
NREP Co-investment Nordhavn K/S

CVR-no.: 41128143

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**

NREP Co-investment Nordhavn K/S

Southamptongade 4
2150 Nordhavn

CVR-no.: 41128143

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

Statement by Management

Management has today considered and approved the annual report for the financial year 01. January 2024 - 31. December 2024 for NREP Co-investment Nordhavn K/S.

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.

Management considers the conditions for opting out of audit to be met.

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		-59,412	103,809
Gross Result		-59,412	103,809
Profit (loss) from ordinary operating activities		-59,412	103,809
Other finance income	1	33	0
Other finance expenses	2	-6,139	-6,435
Profit (loss) from ordinary activities before tax		-65,518	97,374
Profit (loss)		-65,518	97,374
Proposed distribution of results			
Retained earnings		-65,518	0
Proposed distribution of profit (loss)		-65,518	97,374

Balance sheet 31 December 2024

Assets

	Disclosure	2024 DKK	2023 DKK
Other investments		11,255,836	11,255,836
Investments	3	11,255,836	11,255,836
Total non-current assets		11,255,836	11,255,836
Receivables from group enterprises		102,825	0
Receivables from associates		0	110,000
Receivables		102,825	110,000
Cash and cash equivalents		1,312	33,739
Current assets		104,137	143,739
TOTAL ASSETS		11,359,973	11,399,575

Balance sheet 31 December 2024

Liabilities and equity

	Disclosure	2024	2023
		DKK	DKK
Contributed capital		12,000,000	12,000,000
Retained earnings		-688,301	-622,783
Total equity		11,311,699	11,377,217
Trade payables		43,274	22,358
Payables to group enterprises		5,000	0
Short-term liabilities other than provisions, gross		48,274	22,358
Liabilities other than provisions, gross		48,274	22,358
LIABILITIES AND EQUITY, GROSS		11,359,973	11,399,575

Disclosures

1. Other finance income

	2024	2023
	kr.	kr.
Interest income banks	28	0
Other financial income	6	0
Other finance income total	<u>33</u>	<u>0</u>

2. Other finance expenses

	2024	2023
	kr.	kr.
Exchange adjustments, expenses	100	405
Other financial expenses	6.038	6.030
Other finance expenses total	<u>6.139</u>	<u>6.435</u>

3. Investments

	Other Investments
	DKK
Cost at 1 january	<u>11,255,836</u>
Additions for the year	0
Cost at 31 december	<u>11,255,836</u>
Carrying amount at 31 December	<u>11,255,836</u>

4. Additional information about activities

The key activity of the company is directly or indirectly through ownership of investments, companies or other legal entities or joint ventures to conduct investment activity and/or own and operate real estate.

5. Disclosure of ownership

Ownership

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

6. 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