
NREP NSF IV CIV I K/S

Southamptongade 4, DK-2150 Nordhavn

Annual Report for 2023

CVR No. 41 80 53 66

The Annual Report was presented and adopted at the Annual General Meeting of the limited partnership on 26/6 2024

Minette Donner Von
Bonsdorff
Chairman of the
general meeting



Contents

	<u>Page</u>
Management's Statement and Auditor's Report	
Management's Statement	1
Independent Auditor's Report	2
Company information	
Company information	4
Financial Statements	
Income Statement 1 January - 31 December	5
Balance sheet 31 December	6
Statement of changes in equity	8
Notes to the Financial Statements	9

Management's statement

The Executive Board has today considered and adopted the Annual Report of NREP NSF IV CIV I K/S 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 Limited Partnership and of the results of the Limited Partnership operations for 2023.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Nordhavn, 26 June 2024

Executive Board

Thomas Ebbe Riise-Jakobsen

Jørgen Janus Roijer Hillerup

Rune Højby Kock

Diarmuid Phelan

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 2023 and of the results of the Limited Partnership'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 NREP NSF IV CIV I K/S 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 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.

Herning, 26 June 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	NREP NSF IV CIV I K/S Southamptongade 4 2150 Nordhavn CVR No: 41 80 53 66 Financial period: 1 January - 31 December Incorporated: 26 October 2020 Financial year: 3rd financial year Municipality of reg. office: Nordhavn
Executive Board	Thomas Ebbe Riise-Jakobsen Jørgen Janus Roijer Hillerup Rune Højby Kock Diarmuid Phelan
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Platanvej 4 DK-7400 Herning
Bankers	Danske Bank Lersø Parkallé 100 DK-2100 København Ø

Income statement 1 January - 31 December

	Note	2023	2022
		DKK	DKK
Gross loss		-89,104	-51,478
Income from investments in associates		-371,143	-57,618
Financial income	3	1,941,330	961,353
Financial expenses		-142,084	-79,039
Net profit/loss for the year		1,338,999	773,218

Distribution of profit

	2023	2022
	DKK	DKK
Proposed distribution of profit		
Retained earnings	1,338,999	773,218
	1,338,999	773,218

Balance sheet 31 December

Assets

	Note	2023	2022
		DKK	DKK
Investments in associates	4	36,600,400	9,342,382
Fixed asset investments		36,600,400	9,342,382
Fixed assets		36,600,400	9,342,382
Receivables from associates		43,446,647	23,014,127
Receivables		43,446,647	23,014,127
Cash at bank and in hand		854,940	1,702,230
Current assets		44,301,587	24,716,357
Assets		80,901,987	34,058,739

Balance sheet 31 December

Liabilities and equity

	Note	2023	2022
		DKK	DKK
Share capital		78,918,320	33,471,420
Retained earnings		1,891,151	552,152
Equity		80,809,471	34,023,572
Trade payables		92,516	35,167
Short-term debt		92,516	35,167
Debt		92,516	35,167
Liabilities and equity		80,901,987	34,058,739
Key activities	1		
Staff	2		
Accounting Policies	5		

Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
	DKK	DKK	DKK
Equity at 1 January	33,471,420	552,152	34,023,572
Cash capital increase	45,446,900	0	45,446,900
Net profit/loss for the year	0	1,338,999	1,338,999
Equity at 31 December	78,918,320	1,891,151	80,809,471

Total capital commitment to Tingbjerg JV K/S amounts to EUR 19.600.000

Not drawn commitment EUR 9.800.000

Total capital commitment to Gemini JV K/S amounts to EUR 15.500.000

Not drawn commitment EUR 14.900.000

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.

2. Staff

Average number of employees

<u>2023</u>	<u>2022</u>
4	4

3. Financial income

Interest received from associates

<u>2023</u>	<u>2022</u>
DKK	DKK
1,941,330	961,353
<u>1,941,330</u>	<u>961,353</u>

Notes to the Financial Statements

	2023	2022
	DKK	DKK
4. Investments in associates		
Cost at 1 January	9,400,040	40
Additions for the year	27,100,100	9,400,000
Cost at 31 December	<u>36,500,140</u>	<u>9,400,040</u>
Value adjustments at 1 January	-57,658	-40
Net profit/loss for the year	-181,433	-57,618
Other adjustments	-189,710	0
Value adjustments at 31 December	<u>-428,801</u>	<u>-57,658</u>
Equity investments with negative net asset value amortised over receivables	<u>529,061</u>	<u>0</u>
Carrying amount at 31 December	<u>36,600,400</u>	<u>9,342,382</u>

Investments in associates are specified as follows:

Name	Place of registered office	Share capital	Owner-ship	Equity	Net profit/loss for the year
Tingbjerg JV K/S	Nordhavn	100	40%	91,500,999	409,168
Gemini JV K/S	Nordhavn	300	33%	-1,587,342	-1,035,104
				<u>89,913,657</u>	<u>-625,936</u>

Notes to the Financial Statements

5. Accounting policies

The Annual Report of NREP NSF IV CIV I K/S 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.

Individual reclassifications have been made in the comparative figures regarding receivables. The reclassifications have no effect on the result, balance sheet or equity. In addition, the accounting practices used are unchanged compared to previous years.

The Financial Statements for 2023 are presented in DKK.

Consolidated financial statements

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

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 Limited partnership, 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 Limited partnership, 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.

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 is calculated as a summary of other operating income and other external expenses.

Notes to the Financial Statements

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Limited partnership.

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.

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 liabilities

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.