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# *NSF III UN17 Village Holding 2 ApS*

Southamptongade 4, DK-2150 Nordhavn

## Annual Report for 2023

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CVR No. 41 10 41 47

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 24/5 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 III UN17 Village Holding 2 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, 24 May 2024

## Executive Board

Mohamad Awad

Thomas Ebbe Riise-Jakobsen

Rune Højby Kock

Stine Seneberg

# Independent Auditor's report

To the shareholder of NSF III UN17 Village Holding 2 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 III UN17 Village Holding 2 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.

Herning, 24 May 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Poul Spencer Poulsen

State Authorised Public Accountant

mne23324

Kasper Ladekjær

State Authorised Public Accountant

mne50738

## Company information

**The Company** NSF III UN17 Village Holding 2 ApS  
Southamptongade 4  
DK-2150 Nordhavn  
CVR No: 41 10 41 47  
Financial period: 1 January - 31 December  
Municipality of reg. office: Copenhagen

**Executive Board** Mohamad Awad  
Thomas Ebbe Riise-Jakobsen  
Rune Højby Kock  
Stine Seneberg

**Auditors** PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Platanvej 4  
DK-7400 Herning

**Bankers** Danske Bank  
Lersø Park Alle 102  
2100 København  
Nordea  
Helgeshøj Alle 33  
2630 Taastrup

## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
<b>Gross loss before value adjustments</b>		-7,606,189	-12,027,239
Value adjustments of assets held for investment		-93,993,515	-102,374,563
<b>Gross loss after value adjustments</b>		<u>-101,599,704</u>	<u>-114,401,802</u>
Financial income		199,194	0
Financial expenses	3	-12,193,860	-71,657
<b>Profit/loss before tax</b>		<u>-113,594,370</u>	<u>-114,473,459</u>
Tax on profit/loss for the year	4	-24,256,307	26,419,043
<b>Net profit/loss for the year</b>		<u>-137,850,677</u>	<u>-88,054,416</u>
<b>Distribution of profit</b>			
		2023	2022
		DKK	DKK
<b>Proposed distribution of profit</b>			
Retained earnings		-137,850,677	-88,054,416
		<u>-137,850,677</u>	<u>-88,054,416</u>

## Balance sheet 31 December

### Assets

	Note	2023	2022
		DKK	DKK
Investment properties		861,077,725	599,452,757
<b>Property, plant and equipment</b>	<b>5</b>	<b>861,077,725</b>	<b>599,452,757</b>
<b>Fixed assets</b>		<b>861,077,725</b>	<b>599,452,757</b>
Receivables from group enterprises		69,940,026	0
Other receivables		13,209,494	25,729,304
Deferred tax asset		0	25,345,014
Corporation tax receivable from group enterprises		3,366,825	861,156
Prepayments		73,599	0
<b>Receivables</b>		<b>86,589,944</b>	<b>51,935,474</b>
<b>Cash at bank and in hand</b>		<b>21,179,717</b>	<b>79,700,042</b>
<b>Current assets</b>		<b>107,769,661</b>	<b>131,635,516</b>
<b>Assets</b>		<b>968,847,386</b>	<b>731,088,273</b>



## Balance sheet 31 December

### Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		40,000	40,000
Retained earnings		-229,568,943	-82,904,932
<b>Equity</b>		<b>-229,528,943</b>	<b>-82,864,932</b>
Mortgage loans		254,363,549	0
Credit institutions		58,765,136	267,490,091
Payables to group enterprises		666,798,226	359,912,193
Other payables		178,222,188	154,671,760
<b>Long-term debt</b>	<b>6</b>	<b>1,158,149,099</b>	<b>782,074,044</b>
Mortgage loans	6	1,504,042	0
Trade payables		31,429,438	31,879,161
Deposits		7,293,750	0
<b>Short-term debt</b>		<b>40,227,230</b>	<b>31,879,161</b>
<b>Debt</b>		<b>1,198,376,329</b>	<b>813,953,205</b>
<b>Liabilities and equity</b>		<b>968,847,386</b>	<b>731,088,273</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	40,000	-82,904,932	-82,864,932
Fair value adjustment of hedging instruments, end of year	0	-11,299,146	-11,299,146
Tax on adjustment of hedging instruments for the year	0	2,485,812	2,485,812
Net profit/loss for the year	0	-137,850,677	-137,850,677
<b>Equity at 31 December</b>	<b>40,000</b>	<b>-229,568,943</b>	<b>-229,528,943</b>

# Notes to the Financial Statements

## 1. Key activities

The Company's key activity is to own, develop and rent out the property along with any other activities which, in the opinion of the management, is related to this.

## 2. Staff

Average number of employees

2023	2022
0	0

## 3. Financial expenses

Interest paid to group enterprises

6,286,014

0

Other financial expenses

5,907,846

48,073

Exchange adjustments, expenses

0

23,584

**12,193,860**

**71,657**

## 4. Income tax expense

Current tax for the year

0

-861,156

Deferred tax for the year

24,256,307

0

Adjustment of tax concerning previous years

0

-211,315

Adjustment of deferred tax concerning previous years

0

-25,346,572

**24,256,307**

**-26,419,043**

# Notes to the Financial Statements

## 5. Assets measured at fair value

	<u>Investment properties</u>
	DKK
Cost at 1 January	701,827,320
Additions for the year	355,618,483
Cost at 31 December	<u>1,057,445,803</u>
Value adjustments at 1 January	-102,374,563
Revaluations for the year	-93,993,515
Value adjustments at 31 December	<u>-196,368,078</u>
<b>Carrying amount at 31 December</b>	<b><u>861,077,725</u></b>
Interest expenses recognised as part of cost	<u>118,342,423</u>

### 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

\* The investment properties are under construction

	<u>2023</u>
	DKK
Average WACC	6,13 - 6,24%
Average inflation assumption	2,00%
Exit yield	4,13 - 4,24%
Budget period in number of years	10
Average vacancy, budget period	0,00 - 1,95%
Cost to complete	247.256.565

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

## Sensitivity in determination of fair value of investment properties

An in the range of 4,08% - 4,28% has been applied in the market value assessment at 31 December.

Changes in estimated required rate of return for investment properties will affect the value of investment properties recognised in the balance sheet as well as value adjustments carried in the income statement.

Changes in	-0,1%	Base	0.1%
	DKK	DKK	DKK
Rate of return	4.08	4,18	4.28
Fair value	882,182,571	861,077,725	840,959,087
Change in fair value	21,104,846	0	-20,118,638

2023	2022
DKK	DKK

## 6. 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:

### Mortgage loans

After 5 years	244,295,117	0
Between 1 and 5 years	10,068,432	0
Long-term part	254,363,549	0
Within 1 year	1,504,042	0
	<b>255,867,591</b>	<b>0</b>

### Credit institutions

After 5 years	0	0
Between 1 and 5 years	58,765,136	267,490,091
Long-term part	58,765,136	267,490,091
Within 1 year	0	0
	<b>58,765,136</b>	<b>267,490,091</b>

### Payables to group enterprises

After 5 years	666,798,226	359,912,193
Long-term part	666,798,226	359,912,193
Within 1 year	0	0
	<b>666,798,226</b>	<b>359,912,193</b>

# Notes to the Financial Statements

	2023	2022
	DKK	DKK
<b>6. Long-term debt</b>		
<b>Other payables</b>		
After 5 years	0	0
Between 1 and 5 years	178,222,188	154,671,760
Long-term part	178,222,188	154,671,760
Within 1 year	0	0
	<b>178,222,188</b>	<b>154,671,760</b>

	2023	2022
	DKK	DKK
<b>7. 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:		
Liabilities	11,299,146	0

## Interest rate swaps

Interest rate swap contracts have been concluded to hedge future interest payments on floating rate loans. The contract has a term of 35 months. Under the contracts, an interest rate of CIBOR +5,00% is exchanged for a fixed rate of interest of 3,37% on loans with a principal amount of DKK 367.700.000. The interest rate swap contract has been concluded for the entire remaining maturity period of the loan of 4 years. At the balance sheet date, the fair value of the interest rate swap amounts to DKK -11.299.146.

	2023	2022
	DKK	DKK
<b>8. 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:		
Investment properties	861,077,725	599,452,757
The company has deposited mortgage bonds totaling TDKK 598.990 as security for mortgage institutions. Mortgage bonds give mortgage in land and buildings whose accounting value per 31 December 2023 constitutes DKK 861.077.725		

The following assets have been placed as security with bankers:

## Guarantee obligations

The entity has made a pledge regarding UN17 Village Holding 2 NoLi ApS balance with credit institutions.

# Notes to the Financial Statements

2023

2022

DKK

DKK

## 8. Contingent assets, liabilities and other financial obligations

### Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of NSF III Denmark Advisory ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

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

### Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company:

Name	Place of registered office
NREP Nordic Strategies Fund III LP	Luxembourg

# Notes to the Financial Statements

## 10. Accounting policies

The Annual Report of NSF III UN17 Village Holding 2 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.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

### 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.

### 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

Revenue from rental income is recognised in the income statement at amounts relating to the financial year when revenue can be measured reliably and it is 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, audit as well as management expenses, etc.

### Gross loss

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

### 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 NSF III Denmark Advisory ApS. 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.

On acquisition investment properties in progress are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed investment properties in progress 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 investment properties in progress are recognised in cost over the construction period.

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

# Notes to the Financial Statements

## *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.

## **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.

## **Prepayments**

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

## **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.

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.

## **Current tax receivables and liabilities**

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

## **Financial liabilities**

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