

Byggefelt E, Njalsgade ApS

c/o DEAS A/S
Dirch Passers Allé 76
2000 Frederiksberg

CVR No. 40803130

Annual Report 2023

5. financial year

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 27 March 2024

Søren Ronni Salby
Chairman

Byggefelt E, Njalsgade ApS

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Byggefelt E, Njalsgade ApS

Company details

Company	Byggefelt E, Njalsgade ApS c/o DEAS A/S Dirch Passers Allé 76 2000 Frederiksberg
CVR No.	40803130
Date of formation	23 September 2019
Registered office	Frederiksberg
Financial year	1 January 2023 - 31 December 2023
Executive Board	Mette Seifert Søren Ronni Salby Stacey Crystal Patten Titus Noltenius
Auditors	KPMG Statsautoriseret Revisionspartnerselskab Dampfærgevej 28 2100 København Ø CVR-no.: 25578198

Byggefelt E, Njalsgade ApS

Management's Statement

Today, Management has considered and adopted the Annual Report of Byggefelt E, Njalsgade ApS for the financial year 1 January 2023 - 31 December 2023.

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 2023 and of the results of the Company's operations for the financial year 1 January 2023 - 31 December 2023.

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 March 2024

Executive Board

Mette Seifert

Søren Ronni Salby

Stacey Crystal Patten

Titus Noltenius

Byggefelt E, Njalsgade ApS

Independent Auditors' Report

To the shareholders of Byggefelt E, Njalsgade ApS

Opinion

We have audited the financial statements of Byggefelt E, Njalsgade ApS for the financial year 1 January 2023 - 31 December 2023, 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 financial position at 31 December 2023 and of the results of its operations for the financial year 1 January 2023 - 31 December 2023 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.
- * Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

Independent Auditors' Report

- * 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 March 2024

KPMG

Statsautoriseret Revisionspartnerselskab

CVR-no. 25578198

Henrik Y. Jensen
State Authorised Public Accountant
mne35442

Byggefelt E, Njalsgade ApS

Management's Review

The Company's principal activities

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

Uncertainty regarding recognition and measurement

The Company's investment property are measured at fair value using the discounted cash flow (DCF) method. The property fair value is estimated using explicit assumptions about the risks and yields that is subject to material accounting estimates where fair value could deviate from the actual value of the investment property.

Development in activities and the financial situation

The Company's Income Statement for the financial year 1 January 2023 - 31 December 2023 shows a result of DKK -19.937.052 and the Balance Sheet at 31 December 2023 a balance sheet total of DKK 557.530.901 and an equity of DKK 214.624.343.

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.

Byggefelt E, Njalsgade ApS

Accounting Policies

Reporting Class

The annual report of Byggefelt E, Njalsgade ApS for 2023 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.

Reporting currency

The annual report is presented in Danish kroner.

Derivative financial instruments

Financial instruments are used to hedge and swap variable interests into fixed rate instruments. The secured cash flows are expected to be realized and will affect the result over the remaining term of the swap. The fair value of interest rate swaps is calculated in accordance with IFRS 13 fair value hierarchy level 2.

On initial recognition, interest rate swaps are recognised in the balance sheet at cost and subsequently measured at fair value. Positive and negative fair values of interest rate swaps are recognised as other receivables and other payables, respectively.

Changes in fair value are recognised in the income statement on an ongoing basis.

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 expenses include expenses for administration.

Byggefelt E, Njalsgade ApS

Accounting Policies

Gross profit/loss

Pursuant to section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

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

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 comprise property that is held to earn rentals, held for capital appreciation or both. Initially, investment properties are measured at cost including purchase price and directly related costs. The carrying amount also includes costs for improvements if the recognition criteria is met.

After initial recognition, investment property are stated at fair value. Gains and losses arising from changes in the fair values are included in the income statement in the year which they arise. The fair value of completed investment properties are determined using a discounted cash flow (DCF). Under the DCF-method, a properties fair value is estimated using explicit assumptions about the risks and yields over the asset's life, including an exit or terminal value. This involves the projection of a series of cash flows and to do this, an appropriate, market-derived discount rate is applied to establish the present value of the income stream.

The duration of the cash flow and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal, reletting, redevelopment, or refurbishment.

The valuations were performed by Cushman & Wakefield an accredited independent value with a recognized and relevant professional qualification and recent experience of the location and category of the investment properties being valued. The valuation model applied is in accordance with that recommended by the International Valuation Standards Committee. These valuation models are consistent with the principles in IFRS 13.

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.

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.

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.

Byggefelt E, Njalsgade ApS

Accounting Policies

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.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

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 other payables, are measured at amortised cost, which usually corresponds to the nominal value.

Byggefelt E, Njalsgade ApS

Income Statement

	Note	2023 kr.	2022 kr.
Gross result		15.154.396	9.287.068
Gains from current value adjustments of investment property		-19.128.261	179.171.844
Profit from ordinary operating activities		-3.973.865	188.458.912
Extraordinary income		0	4.640.845
Finance income		4.603.210	30.619.489
Finance expenses	2	-26.123.645	-7.083.637
Profit from ordinary activities before tax		-25.494.300	216.635.609
Tax expense on ordinary activities	3	5.557.248	-47.659.827
Profit		-19.937.052	168.975.782
Retained earnings		-19.937.052	168.975.782
Distribution of profit		-19.937.052	168.975.782

Byggefelt E, Njalsgade ApS**Balance Sheet as of 31 December**

	Note	2023 kr.	2022 kr.
Assets			
Investment property	4	506.000.000	525.000.000
Property, plant and equipment		506.000.000	525.000.000
Other receivables	5	16.962.478	30.619.489
Investments		16.962.478	30.619.489
Fixed assets		522.962.478	555.619.489
Short-term receivables from group enterprises		11.900.157	11.900.157
Tax receivables		1.910.000	0
Short-term trade receivables		242.042	1.428.520
Receivables		14.052.199	13.328.677
Cash and cash equivalents		20.516.224	16.859.362
Current assets		34.568.423	30.188.039
Assets		557.530.901	585.807.528

Byggefelt E, Njalsgade ApS**Balance Sheet as of 31 December**

	Note	2023 kr.	2022 kr.
Liabilities and equity			
Contributed capital		61.000	61.000
Retained earnings		214.563.343	234.500.395
Equity		214.624.343	234.561.395
Provisions for deferred tax		36.369.551	41.926.799
Provisions		36.369.551	41.926.799
Debt to mortgage institutions		227.153.845	226.696.963
Payables to group enterprises		51.715.770	51.715.770
Long-term liabilities other than provisions	6	278.869.615	278.412.733
Prepayments received from customers		2.531.958	1.860.495
Trade payables		1.322.168	74.245
Payables to group enterprises		17.565.994	15.034.219
Other payables		360.701	8.313.349
Deposits		5.886.571	5.624.293
Short-term liabilities other than provisions		27.667.392	30.906.601
Liabilities other than provisions within the business		306.537.007	309.319.334
Liabilities and equity		557.530.901	585.807.528
Collaterals and securities	7		
Ownership	8		

Byggefelt E, Njalsgade ApS

Statement of changes in Equity

	Contributed Contributed capital	Retained Retained earnings	Total
Equity 1 January 2023	61.000	234.500.395	234.561.395
Profit (loss)		-19.937.052	-19.937.052
Equity 31 December 2023	61.000	214.563.343	214.624.343

Byggefelt E, Njalsgade ApS

Notes

1. Number of employees

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

	2023	2022
2. Finance expenses		
Other finance expenses	14.113.893	342.661
Interest, intercompany	2.621.702	3.037.041
Interest, bank and mortgage institutions	9.388.050	3.703.935
	<u>26.123.645</u>	<u>7.083.637</u>
3. Tax expense		
Change in deferred tax	-5.557.248	42.339.831
Income tax expense	0	5.319.996
	<u>-5.557.248</u>	<u>47.659.827</u>
4. Investment property		
Cost at the beginning of the year	345.828.156	0
Addition during the year, incl. improvements	128.261	345.828.156
Cost at the end of the year	<u>345.956.417</u>	<u>345.828.156</u>
Fair value adjustments at the beginning of the year	179.171.844	0
Adjustments for the year	-19.128.261	179.171.844
Fair value adjustments at the end of the year	<u>160.043.583</u>	<u>179.171.844</u>
Carrying amount at the end of the year	<u>506.000.000</u>	<u>525.000.000</u>

Byggefelt E, Njalsgade ApS

Notes

Key assumptions:

The residential property located in Bryggens Bastion Copenhagen with a total lettable area of 11,498 sqm.

Key assumptions applied are:

- Discount rate of 5.80%
- Capitalisation rate of 3.80%
- Market rent per sqm of DKK 2,004
- Structural vacancy of 1.0% p.a.

The fair value of the investment property is based on a valuation by an independent valuer.

Sensitivity analysis:

An increase of the exit yield by 0.25 percentage points would reduce the property value by DKK 31 million at 31 December 2023. A decrease in the exit yield by 0.25 percent points would increase the property value by DKK 35 million at 31 December 2023.

5. Other Receivables

The Company hedges interest rate risks using interest rate swaps, whereby variable interest payments are converted to fixed rates. The secured cash flows are expected to be realized and will affect the result over the remaining term of the swap. The fair value of interest rate swaps is calculated in accordance with IFRS 13 fair value hierarchy level 2.

	Notional amount	Value adjustment	Fair value	Remaining years
Interest rate swap	231.380.000	13.657.011	16.962.478	9
	231.380.000	13.657.011	16.962.478	9

6. Long-term liabilities other than provisions

	Total debt at 31.12.2023	Due within 1 year	Due after 5 year
Payables to group enterprises	69.281.764	17.565.994	51.715.770
Debt to mortgage institutions	227.153.845	0	227.153.845
	296.435.609	17.565.994	278.869.615

7. Collaterals and securities

As collateral for its mortgage, DKK 227.154 thousand, the company has provided collateral in the investment property with a carrying amount of DKK 506.000 thousand at 31 December 2023

8. Ownership

The company is 100% owned by NAEV HoldCo S.à.r.l., Avenue J.F. Kennedy 37A, 1855 Luxembourg.