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# *NSF II Umeus Nordhavn II ApS*

Southamptongade 4, DK-2150 Nordhavn

## Annual Report for 2023

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CVR No. 38 23 41 45

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 31/5 2024

Stine Seneberg  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Annual Report of NSF II Umeus Nordhavn II ApS for the financial year 1 January - 31 December 2023.

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

In our opinion the Financial Statements give a true and fair view of the financial position at 31 December 2023 of the Company and of the results of the Company operations for 2023.

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

Nordhavn, 31 May 2024

## Executive Board

Thomas Ebbe Riise-Jakobsen

Rune Højby Kock

Stine Seneberg

# Independent Auditor's report

To the shareholder of NSF II Umeus Nordhavn II ApS

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2023 and of the results of the Company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of NSF II Umeus Nordhavn II ApS for the financial year 1 January - 31 December 2023, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

## 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 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 responsibilities 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 as 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.

## Auditor's responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about 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 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 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 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 Auditor's 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.

Trekantområdet, 31 May 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Lars Almskou Ohmeyer

State Authorised Public Accountant

mne24817

Morten Jacobsen

State Authorised Public Accountant

mne44140

## Company information

<b>The Company</b>	NSF II Umeus Nordhavn II ApS Southamptongade 4 2150 Nordhavn  CVR No: 38 23 41 45 Financial period: 1 January - 31 December Incorporated: 1 December 2016 Financial year: 8th financial year Municipality of reg. office: Copenhagen
<b>Executive Board</b>	Thomas Ebbe Riise-Jakobsen Rune Højby Kock Stine Seneberg
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Herredsvej 32 DK-7100 Vejle
<b>Bankers</b>	Danske Bank Lersø Parkallé 100 DK-2100 København Ø  Nykredit Kalvebod Brygge 47 DK-1780 København V

## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
<b>Gross profit before value adjustments</b>		<b>10,210,866</b>	<b>3,452,054</b>
Value adjustments of assets held for investment		-13,234,868	-631,429
<b>Gross profit after value adjustments</b>		<b>-3,024,002</b>	<b>2,820,625</b>
Financial income	3	10,303	1,091,587
Financial expenses	4	-18,940,033	-2,576,506
<b>Profit/loss before tax</b>		<b>-21,953,732</b>	<b>1,335,706</b>
Tax on profit/loss for the year	5	5,807,754	-737,752
<b>Net profit/loss for the year</b>		<b>-16,145,978</b>	<b>597,954</b>

### Distribution of profit

	2023	2022
	DKK	DKK
<b>Proposed distribution of profit</b>		
Retained earnings	-16,145,978	597,954
	<b>-16,145,978</b>	<b>597,954</b>

## Balance sheet 31 December

### Assets

	Note	2023	2022
		DKK	DKK
Investment properties		460,353,066	469,826,441
<b>Property, plant and equipment</b>	<b>6</b>	<b>460,353,066</b>	<b>469,826,441</b>
<b>Fixed assets</b>		<b>460,353,066</b>	<b>469,826,441</b>
Other receivables	7,8	5,062,344	12,369,030
<b>Receivables</b>		<b>5,062,344</b>	<b>12,369,030</b>
<b>Cash at bank and in hand</b>		<b>4,266,747</b>	<b>5,066,751</b>
<b>Current assets</b>		<b>9,329,091</b>	<b>17,435,781</b>
<b>Assets</b>		<b>469,682,157</b>	<b>487,262,222</b>



## Balance sheet 31 December

### Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		50,001	50,001
Reserve for hedging transactions		3,559,211	8,693,558
Retained earnings		83,604,303	99,750,281
<b>Equity</b>		<b>87,213,515</b>	<b>108,493,840</b>
Provision for deferred tax		21,163,104	28,419,007
<b>Provisions</b>		<b>21,163,104</b>	<b>28,419,007</b>
Mortgage loans		255,140,993	252,058,349
Payables to group enterprises		96,239,186	88,810,554
<b>Long-term debt</b>	9	<b>351,380,179</b>	<b>340,868,903</b>
Mortgage loans	9	613,359	829,019
Prepayments received from customers		150,946	0
Trade payables		1,272,344	3,494,227
Payables to group enterprises	9	2,000,000	0
Deposits		5,888,710	5,156,400
Other payables		0	826
<b>Short-term debt</b>		<b>9,925,359</b>	<b>9,480,472</b>
<b>Debt</b>		<b>361,305,538</b>	<b>350,349,375</b>
<b>Liabilities and equity</b>		<b>469,682,157</b>	<b>487,262,222</b>
Key activities	1		
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## Statement of changes in equity

	Share capital	Reserve for hedging trans- actions	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	50,001	8,693,558	99,750,281	108,493,840
Fair value adjustment of hedging instruments, beginning of year	0	-11,145,587	0	-11,145,587
Fair value adjustment of hedging instruments, end of year	0	4,563,091	0	4,563,091
Tax on adjustment of hedging instruments for the year	0	1,448,149	0	1,448,149
Net profit/loss for the year	0	0	-16,145,978	-16,145,978
<b>Equity at 31 December</b>	<b>50,001</b>	<b>3,559,211</b>	<b>83,604,303</b>	<b>87,213,515</b>

# Notes to the Financial Statements

## 1. Key activities

The key activity of the company is to own and develop building plot 1.24 in Nordhavn and also sell and lent out the property in whole or in part.

## 2. Staff

Average number of employees

2023	2022
0	0

## 3. Financial income

Interest received from group enterprises

Other financial income

Exchange gains

2023 DKK	2022 DKK
0	1,091,587
9,414	0
889	0
<b>10,303</b>	<b>1,091,587</b>

## 4. Financial expenses

Interest paid to group enterprises

Other financial expenses

Exchange loss

2023 DKK	2022 DKK
7,428,633	0
11,501,900	2,562,336
9,500	14,170
<b>18,940,033</b>	<b>2,576,506</b>

## 5. Income tax expense

Deferred tax for the year

Adjustment of tax concerning previous years

2023 DKK	2022 DKK
-4,707,266	715,593
-1,100,488	22,159
<b>-5,807,754</b>	<b>737,752</b>

# Notes to the Financial Statements

## 6. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	356,774,833
Additions for the year	3,761,493
Cost at 31 December	<u>360,536,326</u>
Value adjustments at 1 January	113,051,608
Revaluations for the year	-13,234,868
Value adjustments at 31 December	<u>99,816,740</u>
<b>Carrying amount at 31 December</b>	<b><u>460,353,066</u></b>

### Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods (DCF-calculations) based on management's expectations for future cash flows, return requirements, etc. The fair value adjustment for the year has been recognised in the Income Statement.

	2023
	DKK
Budget period	5
Terminal period	6
Average WACC	6%
Average inflation assumption	2%
Exit yield	4%
Average vacancy, budget period	0%
Average rent increase, budget period	2%
Sqm	7,549
Rental income per sqm, year 1	2,886
Capax assumption, budget period	0

The fair value of investment properties at 31 December 2023 has been assessed by an independent assessor.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material.

## Notes to the Financial Statements

	2023	2022
	DKK	DKK
<b>7. Other receivables</b>		
Other receivables	5,062,344	12,369,030
	<b>5,062,344</b>	<b>12,369,030</b>

	2023	2022
	DKK	DKK
<b>8. Derivative financial instruments</b>		

Derivative financial instruments contracts in the form of interest rate swaps have been concluded. At the balance sheet date, the fair value of derivative financial instruments amounts to:

Assets	4,563,091	11,145,587
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Interest rate swap contracts have been concluded to hedge future interest payments on floating rate loans. The contracts have a original term of 59 months. Under the contracts, an interest rate of CIBOR 3M is exchanged for a fixed rate of interest of 1,815% on loans with a principal amount of DKK 182.000.000. The interest rate swap contract has been concluded for the entire remaining maturity period of the loan of 4,5 years. At the balance sheet date, the fair value of the interest rate swap amounts to DKK 4.563.091.

	2023	2022
	DKK	DKK
<b>9. Long-term debt</b>		

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

<b>Mortgage loans</b>		
After 5 years	252,392,880	248,528,990
Between 1 and 5 years	2,748,113	3,529,359
Long-term part	255,140,993	252,058,349
Within 1 year	613,359	829,019
	<b>255,754,352</b>	<b>252,887,368</b>

# Notes to the Financial Statements

	2023	2022
	DKK	DKK
<b>9. Long-term debt</b>		
Payables to group enterprises		
After 5 years	96,239,186	88,810,554
Long-term part	96,239,186	88,810,554
Other short-term debt to group enterprises	2,000,000	0
	<b>98,239,186</b>	<b>88,810,554</b>

	2023	2022
	DKK	DKK
<b>10. Contingent assets, liabilities and other financial obligations</b>		
<b>Charges and security</b>		
The following assets have been placed as security with mortgage credit institutes:		
Mortgage deeds registered to the mortgagor totalling TDKK 259,017, providing security on investment properties with a carrying amount of	460,353,066	469,826,441
As security for the company's bank, the company has pledged escrow accounts at DKK 4.059.678		

#### Guarantee obligations

The Company has provided an absolute guarantee related engagement with credit institutions for affiliated companies for	991,515,998	591,562,208
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#### Other contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as for the Danish withholding taxes through dividend tax and tax on unearned income. The total amount of tax payables is included in the Annual Report of Komplementarselskabet NSF II Denmark ApS that is the administration company in relation to the joint taxation.

## 11. Related parties and disclosure of consolidated financial statements

#### Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the largest and smallest group:

Name	Place of registered office
NREP Nordic Strategies Fund II Limited Partnership	Luxembourg

# Notes to the Financial Statements

## 12. Accounting policies

The Annual Report of NSF II Umeus Nordhavn II ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2023 are presented in DKK.

### Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. 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 flow 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 will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

### Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

### Derivative financial instruments

Derivative financial instruments are initially recognised in the balance sheet at cost and are subsequently remeasured at their fair values. Positive and negative fair values of derivative financial instruments are classified as "Other receivables" and "Other payables", respectively.

Changes in the fair values of derivative financial instruments are recognised in the income statement unless the derivative financial instrument is designated and qualify as hedge accounting.

### Hedge accounting

Changes in the fair values of financial instruments that are designated and qualify as fair value hedges of a recognised asset or a recognised liability are recognised in the income statement as are any changes in the fair value of the hedged asset or the hedged liability related to the hedged risk.

# Notes to the Financial Statements

Changes in the fair values of derivative financial instruments that are designated and qualify as hedges of expected future transactions are recognised in the fair value reserve under equity as regards the effective portion of the hedge. The ineffective portion is recognised in the income statement. If the hedged transaction results in an asset or a liability, the amount deferred in equity is transferred from equity and recognised in the cost of the asset or the liability, respectively. If the hedged transaction results in an income or an expense, the amount deferred in equity is transferred from equity to the income statement in the period in which the hedged transaction is recognised. The amount is recognised in the same item as the hedged transaction.

Changes in the fair values of financial instruments that are designated and qualify as hedges of net investments in independent foreign subsidiaries or associates are recognised directly in equity as regards the effective portion of the hedge, whereas the ineffective portion is recognised in the income statement.

## Income statement

### Revenue

Rental income is recognised on a straight line-basis over the term of the lease.

Revenue from rental income is recognised in the income statement at amounts relating to the financial year when revenue can be measured reliably and its probable that the economic benefits will flow to the Company. Revenue is recognised exclusive of VAT and net of discounts.

### Other external expenses

Other external expenses comprise expenses for premises, sales as well as office expenses, etc.

### Gross profit

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue, other operating income and other external expenses.

### Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company.

### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

### Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with . The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

## Balance sheet

### Property, plant and equipment

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.



# Notes to the Financial Statements

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed assets comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use.

Interest expenses on loans contracted directly for financing the construction of properties are recognised in cost over the construction period.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The valuation is not based on the statement from an external assessor.

The estimates applied are based on information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

## *Discounted Cash Flow model*

The fair value of investment properties has been determined at 31 December 2023 for each property by using a Discounted Cash Flow model under which expected future cash flows are discounted to present value. The calculations are based on property budgets for the coming years. Allowance has been made for developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The individual, budgeted cash flows are discounted at an individually fixed discount rate added a terminal value. The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

The value thus calculated is adjusted for any non-operating assets such as cash and cash equivalents, deposits, etc if they are not shown separately in the balance sheet.

The fair value is an expression of the price at which the property can be traded between well-informed and willing parties on independent terms on the balance sheet date. Determining fair value involves significant accounting estimates.

## **Impairment of fixed assets**

The carrying amounts of intangible assets and property, plant and equipment and investments are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

## **Receivables**

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

## **Deferred tax assets and liabilities**

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

## Notes to the Financial Statements

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in 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 will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

### Financial liabilities

Loans, such as mortgage loans, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.