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# ***NREP NSF IV CIV I K/S***

Southamptongade 4, DK-2150 Nordhavn

## **Annual Report for 2022**

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CVR No. 41 80 53 66

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the limited  
partnership  
on 8/6 2023

Minette Donner Von  
Bonsdorff  
Chairman of the  
general meeting



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# Management's statement

The Executive Board has today considered and adopted the Financial Statements of NREP NSF IV CIV I 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 Limited Partnership and of the results of the Limited Partnership operations for 2022.

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

Nordhavn, 8 June 2023

## Executive Board

Peter Alexander Lind

Henrik Skak Bender

Rune Højby Kock

Thomas Ebbe Riise-Jakobsen

# Independent Auditor's report

To the limited partners of NREP NSF IV CIV I K/S

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Limited Partnership at 31 December 2022 and of the results of the Limited Partnership'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 NREP NSF IV CIV I 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 Limited Partnership 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 Limited Partnership'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 Limited Partnership 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 Limited Partnership'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 Limited Partnership'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 Limited Partnership 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, 8 June 2023

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Thomas Wraae Holm  
State Authorised Public Accountant  
mne30141

René Otto Poulsen  
State Authorised Public Accountant  
mne26718

## Company information

<b>The Company</b>	NREP NSF IV CIV I K/S Southamptongade 4 DK-2150 Nordhavn  CVR No: 41 80 53 66 Financial period: 1 January - 31 December Incorporated: 26 October 2020 Financial year: 2nd financial year Municipality of reg. office: Nordhavn
<b>Executive board</b>	Peter Alexander Lind Henrik Skak Bender Rune Højby Kock Thomas Ebbe Riise-Jakobsen
<b>Auditors</b>	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 2900 Hellerup
<b>Bankers</b>	Danske Bank Lersø Parkallé 100 DK-2100 København Ø

## Income statement 1 January - 31 December

	Note	2022	2021
		DKK	DKK
<b>Gross loss</b>		<b>-51,478</b>	<b>-305,365</b>
Income from investments in associates		-57,618	-40
Financial income	3	961,353	114,228
Financial expenses	4	-79,039	-29,889
<b>Net profit/loss for the year</b>		<b>773,218</b>	<b>-221,066</b>

### Distribution of profit

	2022	2021
	DKK	DKK
<b>Proposed distribution of profit</b>		
Retained earnings	773,218	-221,066
	<b>773,218</b>	<b>-221,066</b>

## Balance sheet 31 December

### Assets

	Note	2022 DKK	2021 DKK
Investments in associates	5	9,342,382	0
<b>Fixed asset investments</b>		<b>9,342,382</b>	<b>0</b>
<b>Fixed assets</b>		<b>9,342,382</b>	<b>0</b>
Receivables from associates		20,718,782	10,394,228
Other receivables		2,295,345	0
<b>Receivables</b>		<b>23,014,127</b>	<b>10,394,228</b>
<b>Cash at bank and in hand</b>		<b>1,702,230</b>	<b>1,392,885</b>
<b>Current assets</b>		<b>24,716,357</b>	<b>11,787,113</b>
<b>Assets</b>		<b>34,058,739</b>	<b>11,787,113</b>



# Balance sheet 31 December

## Liabilities and equity

	Note	2022	2021
		DKK	DKK
Share capital		33,471,420	11,898,320
Retained earnings		552,152	-221,066
<b>Equity</b>		<b>34,023,572</b>	<b>11,677,254</b>
Trade payables		35,167	109,859
<b>Short-term debt</b>		<b>35,167</b>	<b>109,859</b>
<b>Debt</b>		<b>35,167</b>	<b>109,859</b>
<b>Liabilities and equity</b>		<b>34,058,739</b>	<b>11,787,113</b>
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## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	11,898,320	-221,066	11,677,254
Cash capital increase	21,573,100	0	21,573,100
Net profit/loss for the year	0	773,218	773,218
<b>Equity at 31 December</b>	<b>33,471,420</b>	<b>552,152</b>	<b>34,023,572</b>

Total capital commitment to NREP NSF IV CIV I K/S amounts to DKK 50.000.001.

Not drawn commitment DKK 16.528.581

# Notes to the Financial Statements

## 1. Key activities

The company's key activity is directly or indirectly through ownership of shares, companies or other legal entities or joint ventures to operate investment activity and/or owning and operating real estate and other business, which, in the opinion of the general partner, is connected with it.

	<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 associates	924,554	114,228
Other financial income	36,799	0
	<u>961,353</u>	<u>114,228</u>

	<u>2022</u>	<u>2021</u>
	DKK	DKK
<b>4. Financial expenses</b>		
Other financial expenses	10,673	11,542
Exchange adjustments, expenses	68,366	18,347
	<u>79,039</u>	<u>29,889</u>

## Notes to the Financial Statements

	2022	2021
	DKK	DKK
<b>5. Investments in associated companies</b>		
Cost at 1 January	40	0
Additions for the year	9,400,000	40
Cost at 31 December	<u>9,400,040</u>	<u>40</u>
Value adjustments at 1 January	-40	0
Net profit/loss for the year	-57,618	-40
Value adjustments at 31 December	<u>-57,658</u>	<u>-40</u>
<b>Carrying amount at 31 December</b>	<b><u>9,342,382</u></b>	<b><u>0</u></b>

Investments in associates are specified as follows:

Name	Place of registered office	Share capital	Ownership and Votes	Equity	Net profit/loss for the year
Tingbjerg JV K/S	Nordhavn	100	40%	23,355,954	-50,074
				<u>23,355,954</u>	<u>-50,074</u>

# Notes to the Financial Statements

## 6. Accounting policies

The Annual Report of NREP NSF IV CIV I 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.

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

### Income statement

#### Other external expenses

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

#### Gross loss

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

#### Income from investments in associates

The item "Income from investments in associates" in the income statement includes the proportionate share of the profit for the year.

# Notes to the Financial Statements

## Financial income and expenses

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

## Balance sheet

### Investments in associates

Investments in associates are recognised and measured under the equity method.

The item “Investments in associates” in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition with deduction or addition of unrealised intercompany profits or losses and with addition of the remaining value of any increases in value and goodwill calculated at the time of acquisition of the enterprises.

The total net revaluation of investments in associates is transferred upon distribution of profit to “Reserve for net revaluation under the equity method” under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the associates.

Associates with a negative net asset value are recognised at DKK 0. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

### 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.

### 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.