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# *Egedal Resi I ApS*

Southamptongade 4, DK-2150 Nordhavn

## Annual Report for 2023

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CVR No. 41 16 50 57

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 Egedal Resi I 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.

Copenhagen, 31 May 2024

## Executive Board

Thomas Ebbe Riise-Jakobsen

Rune Højby Kock

Stine Seneberg

# Independent Auditor's report

To the shareholder of Egedal Resi I 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 Egedal Resi I 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.

Hellerup, 31 May 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Mikael Johansen  
State Authorised Public Accountant  
mne23318

Kristian Rath  
State Authorised Public Accountant  
mne42817

## Company information

### The Company

Egedal Resi I ApS  
Southamptongade 4  
2150 Nordhavn

CVR No: 41 16 50 57

Financial period: 1 January - 31 December

Incorporated: 14 February 2020

Financial year: 4th financial year

Municipality of reg. office: Copenhagen

### Executive Board

Thomas Ebbe Riise-Jakobsen  
Rune Højby Kock  
Stine Seneberg

### Auditors

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

### Bankers

Danske Bank

## Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
<b>Gross profit before value adjustments</b>		<b>1,549,093</b>	<b>949,373</b>
Value adjustments of assets held for investment		-3,985,294	4,960,040
<b>Gross profit after value adjustments</b>		<b>-2,436,201</b>	<b>5,909,413</b>
Financial income		44	0
Financial expenses	3	-1,224,750	-910,618
<b>Profit/loss before tax</b>		<b>-3,660,907</b>	<b>4,998,795</b>
Tax on profit/loss for the year	4	745,832	-1,128,073
<b>Net profit/loss for the year</b>		<b>-2,915,075</b>	<b>3,870,722</b>
<b>Distribution of profit</b>			
		2023	2022
		DKK	DKK
<b>Proposed distribution of profit</b>			
Retained earnings		-2,915,075	3,870,722
		<b>-2,915,075</b>	<b>3,870,722</b>

## Balance sheet 31 December

### Assets

	Note	2023	2022
		DKK	DKK
Investment properties		67,274,746	71,260,040
<b>Property, plant and equipment</b>	5	<b>67,274,746</b>	<b>71,260,040</b>
<b>Fixed assets</b>		<b>67,274,746</b>	<b>71,260,040</b>
Trade receivables		8,529	96,522
Other receivables		362,455	0
<b>Receivables</b>		<b>370,984</b>	<b>96,522</b>
<b>Cash at bank and in hand</b>		<b>1,009,048</b>	<b>1,851,629</b>
<b>Current assets</b>		<b>1,380,032</b>	<b>1,948,151</b>
<b>Assets</b>		<b>68,654,778</b>	<b>73,208,191</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		40,000	40,000
Retained earnings		11,016,722	13,931,797
<b>Equity</b>		<b>11,056,722</b>	<b>13,971,797</b>
Provision for deferred tax		3,043,277	3,921,469
<b>Provisions</b>		<b>3,043,277</b>	<b>3,921,469</b>
Mortgage loans		43,445,945	43,788,196
Payables to group enterprises		8,787,533	8,982,033
<b>Long-term debt</b>	6	<b>52,233,478</b>	<b>52,770,229</b>
Mortgage loans	6	350,775	359,566
Prepayments received from customers		310,848	327,351
Trade payables		473,801	766,477
Payables to group enterprises relating to corporation tax		149,828	17,468
Deposits		1,036,049	1,073,834
<b>Short-term debt</b>		<b>2,321,301</b>	<b>2,544,696</b>
<b>Debt</b>		<b>54,554,779</b>	<b>55,314,925</b>
<b>Liabilities and equity</b>		<b>68,654,778</b>	<b>73,208,191</b>
Key activities	1		
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## Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
	DKK	DKK	DKK
Equity at 1 January	40,000	13,931,797	13,971,797
Net profit/loss for the year	0	-2,915,075	-2,915,075
<b>Equity at 31 December</b>	<b>40,000</b>	<b>11,016,722</b>	<b>11,056,722</b>

# Notes to the Financial Statements

## 1. Key activities

The Company's key activity is to conduct business with planning, development, consulting, construction and rental of the property for the purpose of resale as well as other related activities.

## 2. Staff

Average number of employees

	<u>2023</u>	<u>2022</u>
	0	0

## 3. Financial expenses

Interest paid to group enterprises  
Other financial expenses  
Exchange adjustments, expenses

	<u>2023</u>	<u>2022</u>
	DKK	DKK
	1,005,500	690,750
	216,231	216,974
	3,019	2,894
	<u>1,224,750</u>	<u>910,618</u>

## 4. Income tax expense

Current tax for the year  
Deferred tax for the year  
Adjustment of tax concerning previous years

	<u>2023</u>	<u>2022</u>
	DKK	DKK
	72,792	17,468
	-878,192	1,089,739
	59,568	20,866
	<u>-745,832</u>	<u>1,128,073</u>

# Notes to the Financial Statements

## 5. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	53,420,860
Cost at 31 December	53,420,860
Value adjustments at 1 January	17,839,180
Revaluations for the year	-3,985,294
Value adjustments at 31 December	13,853,886
<b>Carrying amount at 31 December</b>	<b>67,274,746</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.

	2023
	DKK
The fair value of investment properties amounts to	67,274,746
Value adjustment, income statement	-3,985,294
Average WACC	6.63%
Average inflation assumption	2%
Exit yield	4.63%
Terminal period	11
Budget period	10
Average rent increase, budget period	2%
Sqm	2,300
Rental income per sqm, year 1	1,679
Capex assumption, budget period	0
Average vacancy, budget period	0%

## Notes to the Financial Statements

	<u>2023</u>	<u>2022</u>
	DKK	DKK
<b>6. 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	38,935,074	40,292,066
Between 1 and 5 years	4,510,871	3,496,130
Long-term part	43,445,945	43,788,196
Within 1 year	350,775	359,566
	<u>43,796,720</u>	<u>44,147,762</u>
<b>Payables to group enterprises</b>		
After 5 years	8,787,533	8,982,033
Long-term part	8,787,533	8,982,033
Within 1 year	0	0
	<u>8,787,533</u>	<u>8,982,033</u>
	<u>2023</u>	<u>2022</u>
	DKK	DKK
<b>7. 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 with a carrying amount of	67,274,746	71,260,040

# Notes to the Financial Statements

2023	2022
DKK	DKK

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

### 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 Danish withholding taxes through dividend tax and tax on unearned income. The total amount of tax payables is included in the Annual Report of NSF IV Denmark Advisory ApS that is the administration Company in relation to the joint taxation.

## 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 smallest group:

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

# Notes to the Financial Statements

## 9. Accounting policies

The Annual Report of Egedal Resi I 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.

### 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.

Contract work in progress (construction contracts) is recognised at the rate of completion, which means that revenue equals the selling price of the work completed for the year (percentage-of-completion method). This method is applied when total revenues and expenses in respect of the contract and the stage of completion at the balance sheet date can be measured reliably, and it is probable that the economic benefits, including payments, will flow to the Company. The stage of completion is determined on the basis of the ratio between the expenses incurred and the total expected expenses of the contract.

#### Other external expenses

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

# Notes to the Financial Statements

## Gross profit

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 Danish group enterprises. The tax effect of the joint taxation is allocated to 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 are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed investment properties 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.

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

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.

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 fair value of investment properties has been assessed by the independent assessor firm Colliers at 31 December 2023

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.



# 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.

## **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.

## **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.