
Epsilon Woods ApS

Southamptongade 4, DK-2150 Nordhavn

Annual Report for 2022

CVR No. 41 93 24 06

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 22/6 2023

Kasper Juulsgaard
Sørensen
Chairman of the
general meeting



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Management's statement

The Executive Board has today considered and adopted the Financial Statements of Epsilon Woods ApS 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 Company and of the results of the Company operations for 2022.

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

Nordhavn, 22 June 2023

Executive Board

Henrik Skak Bender

Rune Højby Kock

Stine Seneberg

Thomas Ebbe Riise-Jakobsen

Independent Auditor's report

To the shareholder of Epsilon Woods ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2022 and of the results of the Company'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 Epsilon Woods ApS 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 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.

Trekantområdet, 22 June 2023

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Lars Almskou Ohmeyer

State Authorised Public Accountant

mne24817

Morten Jacobsen

State Authorised Public Accountant

mne44140

Company information

The Company Epsilon Woods ApS
Southamptongade 4
DK-2150 Nordhavn
CVR No: 41 93 24 06
Financial period: 1 January - 31 December
Incorporated: 9 December 2020
Financial year: 3rd financial year
Municipality of reg. office: Copenhagen

Executive Board Henrik Skak Bender
Rune Højby Kock
Stine Seneberg
Thomas Ebbe Riise-Jakobsen

Auditors PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Herredsvej 32
7100 Vejle

Bankers Danske Bank
Lersø Parkallé 100
2100 København Ø

Income statement 1 January - 31 December

	Note	2022	2021
		DKK	DKK
Gross loss		-292,151	-72,201
Income from investments in subsidiaries		-498,584	61,731,915
Financial income	3	3,644	9,369
Financial expenses	4	-16,610,314	-16,091,085
Profit/loss before tax		-17,397,405	45,577,998
Tax on profit/loss for the year	5	3,575,053	3,552,793
Net profit/loss for the year		-13,822,352	49,130,791

Distribution of profit

	2022	2021
	DKK	DKK
Proposed distribution of profit		
Retained earnings	-13,822,352	49,130,791
	-13,822,352	49,130,791

Balance sheet 31 December

Assets

	Note	2022 DKK	2021 DKK
Investments in subsidiaries	6	248,808,858	247,514,851
Fixed asset investments		248,808,858	247,514,851
Fixed assets		248,808,858	247,514,851
Receivables from group enterprises		54,119	40,480
Other receivables		0	407,755
Deferred tax asset		6,449,841	3,556,808
Receivables		6,503,960	4,005,043
Cash at bank and in hand		2,151,732	2,589,870
Current assets		8,655,692	6,594,913
Assets		257,464,550	254,109,764

Balance sheet 31 December

Liabilities and equity

	Note	2022	2021
		DKK	DKK
Share capital		40,000	40,000
Retained earnings		35,294,204	49,116,556
Equity		35,334,204	49,156,556
Payables to group enterprises		220,071,386	204,485,351
Long-term debt	7	220,071,386	204,485,351
Trade payables		2,058,960	60,102
Other payables		0	407,755
Short-term debt		2,058,960	467,857
Debt		222,130,346	204,953,208
Liabilities and equity		257,464,550	254,109,764

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Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	40,000	49,116,556	49,156,556
Net profit/loss for the year	0	-13,822,352	-13,822,352
Equity at 31 December	40,000	35,294,204	35,334,204

Notes to the Financial Statements

1. Key activities

The company's key activity is to conduct business by investment in real estate, administration and management of real estate, development of real estate and any other activity that the board of directors deem related thereto and any other activity that the executive board deem related thereto.

2. Staff

Average number of employees

	2022	2021
	0	0

3. Financial income

Interest received from group enterprises
Exchange adjustments

	2022	2021
	DKK	DKK
	3,639	9,369
	5	0
	3,644	9,369

4. Financial expenses

Interest paid to group enterprises
Other financial expenses

	2022	2021
	DKK	DKK
	16,586,034	15,134,382
	24,280	956,703
	16,610,314	16,091,085

5. Income tax expense

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

	2022	2021
	DKK	DKK
	-3,716,858	-3,552,793
	-682,020	0
	823,825	0
	-3,575,053	-3,552,793

Notes to the Financial Statements

	2022	2021
	DKK	DKK
6. Investments in subsidiaries		
Cost at 1 January	263,397,851	0
Additions for the year	1,792,591	263,397,851
Cost at 31 December	<u>265,190,442</u>	<u>263,397,851</u>
Value adjustments at 1 January	-15,883,000	0
Revaluations for the year, net	-498,584	-15,883,000
Value adjustments at 31 December	<u>-16,381,584</u>	<u>-15,883,000</u>
Carrying amount at 31 December	<u>248,808,858</u>	<u>247,514,851</u>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership	Equity	Net profit/loss for the year
Woods Office Vandtårnsvej ApS	København	100,000	100%	92,288,526	2,731,800
Woods Office Nybrovej Holding ApS	København	50,001	100%	105,468,705	14,235,081
				<u>197,757,231</u>	<u>16,966,881</u>

7. 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:

	2022	2021
	DKK	DKK
Payables to group enterprises		
After 5 years	220,071,386	204,485,351
Long-term part	<u>220,071,386</u>	<u>204,485,351</u>
Within 1 year	0	0
	<u>220,071,386</u>	<u>204,485,351</u>

Notes to the Financial Statements

8. Contingent assets, liabilities and other financial obligations

Contingent liabilities

The Danish Group Companies are jointly and severally liable for the 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.

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:

<u>Name</u>	<u>Place of registered office</u>
NREP Nordic Strategies Fund IV LP	Luxembourg

Notes to the Financial Statements

10. Accounting policies

The Annual Report of Epsilon Woods ApS 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.

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 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.

Income statement

Other external expenses

Other external expenses comprise expenses for administration.

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 subsidiaries

Dividends from subsidiaries are recognised as income in the income statement when adopted at the General Meeting of the subsidiary. However, dividends relating to earnings in the subsidiary before it was acquired by the Parent Company are set off against the cost of the subsidiary.

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.

Notes to the Financial Statements

Balance sheet

Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

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.

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.

Financial debts

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