
Agorahaverne 2 Holding K/S

Southamptongade 4, DK-2150 Nordhavn

Annual Report for
15 September 2023 - 31 December 2024

CVR No. 44 30 77 58

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 15/5 2025

Frederik Balle
Chairman of the
general meeting



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Management's statement

The Executive Board has today considered and adopted the Annual Report of Agorahaverne 2 Holding K/S for the financial year 15 September 2023 - 31 December 2024.

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 2024 of the Company and of the results of the Company operations for 2023/24.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Nordhavn, 15 May 2025

Executive Board

Thomas Ebbe Riise-Jakobsen

Rune Højby Kock

Independent Auditor's report

To the shareholder of Agorahaverne 2 Holding K/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2024 and of the results of the Company's operations for the financial year 15 September 2023 - 31 December 2024 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Agorahaverne 2 Holding K/S for the financial year 15 September 2023 - 31 December 2024, 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.

Herning, 15 May 2025

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Poul Spencer Poulsen

State Authorised Public Accountant

mne23324

Kasper Ladekjær

State Authorised Public Accountant

mne50738

Company information

The Company

Agorahaverne 2 Holding K/S
Southamptongade 4
DK-2150 Nordhavn

CVR No: 44 30 77 58

Financial period: 15 September 2023 - 31 December 2024

Incorporated: 15 September 2023

Financial year: 1st financial year

Municipality of reg. office: Copenhagen

Executive Board

Thomas Ebbe Riise-Jakobsen
Rune Højby Kock

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Platanvej 4
DK-7400 Herning

Income statement 15 September 2023 - 31 December 2024

	Note	2023/24
		DKK 16 months
Gross loss		-134,825
Income from investments in subsidiaries		-5,199,332
Financial income	3	1,689,219
Financial expenses	4	-3,994,838
Profit/loss before tax		-7,639,776
Tax on profit/loss for the year		0
Net profit/loss for the year		-7,639,776
 Distribution of profit		
		2023/24
		DKK
Proposed distribution of profit		
Retained earnings		-7,639,776
		-7,639,776

Balance sheet 31 December 2024

Assets

	Note	2023/24
		DKK
Investments in subsidiaries	5	37,000,000
Receivables from group enterprises	6	19,362,235
Fixed asset investments		<u>56,362,235</u>
Fixed assets		<u>56,362,235</u>
Cash at bank and in hand		<u>1,254</u>
Current assets		<u>1,254</u>
Assets		<u>56,363,489</u>

Balance sheet 31 December 2024

Liabilities and equity

	Note	2023/24
		DKK
Share capital		101
Share premium account		0
Retained earnings		9,559,555
Equity		9,559,656
Payables to group enterprises		46,676,508
Long-term debt	7	46,676,508
Trade payables		44,825
Payables to group enterprises	7,8	82,500
Short-term debt		127,325
Debt		46,803,833
Liabilities and equity		56,363,489
Key activities	1	
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Statement of changes in equity

	Share capital	Share premium account	Retained earnings	Total
	DKK	DKK	DKK	DKK
Cash payment concerning formation of entity	100	0	0	100
Cash capital increase	1	17,199,331	0	17,199,332
Net profit/loss for the year	0	0	-7,639,776	-7,639,776
Transfer from share premium account	0	-17,199,331	17,199,331	0
Equity at 31 December	101	0	9,559,555	9,559,656

Notes to the Financial Statements

1. Key activities

The purpose of the company is, directly or indirectly, through ownership of shares, companies, or other legal entities or joint ventures, to engage in investment activities and/or own and operate real estate, as well as other businesses that, in the opinion of the general partner, are related thereto.

2. Staff

Average number of employees

2023/24

0

3. Financial income

Interest received from group enterprises

1,689,014

Other financial income

205

1,689,219

2023/24

DKK
16 months

4. Financial expenses

Interest paid to group enterprises

3,993,387

Other financial expenses

1,451

3,994,838

2023/24

DKK
16 months

Notes to the Financial Statements

	2023/24
	DKK
5. Investments in subsidiaries	
Cost at 15 September	0
Additions for the year	<u>42,199,332</u>
Cost at 31 December	<u>42,199,332</u>
Revaluations for the year, net	<u>-5,199,332</u>
Value adjustments at 31 December	<u>-5,199,332</u>
Carrying amount at 31 December	<u>37,000,000</u>

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Ownership	Equity	Net profit/loss for the year
Roberthaven Holding ApS	Copenhagen	60.000	100%	37,324,011	2,335,132
				<u>37,324,011</u>	<u>2,335,132</u>

6. Other fixed asset investments

	Receivables from group enterprises
	DKK
Cost at 15 September	0
Additions for the year	<u>19,362,235</u>
Cost at 31 December	<u>19,362,235</u>
Carrying amount at 31 December	<u>19,362,235</u>

Notes to the Financial Statements

2023/24

DKK

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:

Payables to group enterprises

After 5 years	46,676,508
Long-term part	46,676,508
Other short-term debt to group enterprises	82,500
	<u>46,759,008</u>

2023/24

DKK

8. Payables to group enterprises

Other payables	82,500
	<u>82,500</u>

9. Contingent assets, liabilities and other financial obligations

There are no security and contingent liabilities at 31 December 2024.

10. Related parties and disclosure of consolidated financial statements

Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the largest and smallest group:

Name	Place of registered office
NREP NSF III Holding 1 Sarl	Luxembourg

Notes to the Financial Statements

11. Accounting policies

The Annual Report of Agorahaverne 2 Holding K/S for 2023/24 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 2023/24 are presented in DKK.

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 etc.

Gross loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss comprises of other external expenses.

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

Since the company is not an independent tax entity, the financial statements do not include current and deferred taxes.

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.

Other fixed asset investments

Other fixed asset investments consist of receivables from affiliated companies.

Notes to the Financial Statements

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.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial liabilities

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