



VADSKÆR  
KRØMMELBEIN  
STATSAUTORISERET  
REVISIONSANPARTSSELSKAB

# Annual report for the period 5 May to 31 December 2023

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## NSF V Living Heart Holding ApS

Southamptongade 4, 2150 Nordhavn

CVR no. 44 05 99 91

Adopted at the annual general meeting on 7  
June 2024

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Stine Seneberg  
chairman

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## **Statement by management on the annual report**

The executive board has today discussed and approved the annual report of NSF V Living Heart Holding ApS for the financial year 5 May - 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 company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 5 May - 31 December 2023.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Nordhavn, 7 June 2024

### **Executive board**

Thomas Ebbe Riise-Jakobsen

Rune Højby Kock

Nick Holmelund Melgaard

Stine Seneberg

## **Auditor's report on compilation of the financial statements**

### ***To the shareholder of NSF V Living Heart Holding ApS***

We have compiled the financial statements of NSF V Living Heart Holding ApS for the financial year 5 May - 31 December 2023 based on the company's bookkeeping records and other information made available by enterprise.

The financial statements comprises income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies,

We performed the engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our professional expertise to assist the enterprise in the preparation and presentation of the financial statements in accordance with the Danish Financial Statements Act. We complied with the relevant provisions of the Danish Act on Approved Auditors and with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), including principles relating to integrity, objectivity, professional competence and due care.

The financial statements and the accuracy and completeness of the information used to compile the financial statements are the enterprise's responsibility.

As a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information provided by enterprise for our compilation of the financial statements. Accordingly, we do not express an audit or a review conclusion on whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Brøndby, 7 June 2024

Vadskær Krømmelbein  
Statsautoriseret Revisionsanpartsselskab  
CVR no. 40 68 97 45

Michael Kodama Krømmelbein  
Statsautoriseret revisor  
mne44139

## Company details

### The company

NSF V Living Heart Holding ApS  
Southamptongade 4  
2150 Nordhavn

CVR no.: 44 05 99 91

Reporting period: 5 May - 31 December 2023

Incorporated: 5 May 2023

Financial year: 1st financial year

Domicile: Copenhagen

### Executive board

Thomas Ebbe Riise-Jakobsen  
Rune Højby Kock  
Nick Holmelund Melgaard  
Stine Seneberg

### Auditors

Vadskær Krømmelbein  
Statsautoriseret Revisionsanpartsselskab  
Vibeholms Allé 16  
2605 Brøndby

### Bankers

Danske Bank A/S  
Lersø Parkallé 100  
2100 København Ø

## Income statement 5 May 2023 - 31 December 2023

	<u>Note</u>	<u>2023</u> DKK
<b>Gross loss</b>		<b>-15,500</b>
Financial costs		<u>-3,058</u>
<b>Profit/loss for the year</b>		<b><u><u>-18,558</u></u></b>
 <b>Recommended appropriation of profit/loss</b>		
Retained earnings		<u>-18,558</u>
		<b><u><u>-18,558</u></u></b>

## Balance sheet at 31 December 2023

	<u>Note</u>	<u>2023</u> DKK
<b>Assets</b>		
Cash at bank and in hand		<u>36,942</u>
Total current assets		<u>36,942</u>
Total assets		<u><u>36,942</u></u>

## Balance sheet at 31 December 2023

	<u>Note</u>	<u>2023</u> DKK
<b>Equity and liabilities</b>		
Share capital		40,000
Retained earnings		<u>-18,558</u>
<b>Equity</b>		<b><u>21,442</u></b>
Trade payables		<u>15,500</u>
<b>Total current liabilities</b>		<b><u>15,500</u></b>
<b>Total liabilities</b>		<b><u>15,500</u></b>
<b>Total equity and liabilities</b>		<b><u><u>36,942</u></u></b>
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## Statement of changes in equity

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 5 May 2023	40,000	0	40,000
Net profit/loss for the year	0	-18,558	-18,558
<b>Equity at 31 December 2023</b>	<b><u>40,000</u></b>	<b><u>-18,558</u></b>	<b><u>21,442</u></b>

## Notes

### 1 Accounting policies

The annual report of NSF V Living Heart Holding 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 provisions applying to reporting class C entities.

The annual report for 2023 is presented in DKK

As 2023 is the company's first reporting period, no comparatives have been presented.

#### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

#### **Income statement**

##### **Gross loss**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross loss comprises other external expenses.

##### **Other external expenses**

Other external expenses include expenses related to administration etc.

## Notes

### 1 Accounting policies

#### Tax on profit/loss for the year

The Company is jointly taxed with with Danish group enterprises. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

#### Balance sheet

##### Cash and cash equivalents

Cash and cash equivalents comprise deposits at banks.

##### Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

##### Liabilities

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

**Notes**

**2 Main activity**

The company's key activity is to conduct business in the purchase and sale of real estate, administration and management of real estate, development of real estate, as well as other business that is related to this.

	<u>2023</u>
	DKK
<b>3 Staff costs</b>	
Number of fulltime employees on average	<u>0</u>

**4 Contingent liabilities**

**Joint taxation**

The Danish 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 V Denmark Advisory ApS, which is the management company of the joint taxation purposes.

Moreover, the Danish 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.

**5 Disclosure of consolidated financial statements**

**Consolidated financial statements**

The company is reflected in the group report as the parent company NREP NSF V Holding 2 S.à r.l.,Luxembourg.