
Komplementarselskabet NREP NSF IV Investment ApS

CVR-no.: 41475374

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

Content

Company informations

Company informations

Reports

Statement by Management

Financial statement

Income statement

Balance sheet

Disclosures

Company information

**Reporting
company**

Komplementarselskabet NREP NSF IV Investment ApS

Southamptongade 4
2150 Nordhavn

CVR-no.: 41475374

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 Komplementarselskabet NREP NSF IV Investment 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.

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

Nordhavn, the 02/05/2025

Management

Jørgen Janus Roijer Hillerup
Director

Diarmuid Phelan
Director

Xavier Hugues Claude Jacques Himmer
Director

Income statement 1 Jan 2024 - 31 Dec 2024

	Disclosure	2024 DKK	2023 DKK
Revenue		15,585	-10,909
Gross Result		15,585	-10,909
Profit (loss) from ordinary operating activities		15,585	-10,909
Other finance income	1	620	0
Other finance expenses	2	-4,502	-5,095
Profit (loss) from ordinary activities before tax		11,703	-16,003
Tax expense	3	-2,575	-3,418
Profit (loss)		9,128	-19,422
Proposed distribution of results			
Retained earnings		9,128	0
Proposed distribution of profit (loss)		9,128	-19,422

Balance sheet 31 December 2024

Assets

	Disclosure	2024	2023
		DKK	DKK
Receivables from group enterprises		9,823	0
Receivables from participating interests		24,998	0
Current deferred tax assets		45,414	47,989
Tax receivables		0	9,823
Receivables		80,235	57,812
Cash and cash equivalents		82,455	98,431
Current assets		162,690	156,243
TOTAL ASSETS		162,690	156,243

Balance sheet 31 December 2024

Liabilities and equity

	Disclosure	2024	2023
		DKK	DKK
Contributed capital		40,001	40,001
Retained earnings		47,616	38,488
Total equity		87,617	78,489
Payables to group enterprises		56,799	0
Long-term liabilities other than provisions, gross		56,799	0
Trade payables		18,274	22,358
Payables to group enterprises		0	55,396
Short-term liabilities other than provisions, gross		18,274	77,754
Liabilities other than provisions, gross		75,073	77,754
LIABILITIES AND EQUITY, GROSS		162,690	156,243

Disclosures

1. Other finance income

	2024	2023
	kr.	kr.
Interest income banks	620	0
Other financial income	6	0
Other finance income total	<u>626</u>	<u>0</u>

2. Other finance expenses

	2024	2023
	kr.	kr.
Other finance expenses	1.403	1.369
Other financial expenses	3.105	3.726
Other finance expenses	<u>4.508</u>	<u>5.095</u>

3. Tax expense

	2024	2023
	DKK	DKK
Current year adjustment of deferred tax	-2.575	-3.521
Adjustment deferred tax prior year	0	6.939
Tax adjustment total	<u>-2.575</u>	<u>3.418</u>

4. Additional information about activities

The company's key activity is to participate as general partner in NREP NSF IV Investment K/S as well as other companies that, in the opinion of the Executive Board, are connected herewith.

5. Disclosure of contingent liabilities

The Danish group companies are jointly and severally liable for 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 Urban Partners A/S that is the administration Company in relation to the joint taxation from 1 January 2023 (TBL Holding ApS until 31 December 2022). The Company is an unlimited partner for the limited partnership NREP NSF IV Investment 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