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# *Woods Office Sub-Holding K/S*

Southamptongade 4, DK-2150 Nordhavn

## Annual Report for 2022

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CVR No. 39 54 85 26

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 7/6 2023

Nicolai Bruhn Sørensen  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Financial Statements of Woods Office Sub-Holding K/S for the financial year 1 January - 31 December 2022.

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 2022 of the Company and of the results of the Company operations for 2022.

We recommend that the Financial Statements be adopted at the Annual General Meeting.

Nordhavn, 7 June 2023

## Executive Board

Rune Højby Kock

Thomas Ebbe Riise-Jakobsen

Toke Sundenæs Clausen

# Independent Auditor's report

To the limited partners of Woods Office Sub-Holding K/S

## Opinion

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

We have audited the Financial Statements of Woods Office Sub-Holding K/S for the financial year 1 January - 31 December 2022, 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.

Herning, 7 June 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Poul Spencer Poulsen

State Authorised Public Accountant

mne23324

## Company information

<b>The Company</b>	Woods Office Sub-Holding K/S Southamptongade 4 DK-2150 Nordhavn  CVR No: 39 54 85 26 Financial period: 1 January - 31 December Incorporated: 7 May 2018 Financial year: 5th financial year Municipality of reg. office: Nordhavn
<b>Executive board</b>	Rune Højby Kock Thomas Ebbe Riise-Jakobsen Toke Sundenæs Clausen
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Platanvej 4 7400 Herning
<b>Bankers</b>	Danske Bank Lersø Parkallé 100 DK-2100 København Ø

## Income statement 1 January - 31 December

	Note	2022	2021
		DKK	DKK
Gross loss		<b>-235,602</b>	<b>-151,705</b>
Financial income	3	19,084,032	17,443,405
Financial expenses	4	<u>-32,048,747</u>	<u>-29,410,659</u>
Net profit/loss for the year		<u><b>-13,200,317</b></u>	<u><b>-12,118,959</b></u>

### Distribution of profit

	2022	2021
	DKK	DKK
Proposed distribution of profit		
Retained earnings	<u>-13,200,317</u>	<u>-12,118,959</u>
	<u><b>-13,200,317</b></u>	<u><b>-12,118,959</b></u>

## Balance sheet 31 December

### Assets

	Note	2022 DKK	2021 DKK
Investments in subsidiaries	5	132,950,000	132,950,000
Receivables from group enterprises	6	192,004,990	227,700,958
<b>Fixed asset investments</b>		<b>324,954,990</b>	<b>360,650,958</b>
<b>Fixed assets</b>		<b>324,954,990</b>	<b>360,650,958</b>
Cash at bank and in hand		4,586	20,003
<b>Current assets</b>		<b>4,586</b>	<b>20,003</b>
<b>Assets</b>		<b>324,959,576</b>	<b>360,670,961</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2022 DKK	2021 DKK
Share capital		50,000	50,000
Retained earnings		-34,161,448	-20,961,131
<b>Equity</b>		<b>-34,111,448</b>	<b>-20,911,131</b>
Payables to group enterprises		358,950,400	381,505,014
<b>Long-term debt</b>	7	<b>358,950,400</b>	<b>381,505,014</b>
Trade payables		120,624	77,078
<b>Short-term debt</b>		<b>120,624</b>	<b>77,078</b>
<b>Debt</b>		<b>359,071,024</b>	<b>381,582,092</b>
<b>Liabilities and equity</b>		<b>324,959,576</b>	<b>360,670,961</b>
Key activities	1		
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	50,000	-20,961,131	-20,911,131
Net profit/loss for the year	0	-13,200,317	-13,200,317
<b>Equity at 31 December</b>	<b>50,000</b>	<b>-34,161,448</b>	<b>-34,111,448</b>

# Notes to the Financial Statements

## 1. Key activities

The Company's key activity is to directly or indirectly through ownership of investments, Corporations or other legal entities or Joint Ventures, to engage in investment activity and/or own and operate real estate and other business which according to the Company's discretion is related.

	<u>2022</u>	<u>2021</u>
<b>2. Staff</b>		
Average number of employees	<u>0</u>	<u>0</u>

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>3. Financial income</b>		
Interest received from group enterprises	<u>19,084,032</u>	<u>17,443,405</u>
	<b><u>19,084,032</u></b>	<b><u>17,443,405</u></b>

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>4. Financial expenses</b>		
Interest paid to group enterprises	32,045,386	29,407,293
Other financial expenses	3,272	3,316
Exchange adjustments, expenses	89	50
	<u>32,048,747</u>	<u>29,410,659</u>

## Notes to the Financial Statements

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>5. Investments in subsidiaries</b>		
Cost at 1 January	<u>132,950,000</u>	<u>132,950,000</u>
Cost at 31 December	<u>132,950,000</u>	<u>132,950,000</u>
<b>Carrying amount at 31 December</b>	<b><u>132,950,000</u></b>	<b><u>132,950,000</u></b>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership	Equity	Net profit/loss for the year
Woods Office Ørestad ApS	Nordhavn	60.000	100%	291,843,331	-55,847,073

## 6. Other fixed asset investments

	<u>Receivables from group enterprises</u>
	DKK
Cost at 1 January	227,700,958
Disposals for the year	<u>-35,695,968</u>
Cost at 31 December	<u>192,004,990</u>
<b>Carrying amount at 31 December</b>	<b><u>192,004,990</u></b>

# Notes to the Financial Statements

## 7. Long-term debt

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:

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>Payables to group enterprises</b>		
After 5 years	358,950,400	381,505,014
Long-term part	<u>358,950,400</u>	<u>381,505,014</u>
Within 1 year	<u>0</u>	<u>0</u>
	<b><u>358,950,400</u></b>	<b><u>381,505,014</u></b>

## 8. 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:

<u>Name</u>	<u>Place of registered office</u>
NREP Nordic Strategies Fund III LP	Luxembourg

# Notes to the Financial Statements

## 9. Accounting policies

The Annual Report of Woods Office Sub-Holding K/S for 2022 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 2022 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. Exchange differences 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. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

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.

### Income statement

#### Other external expenses

Other external expenses comprise expenses for premises, sales and office expenses, etc.

#### Gross loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss comprises of other external expenses.

#### Financial income and expenses

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

# Notes to the Financial Statements

## Balance sheet

### Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, writedown is made to this lower value.

### Other fixed asset investments

Other fixed asset investments consist of receivables from group companies and other long term receivables.

### Financial debts

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.

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