
Komplementarselskabet NREP Co-investment Nordhavn ApS

CVR-no.: 41127341

Southamptongade 4
2150 Nordhavn

Annual report
1 January 2024 - 31 December 2024

**The annual report has been presented and
approved on the company's general meeting
the**

02/05/2025

Henrik Thikier Hille
Chairman of general meeting

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**Reporting
company**

Komplementarselskabet NREP Co-investment Nordhavn ApS

Southamptongade 4

2150 Nordhavn

CVR-no.: 41127341

Reporting
period: 01/01/2024 - 31/12/2024

Statement by Management

Management has today considered and approved the annual report for the financial year 1 January 2024 - 31 December 2024 for Komplementarselskabet NREP Co-investment Nordhavn ApS.

The annual report is presented in accordance with the Danish Financial Statements Act.

Management believes that the financial statements give a true and fair view of the company's assets, liabilities, and financial position and of the result.

The annual report is submitted for approval by the General Assembly.
Management considers the conditions for opting out of audit to be met.

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Nordhavn, the 02/05/2025

Management

Thomas Ebbe Riise-Jakobsen
Director

Rune Højby Kock
Director

Mads Birkedahl Dehlbæk
Director

Rasmus Nørgaard
Director

Income statement 1 Jan 2024 - 31 Dec 2024

	Disclosure	2024 DKK	2023 DKK
Revenue		15,585	-161,050
Gross Result		15,585	-161,050
Profit (loss) from ordinary operating activities		15,585	-161,050
Other finance income	1	1,740	0
Other finance expenses	2	-21,014	-10,545
Profit (loss) from ordinary activities before tax		-3,689	-171,595
Tax expense	3	-1,417	37,751
Profit (loss)		-5,106	-133,844
Proposed distribution of results			
Retained earnings		-5,106	0
Proposed distribution of profit (loss)		-5,106	-133,844

Balance sheet 31 December 2024

Assets

	Disclosure	2024	2023
		DKK	DKK
Trade receivables		25,000	0
Receivables from group enterprises		24,998	0
Current deferred tax assets		56,385	57,802
Receivables		106,383	57,802
Cash and cash equivalents		175,378	225,596
Current assets		281,761	283,398
TOTAL ASSETS		281,761	283,398

Balance sheet 31 December 2024

Liabilities and equity

	Disclosure	2024	2023
		DKK	DKK
Contributed capital		60,000	60,000
Retained earnings		-210,040	-204,934
Total equity		-150,040	-144,934
Payables to group enterprises		303,526	295,974
Long-term liabilities other than provisions, gross		303,526	295,974
Trade payables		18,275	0
Payables to group enterprises		110,000	0
Other payables, including tax payables, liabilities other than provisions		0	132,358
Short-term liabilities other than provisions, gross		128,275	132,358
Liabilities other than provisions, gross		431,801	428,332
LIABILITIES AND EQUITY, GROSS		281,761	283,398

Disclosures

1. Other finance income

	2024	2023
	kr.	kr.
Interest income banks	1.740	0
Exchange gains (Unrealized)	6	0
Other finance income total	<u>1.746</u>	<u>0</u>

2. Other finance expenses

	2024	2023
	kr.	kr.
Group interest expenses	7.553	0
Other financial expenses	13.461	10.545
Exchange gains (Realized)	6	0
Other finance expenses total	<u>21.020</u>	<u>10.545</u>

3. Tax expense

	2024	2023
	kr.	kr.
Current year adjustment of deferred tax	-1.417	-37.751
Tax adjustment total	<u>-1.417</u>	<u>-37.751</u>

4. Additional information about activities

The company's key activity is to participate as general partner in NREP Co-investment Nordhavn K/S.

5. Disclosure of contingent liabilities

The Company is an unlimited partner for the limited partnership NREP Co-investment Nordhavn K/S, which means that the Company is liable for the limited partnership's obligations (maximized to the registered share capital of The Company).

6. Disclosure of ownership

Group Relations

Included in the consolidated financial statements of: Urban Partners A/S, Southamptongade 4, 2150 Nordhavn, CVR number 29168709.

7. Disclosure of application of exceptions for micro-undertakings

The micro-undertaking applies the exception concerning filing information about accounting policies

The micro-undertaking applies the exception concerning filing information about number of employees