700 thousand at 31 December 2022.

7. Ownership

The company is 100% owned by Institutional Investment-Partners GmbH acting for the account of the special real estate fund "Invesco Real GE 2014", 60486 Frankfurt am Main, Hamburger Allee 45, Tyskland.