Brønnøysundregistrene

ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2022 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer:	926 178 946
Organisasjonsform:	Aksjeselskap
Foretaksnavn:	NIP NORWAY GARDERMOEN LOGISTIKKBYGG HOLDING AS
Forretningsadresse:	Ruseløkkveien 30 0251 OSLO

Regnskapsår

Årsregnskapets periode:	01.01.2022 - 31.12.2022

Konsern

Morselskap i konsern:	Ja
Konsernregnskap lagt ved:	Ja

Regnskapsregler

Regler for små foretak benyttet:	Nei
Benyttet ved utarbeidelsen av årsregnskapet til selskapet:	Regnskapslovens alminnelige regler
Benyttet ved utarbeidelsen av årsregnskapet til konsernet:	-

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet:	Jens Petter Hagen
Dato for fastsettelse av årsregnskapet:	30.06.2023

Grunnlag for avgivelse

År 2022: Årsregnskapet er elektronisk innlevert
År 2021: Tall er hentet fra elektronisk innlevert årsregnskap fra 2022

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 24.07.2024

Resultatregnskap

Beløp i: NOK	Note	2022	2021
RESULTATREGNSKAP			
Kostnader			
Annen driftskostnad	2	314 233	681 730
Sum kostnader		**314 233**	**681 730**
Driftsresultat		**-314 233**	**-681 730**
Finansinntekter og finanskostnader			
Renteinntekt fra foretak i samme konsern		9 941 891	9 292 467
Annen finansinntekt		283	
Sum finansinntekter		**9 942 174**	**9 292 467**
Rentekostnad til foretak i samme konsern			10 881 500
Annen finanskostnad		3 185	22 100
Sum finanskostnader		**3 185**	**10 903 600**
Netto finans		**9 938 989**	**-1 611 133**
Ordinært resultat før skattekostnad		**9 624 756**	**-2 292 863**
Skattekostnad på ordinært resultat	3	2 117 446	-150 065
Ordinært resultat etter skattekostnad		**7 507 310**	**-2 142 798**
Årsresultat		**7 507 310**	**-2 142 798**
Overføringer og disponeringer			
Overføringer annen egenkapital	7	7 507 310	-2 142 798
Sum overføringer og disponeringer		**7 507 310**	**-2 142 798**

Balanse

Beløp i: NOK	Note	2022	2021
BALANSE - EIENDELER			
Anleggsmidler			
Immaterielle eiendeler			
Utsatt skattefordel	3	2 574	150 065
Sum immaterielle eiendeler		**2 574**	**150 065**
Finansielle anleggsmidler			
Investering i datterselskap	4	1 227 795 691	1 227 795 691
Lån til foretak i samme konsern	5	180 023 815	278 972 724
Sum finansielle anleggsmidler		**1 407 819 506**	**1 506 768 415**
Sum anleggsmidler		**1 407 822 080**	**1 506 918 480**
Omløpsmidler			
Varer			
Fordringer			
Andre fordringer	5	361 343	361 343
Sum fordringer		**361 343**	**361 343**
Bankinnskudd, kontanter og lignende			
Sum bankinnskudd, kontanter og lignende	6	**249 134**	**703 382**
Sum omløpsmidler		**610 477**	**1 064 725**
SUM EIENDELER		**1 408 432 557**	**1 507 983 205**
BALANSE - EGENKAPITAL OG GJELD			
Egenkapital			
Innskutt egenkapital			
Aksjekapital	7, 8	60 000	60 000
Overkurs	7	1 400 960 700	1 509 851 500
Sum innskutt egenkapital		**1 401 020 700**	**1 509 911 500**

Balanse

Beløp i: NOK	Note	2022	2021
Opptjent egenkapital			
Annen egenkapital	7	5 364 512	-2 142 798
Sum opptjent egenkapital		**5 364 512**	**-2 142 798**
Sum egenkapital		**1 406 385 212**	**1 507 768 702**
Sum langsiktig gjeld		**0**	**0**
Kortsiktig gjeld			
Leverandørgjeld	5	12 511	169 309
Betalbar skatt	3	1 969 955	
Annen kortsiktig gjeld		64 879	45 194
Sum kortsiktig gjeld		**2 047 345**	**214 503**
Sum gjeld		**2 047 345**	**214 503**
SUM EGENKAPITAL OG GJELD		**1 408 432 557**	**1 507 983 205**

Brønnøysundregistrene

ÅRSREGNSKAP FOR REGNSKAPSÅRET 2022 - GENERELL INFORMASJON

Journalnummer:	2023 727862

Enheten

Organisasjonsnummer:	926 178 946
Organisasjonsform:	Aksjeselskap
Foretaksnavn:	NIP NORWAY GARDERMOEN LOGISTIKKBYGG HOLDING AS
Forretningsadresse:	Ruseløkkveien 30 0251 OSLO

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Årsregnskapets periode:	01.01.2022 - 31.12.2022

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Benyttet ved utarbeidelsen av årsregnskapet til konsernet:	-

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet:	Jens Petter Hagen
Dato for fastsettelse av årsregnskapet:	30.06.2023

Revisjon

Årsregnskapet er utarbeidet av ekstern autorisert regnskapsfører:	Ja
Ekstern autorisert regnskapsfører har i løpet av regnskapsåret bistått ved den løpende regnskapsføringen eller utført andre tjenester for selskapet enn å utarbeide årsregnskapet:	Ja

Grunnlag for avgivelse

År 2022: Årsregnskap er elektronisk innlevert.
År 2021: Tall er hentet fra elektronisk innlevert årsregnskap fra 2022.

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 16.09.2023

Brønnøysundregistrene
Postadresse: Postboks 900, 8910 Brønnøysund
Telefon: 75 00 75 00
E-post: firmapost@brreg.no Internett: www.brreg.no
Organisasjonsnummer: 974 760 673

Organisasjonsnr: 926 178 946
NIP NORWAY GARDERMOEN LOGISTIKKBYGG HOLDING AS

RESULTATREGNSKAP

Beløp i: NOK	Note	2022	2021
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Organisasjonsnr: 926 178 946
NIP NORWAY GARDERMOEN LOGISTIKKBYGG HOLDING AS

BALANSE

Beløp i: NOK	Note	2022	2021
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Organisasjonsnr: 926 178 946
NIP NORWAY GARDERMOEN LOGISTIKKBYGG
HOLDING AS

NOTEOPPLYSNINGER - SELSKAP

- alle poster oppgitt i hele tall

Note
8

Antall aksjer og aksjeeiere

Aksjeklasse	Ant. aksjer	Pålydende	Bokført verdi
Ordinary Shares	3000.00	20.00	60000.00

Note
2

Lønn og ytelser

The company does not have employees and is thus not required to follow the Act of Mandatory Pension or have a pension scheme meeting the requirements of the law.

Note

Ytelser til ledende personer
Er det gitt ytelser til ledende person: Nei

Ytelser til daglig leder

Ytelser	Lønn	Pensj.forpl.	Andre godtgj.

The entity has not paid any other remuneration to the board of directors during the year. There are no loans/securities issued to the board of directors.

Note

Ytelser til revisjon

Revisjon	Årets	Fjorårets
	17701.00	20063.00

Sum godtgjørelse til revisor	Årets	Fjorårets
	17701.00	20063.00

Note

Antall årsverk i regnskapsåret

Virksomheten har hatt følgende antall årsverk:
0.00

Note
4

Konsern, tilknyttet selskap og datterselskap

Tilknyttet selskap/datterselskap

Navn og adresse	Eierandel	Stemmeandel	Egenkapital	Resultat
Gardermoen Logistikkbygg AS	100.00%	100.00%	5644757.00	-4260382.00

The entity is a parent in a group structure, and consolidated accounts have therefore not been prepared in accordance with the Accounting Act § 3-2. The consolidated accounts for the entire group is prepared by the ultimate parent, NREP Income+ Fund SCSp., located in Luxembourg. Consolidated accounts for the group are available at their address: NREP Income+ fund SCSp, Rue Philippe II, L-2340 Luxembourg
Virksomheten inngår i konsolideringen til morselskapets konsernregnsk.: Ja

Navn	Forretningskontor
NREP Income+ fund SCSp	Rue Philippe II, L-2340 Luxembourg

Datterselskap er utelatt fra konsolideringen: Nei

Omløpsmidler	Startdato	Sluttdato	Endring

Skattemessig fremf.undersk.	Startdato	Sluttdato	Endring

Kortsiktig gjeld	Startdato	Sluttdato	Endring

NREP Income+ Fund SCSp

Annual report and consolidated financial statements
for the year ended 31 December 2022

R.C.S. Luxembourg B246661
16-18 Boulevard Royal L - 2449 Luxembourg

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Board of Managers Report (not audited)

The Board of Managers of NREP Income + Fund GP S.à r.l. acting in its own name and on behalf of NREP Income+ Fund SCSp (the “Fund” or the “Group”) hereby publish the Consolidated Financial Statements for the year ended December 31, 2022.

Group Business

The Fund began its operations in September 2020 and this is the Fund’s second financial year. The strategy of the Fund is to pursue investments in Real Estate and to generate superior risk-adjusted returns for its investors. The main business consists of developing and investing in logistics, retail, residential and office properties in the Nordic countries.

Group Structure

NREP Income+ Fund SCSp is represented and managed on behalf of investors by NREP Income + Fund GP S.à r.l.

NREP Income+ Fund SCSp ultimately owns companies in Luxembourg, Denmark, Finland, Norway and Sweden. These companies in turn own properties directly or indirectly through subsidiaries, partnerships and joint ventures.

At year-end 2022, the Fund has invested in a total of 89 properties of which 83 are standing assets, 5 are development projects and 1 is a forward purchase. The Fund has invested in no Joint Venture properties.

Group Accounting Policies

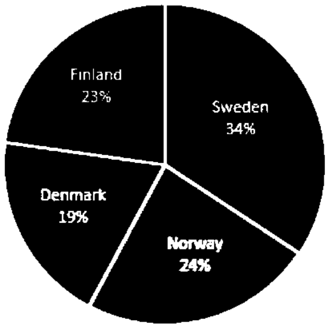
The Fund has applied International Financial Reporting Standards (IFRS) accounting principles as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union.

Financial Summary

During the year, the investors of the Fund have contributed a total of MEUR 481.8. A total of MEUR 49.5 was distributed to the investors of the Fund during the year. Profit attributed to the partners of the Fund amounted to MEUR 27.5 and the net asset value attributable to the partners of the fund amounted to MEUR 1,242.7 at year-end.

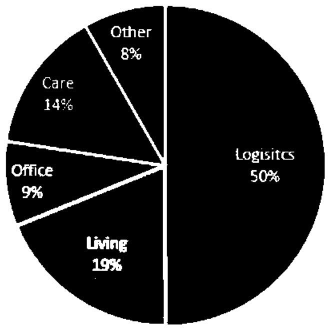
Portfolio Information

At year-end the geographical allocation of the Fund's investments is as follows:



The allocation percentage is based on the carrying amount. Out of the Fund’s 89 properties, 40 are located in Sweden, 30 in Denmark, 7 in Norway and 12 in Finland.

At year-end the sector allocation of the Fund's investments is as follows:



The allocation percentage is based on the carrying amount. The living sector includes residential and student living assets. The other sector includes hotel and retail assets.

Board of Managers Report (not audited - continued)

Outlook & Forecast

The fourth quarter of 2022 saw the transaction market activity slow down further and the valuation yields continued to slide across all property classes, despite the macro environment starting to show signs of improvement.

Management continues to manage the Fund with a cautious view on the market as reflected in a lower investment pace than previous years. All new investments closed in the latter half of the year were done with little or no debt as a preventative measure to keep the LTV below 40% despite expanding valuation yields.

Occupier markets remained active with the exception of e-commerce and traditional retailers revising growth expectations due to weakening consumption outlook. Income generation in the Fund remained strong across the portfolio with declining vacancies and strong rental growth following the continued elevated inflation levels in the Nordics.

The mark-to-market performance of the fund remains volatile due to the relatively short life time of the Fund and the large movements in valuations seen during 2022. Over a longer period of time it's expected that performance will converge with target levels as property income becomes a bigger driver of performance.

NREP has closely monitored the impact of the Russia/Ukraine conflict on the Fund. The Fund does not currently hold any assets in in Russia, Ukraine, or Belarus, and, therefore, there has been no immediate impact on the Funds' holdings or current performance.

In light of the increase interest rate environment and high inflation experienced throughout Europe, NREP has ensured that the impact of this is minimal by having appropriate interest rate hedges in place on any external debt. In addition tenants credit risks is continuously assessed to ensure risk of tenant bankruptcy is mitigated.

However, the Fund management is constantly monitoring any additional factors and knock-on effects such as changes in the interest rates, inflation, or growth prospects, which may potentially adversely affect the outlook for and the performance of the underlying investments.

Significant Events after the Balance Sheet Date

After the year-end, the Fund has acquired a portfolio of three standing residential assets in Finland for a purchase price of MEUR 49.9, entered in to a forward purchase agreement for a logistics asset also in Finland and further closed one standing asset deal in Sweden for a purchase price of MSEK 192.7. In addition the Fund has signed a deal to acquire a mixed-use retail asset in Sweden for a total price of MSEK 218.9. The deal is expected to close on 1 June 2023.

At the end of March 2023, the Fund made its first disposal since incorporation, whereby it sold 100% of the shares it owned in a Danish care asset for a purchase price of MDKK 20.7.

The Fund made its fifth distribution to its respective investors in March 2023 (MEUR 15) and also in March 2023, made is thirteenth drawdown (MEUR 73) from its respective investors.

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Audit report

To the Partners of
NREP Income+ Fund SCSp

Our opinion

In our opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of NREP Income+ Fund SCSp (the "Fund") and its subsidiaries (the "Group") as at 31 December 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

What we have audited

The Group's consolidated financial statements comprise:

- the consolidated statement of net assets as at 31 December 2022;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in net assets for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, which include a summary of significant accounting policies.

Basis for opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (Law of 23 July 2016) and with International Standards on Auditing (ISAs) as adopted for Luxembourg by the "Commission de Surveillance du Secteur Financier" (CSSF). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the "Responsibilities of the "Réviseur d'entreprises agréé" for the audit of the consolidated financial statements" section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants (IESBA Code) as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the consolidated financial statements. We have fulfilled our other ethical responsibilities under those ethical requirements.

Other information

The General Partner is responsible for the other information. The other information comprises the information stated in the annual report but does not include the consolidated financial statements and our audit report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

PricewaterhouseCoopers, Société coopérative, 2 rue Gerhard Mercator, B.P. 1443, L-1014 Luxembourg
T : +352 494848 1, F : +352 494848 2900, www.pwc.lu

Cabinet de révision agréé. Expert-comptable (autorisation gouvernementale n°10028256)
R.C.S. Luxembourg B 65 477 - TVA LU25482518

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the General Partner for the consolidated financial statements

The General Partner is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs as adopted by the European Union, and for such internal control as the General Partner determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the General Partner is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the General Partner either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the "Réviseur d'entreprises agréé" for the audit of the consolidated financial statements

The objectives of our audit are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit 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 the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF 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 consolidated financial statements.

As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated 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 Group's internal control;

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Partner;

pwc

- conclude on the appropriateness of the General Partner's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our audit report to the related disclosures in the consolidated 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 audit report. However, future events or conditions may cause the Group to cease to continue as a going concern;

- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation;

- obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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.

PricewaterhouseCoopers, Société coopérative
Represented by

Luxembourg, 27 April 2023

Electronically signed by:
Alessio Chiesa

Alessio Chiesa

NREP Income+ Fund SCSp
Consolidated financial statements
For the year ended 31 December 2022

Consolidated Statement of Net Assets

	Note	31 December 2022 EUR '000	31 December 2021 EUR '000
ASSETS			
Non-current assets		**2,493,414**	**1,799,670**
Investment properties	6, 7	2,462,735	1,791,718
Financial assets at fair value through profit and loss	8	780	780
Non-current financial assets		128	3,485
Derivative financial instruments	9	29,771	3,687
Current assets		**126,218**	**95,430**
Trade receivables and other debtors	10	5,105	2,990
Prepayments and other current assets		4,376	3,417
Other current receivables	10	14,700	12,291
Cash and short term deposits	11	102,037	76,732
Total assets		**2,619,632**	**1,895,100**
LIABILITIES			
Non-current liabilities		**1,146,730**	**873,855**
Borrowings	12	1,046,173	787,327
Tenant deposits		2,519	3,152
Deferred tax liabilities	21	65,864	50,234
Derivative financial instruments	9	-	39
Other non-current liabilities	14	32,174	33,103
Current liabilities		**119,493**	**76,439**
Borrowings	12	74,051	16,334
Tenant deposits		3,797	1,630
Trade and other payables	13	19,673	41,058
Other current liabilities	14	21,972	17,417
Total liabilities before net assets attributable to Partners of the Fund		**1,266,223**	**950,294**
Net assets attributable to partners of the Fund		1,242,747	835,496
Net assets attributable to non-controlling interests	15	110,662	109,310
Total net assets		**1,353,409**	**944,806**
Total net assets and liabilities		**2,619,632**	**1,895,100**

The notes on pages 12 to 60 are an integral part of these consolidated financial statements.

NREP Income+ Fund SCSp
Consolidated financial statements
For the year ended 31 December 2022

Consolidated Statement of Comprehensive Income

	Note	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Rental income	17	96,798	61,114
Service charge income	17	5,101	3,292
Other building income	17	154	31
Property expenses	18	(17,798)	(8,409)
Gross profit		**84,255**	**56,028**
Management fees	16	(13,816)	(9,220)
Administrative expenses	19	(1,601)	(670)
Carried interest (expense)/recovery	19	25,196	(25,196)
Other operating expenses	19	(11,405)	(10,542)
Other operating income		513	625
Fund operating expenses		**(1,113)**	**(45,003)**
Net change in fair value of investment properties	6	(29,675)	203,623
Result from investment activities		**(29,675)**	**203,623**
Net change in financial instruments at FVTPL	9	26,995	3,357
Operating profit		**80,462**	**218,005**
Finance income	20	8,027	5,119
Finance costs	20	(31,520)	(24,488)
Profit before income tax		**56,969**	**198,636**
Current income tax expense	21	(1,838)	(414)
Deferred income tax expense	21	(18,086)	(50,052)
Profit for the year		**37,045**	**148,170**
Other comprehensive income/(loss) for the period			
Foreign currency translation reserve		(57,929)	2,219
Other comprehensive income/(loss) for the period, net of tax		(57,929)	**2,219**
(Decrease)/Increase in net assets attributable to Partners of the Fund		**(20,884)**	**150,389**
Profit attributable to:			
Partners of the Fund		27,473	118,227
Non-controlling interests	15	9,572	29,943
(Decrease)/Increase in net assets attributable to:			
Partners of the Fund		(25,030)	120,446
Non-controlling interests	15	4,146	29,943

The notes on pages 12 to 60 are an integral part of these consolidated financial statements.

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Consolidated Statement of Changes in Net Assets

	Attributable to partners of the Fund					
	Redeemable units EUR '000	Retained earnings EUR '000	Foreign currency translation reserve EUR '000	Total net assets attributable to partners of the Fund EUR '000	Non-controlling interests EUR '000	Total net assets EUR '000
Balance at 31 August 2020	**-**	**-**	**-**	**-**	**-**	**-**
Net profit for the period	-	118,227	-	118,227	29,943	148,170
Other comprehensive income	-	-	2,219	2,219	-	2,219
Total comprehensive income	**-**	**118,227**	**2,219**	**120,446**	**29,943**	**150,389**
Disposal to non-controlling interests	-	(8,502)	-	(8,502)	8,502	-
Contributions	723,552	-	-	723,552	70,865	794,417
Balance at 31 December 2021	**723,552**	**109,725**	**2,219**	**835,496**	**109,310**	**944,806**
Net profit for the period	-	27,473	-	27,473	9,572	37,045
Other comprehensive income	-	-	(52,503)	(52,503)	(5,426)	(57,929)
Total comprehensive income	**-**	**27,473**	**(52,503)**	**(25,030)**	**4,146**	**(20,884)**
Disposal to non-controlling interests	-	-	-	-	-	-
Contributions	481,800	-	-	481,800	49	481,849
Redemptions	-	-	-	-	(2,843)	(2,843)
Distributions	-	(49,519)	-	(49,519)	-	(49,519)
Balance at 31 December 2022	**1,205,352**	**87,679**	**(50,284)**	**1,242,747**	**110,662**	**1,353,409**

The notes on pages 12 to 60 are an integral part of these consolidated financial statements.

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Consolidated Statement of Cash Flows

	Note	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Cash flows from operating activities			
Profit/(loss) before income tax		56,969	198,636
Adjustments for:			
Net (gain)/loss from fair value change on investment properties	6	29,675	(203,623)
Net (gain)/loss from fair value change on derivatives	9	(26,995)	(3,358)
Net foreign exchange (gains)/losses		(5,857)	5,623
Carried interest expense/(recovery)	19	(25,196)	25,196
Net financial costs		26,387	19,793
Straight-lining of lease incentives		1,348	1,083
Changes in working capital:			
(Increase)/decrease in trade and other receivables		4,972	16,973
Increase/(decrease) in trade, other payables and other current and non-current liabilities		(35,127)	(46,462)
Increase/(decrease) in tenants' related assets and liabilities		(581)	(1,728)
Income tax (paid)/received		(4,294)	(415)
Net cash flow generated from operating activities		**21,301**	**11,718**
Cash flows from investing activities			
Purchase of investment properties	6	(18,957)	(9,414)
Subsequent expenditures on investment properties	6	(65,237)	(31,202)
Prepayments on forward purchases and future projects		-	(5,102)
Acquisition of subsidiaries, net of cash acquired		(661,260)	(1,286,995)
Net cash flow used in investing activities		**(745,454)**	**(1,332,713)**
Cash flows from financing activities			
Proceeds from contributions		481,800	723,552
Contributions/(redemptions) from/(to) non-controlling interests		(2,794)	71,281
Distributions		(49,519)	-
Proceeds from borrowings		346,175	618,191
Financing income on borrowings and derivatives		3,290	538
Financing costs on borrowings and derivatives		(29,519)	(16,163)
Net cash flow generated from financing activities		**749,434**	**1,397,399**
Cash and cash equivalents at the beginning of the period		76,732	-
Net increase in cash and cash equivalents		25,280	76,404
Net foreign exchange difference		0	328
Cash and cash equivalents at the end of the period	11	**102,012**	**76,732**

The notes on pages 12 to 60 are an integral part of these consolidated financial statements.

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Notes to the Consolidated Financial Statements

1. General information

NREP Income+ Fund SCSp (the "Fund) is an open-ended special limited partnership company ("Société en Commandite Spéciale") established on 31 August 2020, incorporated in the Grand Duchy of Luxembourg.

The Fund's investment strategy is to acquire, actively manage and optimize real estate, real estate-related assets and portfolios and real estate-related businesses (including debt associated with those assets and portfolios) principally in Sweden, Norway, Denmark and Finland (the "Nordic Region") with the intention of delivering stable cash flows to the investors and creating long term value. The address of the Fund's registered office is 16-18, Boulevard Royal, L-2449 Luxembourg, Grand Duchy of Luxembourg.

The Fund has been established by NREP Income+ Fund GP S.à r.l. (hereafter the "General Partner", or "GP"), a private company formed under the laws of the Grand Duchy of Luxembourg. The GP is responsible for the management, operation and administration of the affairs of the Partnership. The GP has delegated most of the day-to-day investment activities to NREP AB ("the AIFM"). This includes but is not limited to the initial assessment of potential investment acquisitions and exits; the day-to-day monitoring and interaction with the investment portfolio; creation of the fair value recommendations and certain investor relation activities of the Partnership. Whilst this delegation exists, the GP remains responsible for approving any actions taken as a result of these activities.

The Fund's financial year starts on 1 January and ends on 31 December each year with the exception of the first accounting period that began on the date of incorporation (31 August 2020) and ended on 31 December 2021.

The consolidated financial statements for the year ended 31 December 2022 were authorised for issue by the Board of Managers of the General Partner of the Fund on 25 April 2023.

2. Summary of significant accounting policies

(a) Basis of preparation

Statement of Compliance

The Fund's consolidated financial statements have been prepared in accordance with International Financial Reporting Standards as endorsed by the European Union ("IFRS").

Consolidated statement of comprehensive income and consolidated statement of cash flow

The Fund has elected to present a single statement of comprehensive income and present its expenses by nature.

The Fund reports cash flows from operating activities using the indirect method. Both interest received and interest paid in relation to borrowings and derivatives are presented within financing cash flows, while those in relation to current bank accounts are presented within operating cash flows. Investment in joint-ventures, in form of equity or in form of shareholder loan, are presented within investing activities. The acquisitions of investment properties are disclosed in cash flows from investing activities because this most reflects the Fund's business activity.

Preparation of the consolidated financial statements

The consolidated financial statements are prepared on a going concern basis, applying a historical cost convention except for the measurement of derivative financial instruments, financial assets at fair value through profit and loss and investment properties that have been measured at fair value.

The preparation of consolidated financial statements in conformity with IFRS requires the use of accounting estimates. It also requires the Board of Managers of the General Partner of the Fund to exercise its judgment in the process of applying Fund's accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the year the assumptions changed. Management believes that the underlying assumptions are appropriate.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Note 5.

The significant accounting policies applied by the Fund are described on the following paragraphs of this note.

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(b) Principles of consolidation

The consolidated financial statements comprise the financial statements of the Fund and its subsidiaries as at 31 December 2022. Control is achieved when the Fund is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Fund controls an investee if, and only if, it has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

When the Fund has less than a majority of the voting or similar rights of an investee, the Fund considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Fund's voting rights and potential voting rights

The Fund reassesses whether it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Fund obtains control over the subsidiary and ceases when the Fund loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of net assets and comprehensive income from the date the Fund gains control until the date when the Fund ceases to control the subsidiary.

All intra-group balances, transactions and unrealised gains and losses resulting from intra-group transactions are eliminated in full, except where there are indication of impairment.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Fund and are presented separately in the consolidated statement of comprehensive income and within net assets attributable to non-controlling interest in the consolidated statement of net assets, separately from the partners of the Fund.

(i) Property acquisitions and business combinations

Where property is acquired, via corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business.

(ii) Property acquisitions

Where an acquisition is not judged to be an acquisition of a business, it is not treated as a business combination. Rather, the cost to acquire the corporate entity is allocated between the identifiable assets and liabilities of the entity based on their relative fair values at the acquisition date. Accordingly, no goodwill or additional deferred taxation arises.

(iii) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-interests in the acquiree. For each business combination, the Fund elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred and included in administrative expenses. When NIP acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, any previously held equity interest is re- measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss. It is then considered in the determination of goodwill on acquisition, qualifying as business combinations, is initially measured at cost being the difference between the cost of the business acquisition and the fair value of its identifiable assets, liabilities and contingent liabilities.

(iv) Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

(v) Disposal of subsidiaries

When the Fund ceases to have control, any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interests as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Fund had directly disposed of the related assets or liabilities.

This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

(v) Investments in joint ventures and associates

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement,which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. The considerations made in determining joint control are similar to those necessary to determine control over subsidiaries.

Investments in associates, in which the Fund has the ability to exercise significant influence, and investments in joint ventures, in which the Fund exercises joint control and has rights to the net assets of the arrangement, are accounted for under the equity method. The investment is carried at the cost at the date of acquisition, adjusted for the Fund's equity in undistributed earnings or losses since acquisition, less dividends received, and any impairment incurred.

Under the equity method, the investment in a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Fund's share of results of the joint venture after the acquisition date.

Goodwill relating to joint ventures is not amortised but it is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired, and is carried at cost less accumulated impairment losses. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

The statement of comprehensive income reflects the Fund's share of the results of operations of the joint ventures. Any change in Other Comprehensive Income of those investees is presented as part of the Fund's Consolidated Statement of Other Comprehensive Income. In addition, when there has been a change recognised directly in the equity of the joint ventures, the Fund recognizes its share of any changes, when applicable, in the statement of changes in net assets. Unrealised gains and losses resulting from transactions between the Fund and the joint ventures are eliminated to the extent of the interest in the joint ventures.

The aggregate of the Fund's share of results of the joint ventures is shown on the face of the consolidated statement of comprehensive income outside operating profit and represents results after tax and non-controlling interests in the subsidiaries of the joint venture.

The financial statements of the joint ventures are prepared for the same reporting period as the Fund. When necessary, adjustments are made to bring the accounting policies in line with those of the Fund.

At each reporting date and after application of the equity method, the Fund determines whether it is necessary to recognise an impairment loss on its investment in each joint venture. At each reporting date, the Fund determines whether there is objective evidence that the investment in each joint venture is impaired. If there is such evidence, the Fund calculates the amount of impairment as the difference between the recoverable amount of the joint venture and its carrying value, and then recognises the loss as 'Share of results in joint ventures' in the consolidated statement of comprehensive income.

Upon loss of joint control over the joint ventures, the Fund measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint ventures upon loss of joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

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(c) Foreign currency translation

(i) Functional and presentation currency

The Fund’s investors are mainly from the Euro zone, with the subscriptions being drawn from investors in Euro as defined in the LPA. The performance of the Fund is measured and reported to the investors in Euro. The General Partner considers the Euro as the currency that represents the economic effects of the underlying transactions, events and conditions of the parent company. Items included in the financial statements of each of the Fund's entities are measured using the currency of the primary economic environment in which the entity operates (the functional currency"). The consolidated financial statements are presented in Euro (“EUR”) and all values are rounded to the nearest unit except when otherwise indicated.

The functional currency of a subsidiary is determined with reference to the currency of the primary economic environment in which the entity generates and expends cash and raises finance. The functional currency the Fund’s subsidiaries is the Euro (“EUR”), the Danish Krone (“DKK”), the Norwegian Krone (“NOK”) and the Swedish Krona (“SEK”).

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income of the respective entity.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented net in the consolidated statement of comprehensive income within finance costs and finance income, respectively, unless they are capitalised as explained in point n) below. All other foreign exchange gains and losses are presented net in the consolidated statement of comprehensive income.

(iii) Consolidation

Where the functional currency of a subsidiary is different from the functional currency of the Fund, the assets and liabilities of the subsidiary are translated at the rate of exchange ruling at the balance sheet date. The statement of comprehensive income of such subsidiaries are translated at the average exchange rate for the year. The exchange differences arising on translation for consolidation are recognised in other comprehensive income. On the disposal of such a subsidiary, accumulated exchange differences are recognised in the profit or loss as a component of the gain or loss in disposal, including any tax effects.

The translation rates used to convert the foreign currency balances to Euro presented in these consolidated financial statements for the periods ended 31 December 2022 and 31 December 2021 are the following:

	For the year ended 31 December 2022		**For the period from 31 August 2020 to 31 December 2021**	
Currency	**Closing**	**Average**	**Closing**	**Average**
Danish Krone (DKK)	7.4365	7.4396	7.4364	7.4385
Norwegian Krone (NOK)	10.5138	10.1026	9.9888	10.3146
Swedish Krona (SEK)	11.1218	10.6296	10.2503	10.1875

(d) Financial instruments

(i) Classification

The Fund classifies its financial instruments in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss); and

- those to be measured at amortised cost.

The classification depends on the entity’s business model for managing the financial instruments and the contractual terms of the cash flows. For instruments measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Fund has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income. The Fund reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Recognition and derecognition

The Fund recognises a financial asset or a financial liability when, and only when, it becomes a party to the contractual rights and obligations in the contract. Purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Fund commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Fund has transferred substantially all the risks and rewards of ownership.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

(iii) Measurement

Financial assets and liabilities are initially measured at their fair value plus, in the case of a financial asset not at fair value through profit or loss, any directly attributable transaction costs of acquisition or issue.

Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Derivatives embedded in other financial instruments are treated as separate derivatives and recorded at fair value with changes in fair value recognised in profit or loss if their economic characteristics and risks are not closely related to those of the host contract, and the host contract is not itself classified as held for trading or designated as at fair value through profit or loss.

(iv) Subsequent measurement

Financial assets at amortised cost

After initial measurement, financial assets held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding are carried at amortised cost using the effective interest method less any allowance for impairment. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains (losses) together with foreign exchange gains and losses.

These include amounts relating to cash and cash equivalents, trade and other receivables.

Financial liabilities at amortised costs

Financial liabilities, other than those classified as at fair value through profit or loss, are measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, as well as through the amortisation process.

Please refer to Note 2(g) for a description of the effective interest method. The Fund includes in this category borrowings, tenant deposits and trade and other payables.

Financial assets and liabilities at fair value through profit and loss

The Fund includes in this category derivatives. Please refer to note 2(e) for the related accounting policy.

(v) Impairment

The Fund's financial assets carried at amortised cost are subject to the expected credit loss model.

In order to measure the expected credit losses for financial assets, the Fund applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance. To measure the expected credit losses, the financial assets have been grouped based on the days past due.

The expected loss rates are based on the historical payment profiles and the corresponding credit losses experienced within this financial year. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the counterparty to settle the financial asset. Such forward-looking information would include:

- changes in economic, regulatory, technological and environmental factors, (such as industry outlook, GDP, employment and politics);
- external market indicators; and
- tenant base.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, among others, the probability of insolvency or significant financial difficulties of the debtor. Impaired debts are derecognised when they are assessed as uncollectible.

(e) Derivative financial instruments

The Fund uses interest rate swaps and caps to hedge its risks associated with interest rates. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently re-measured at fair value with changes in the fair value presented in the consolidated statement of comprehensive income.

Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

The Fund uses interest rate swaps to hedge its exposure to variability in the interest rate from borrowings issued with floating interest (economic hedging).

The Fund does not use hedge accounting.

(f) Current versus non-current classification

The Fund presents assets and liabilities in the consolidated statement of net assets based on current/non-current classification.

An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the financial year, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the financial year

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the financial year, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the financial year.

The Fund classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

(g) Interest income/expense

Interest income and expense are recognised as income and expense within 'finance income' or 'finance expenses' in the consolidated statement of comprehensive income for all debt instruments using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant year. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Fund estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

(h) Trade receivables and other debtors

Trade receivables and other debtors are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

For trade receivables, the Fund applies the simplified approach permitted by IFRS 9, which requires lifetime expected losses to be recognised from initial recognition of the receivables.

The Fund recognises an expected credit loss provision based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. Expected credit loss provisions are derecognised when they are assessed as uncollectible.

(i) Prepayments

Prepayments are carried at costs less any accumulated impairment losses.

(j) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of net assets if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(k) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities in the consolidated statement of net assets.

(l) Trade and other payables

These amounts represent liabilities for goods and services provided to the Fund prior to the end of the financial year which are unpaid. The amounts are unsecured and trade and other payables are presented as current liabilities unless payment is not due until twelve months after the financial year. They are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

(m) **Other financial liabilities**
Other financial liabilities not included in trade and other payables are recognised initially at fair value and subsequently at amortised cost. The fair value of a non-interest-bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted as fair value is deemed same as amortised cost.

Tenant deposits are initially recognised at fair value and subsequently measured at amortised cost. Any difference between the initial fair value and the nominal amount is included as a component of operating lease income and recognised on a straight-line basis over the lease term.

(n) Borrowings

Borrowings are recognised initially at fair value, net of directly attributable transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and

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the redemption value is recognised as a finance cost in the consolidated statement of comprehensive income over the year of the borrowings using the effective interest method.

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the year in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

The interest capitalised is calculated using the Fund's weighted average cost of borrowings after adjusting for borrowings associated with specific developments.

Where borrowings are associated with specific developments, the amount capitalised is the gross interest incurred on those borrowings less any investment income arising on their temporary investment. Interest is capitalised as from the commencement of the development work until the date of practical completion, i.e., when substantially all of the development work is completed. The capitalisation of finance costs is suspended if there are prolonged periods when development activity is interrupted. Interest is also capitalised on the purchase cost of a site of property acquired specifically for redevelopment, but only where activities necessary to prepare the asset for redevelopment are in progress.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalized as a pre- payment for liquidity services and amortised over the year of the facility to which it relates.

(o) Revenue recognition

The specific recognition criteria described below must also be met before revenue is recognised.

(i) Rental income

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease terms and is included in revenue in the consolidated statement of comprehensive income due to its operating nature, except for contingent rental income which is recognised when it arises. Initial direct costs incurred in negotiating and arranging an operating lease are recognised as an expense over the lease term on the same basis as the lease income. Tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the managers are reasonably certain that the tenant will exercise that option. Amounts received from tenants to terminate leases or to compensate for dilapidations are recognised in the consolidated statement of comprehensive income when the right to receive them arises.

(ii) Service and management charge

The Fund arranges for third parties to provide certain of these services to its tenants. The Fund concluded that it acts as a principal in relation to these services as it controls the specified services before transferring them to the customer. Therefore, the Fund records revenue on a gross basis.

Where another party is involved in providing the services to the customer, the Fund assess on a contract-by-contract basis, whether the Fund is acting as a principle or as an agent. The Fund is acting as a principal when the nature of its promise is a performance obligation to provide the specified services itself, whereas the Fund is acting as an agent when it is arranging for the services to be provided by the other party. When the Fund obtains control over the specified service before it is transferred to the customer, it is a principal and thus recognizes revenue on a gross basis. When the Fund is acting as an agent. the commission rather than the gross income is recognised as revenue.

(p) Expense recognition

Expenses are accounted for on an accrual basis. Expenses are charged to the consolidated statement of comprehensive income, except for those incurred in the acquisition of an investment property which are capitalised as part of the cost of the investment property. Expenses arising on the disposal of investments properties are deducted from the disposal proceeds.

(q) Provisions

A provision is recognised when, and only when, the Fund has a present obligation (legal or constructive) as a result of a past event and it is probable (i.e. more likely than not) that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed on a quarterly basis and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the amount of a provision is the present value of the expenditure expected to be required to settle the obligation.

(r) Dividend distribution

Dividend distributions to the Fund's partners are recognised as a liability in the Fund's consolidated financial statements in the year in which the dividends are declared.

The Fund may make distributions from the Partners' respective Capital Accounts at such times and in such amounts as the General Partner may determine in its discretion.

(s) Carried interest / priority allocation

In accordance with the Limited Partnership Agreement ("LPA"), the Fund together with its Associates as Special Limited Partner are entitled to receive a share of the income of the Fund that differs from their proportional ownership.

The carried interest from the Fund is calculated on a quarterly basis, taking into account the required performance conditions and distribution agreements of the Fund as a whole. The change in carried interest during the year is included as 'Carried interest (expense)/recovery' in the statement of comprehensive income. An expense results from increase in carried interest, and a recovery of previously expensed carried interest results from decrease in carried interest at the reporting date.

Carried interest is measured at amortised cost and calculated based on the fair value of the investments of the Fund in accordance with the "Trading Net Asset Value" adjustments as measured at the reporting date. Where the calculation indicates that the performance conditions would have been achieved and distribution arrangements have been met where the investments realised at their fair values, carried interest is accrued. Carried interest is equal to the hypothetical share of profits taking into account the cash already distributed from the Fund amount of divestment proceeds receivable. Therefore, based on the calculation described above, the Fund recognises a financial liability based on the estimated fair value of its assets at the balance sheet date. Carried interest is paid when the particular payment distribution arrangements as set out in the LPA are met.

If applicable, carried interest is credited back to the statement of comprehensive income for any potential clawback of previously paid or accrued carried interest, based on the investments as if they were realized at their fair values according to the Trading NAV. The priority allocation first period ends on 31 December 2023 and each three year anniversary of such date thereafter.

(t) Current and deferred income taxes

The Fund may be subject to income and deferred taxes in numerous jurisdictions.

Tax is recognised in the consolidated statement of comprehensive income except to the extent that it relates to items recognised directly in other comprehensive income or equity in which case, the tax is also recognised in other comprehensive income or equity.

(i) Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to taxation authorities. The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the date of the statement of net assets in the countries where the Fund operates.

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Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred income tax

Deferred income tax is provided in full using the liability method, on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements, with the following exceptions:

- where the temporary difference arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination that, at the time of the transaction, affects neither accounting nor taxable profit or loss; and

- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the date of the statement of net assets and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Deferred income tax relating to items recognised directly in equity is recognised in equity and not in the consolidated statement of comprehensive income. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity.

(u) Investment property

Investment properties comprises completed properties and property under development or re-development that are held, or to be held, to earn rentals or for capital appreciation or both. Properties held under a lease are classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions.

Investment property comprises properties that are not occupied substantially for use by, or in the operations of, the Fund, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Investment properties are measured initially at cost including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and initial leasing commissions to bring the property to the condition necessary for it to be capable of operating. The carrying amount also includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

After initial recognition, investment properties are carried at fair value.

Investment property under development or re-development is measured at fair value less estimated cost to complete if the fair value is considered to be reliably determinable. Investment properties under construction for which the fair value cannot be determined reliably, are measured at cost less impairment until the fair value becomes reliably determinable. The cost of properties in the course of development includes attributable interest and other associated expenses. Interest is calculated on the development expenditure by reference to a specific borrowing where relevant. Interest is not capitalized where no development activity is taking place. A property ceases to be treated as development property on completion.

Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. If this information is not available, the Fund uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections. Valuations are performed on a quarterly basis and with a full annual valuation report as of the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the consolidated financial statements.

The fair value of investment properties reflects amongst other things, rental income from current leases and assumptions about rental income from future leases in the light of the current market conditions. The fair value also reflects on a similar basis, any cash outflows that could be expected in respect of the property.

The fair value of investment properties does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the fair value of the property.

Changes in fair value are recorded in the consolidated statement of comprehensive income.

An investment property is derecognized upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Consolidated Statement of Comprehensive Income in the quarter in which the property is derecognized."Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Fund and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the cost of the replacement is included in the carrying amount of the property, and the fair value is reassessed.

(v) Forward contracts

The Fund might enter into forward contracts or options for purchasing investment properties. The Fund reviews each such contract to assess whether or not the risks and rewards have been transferred to the Fund at the balance sheet date. If the risks and rewards have been transferred to the Fund such investment property is recognised as a property under construction as detailed in Note 2(u) above against a liability to the seller / developer, where cost incurred is measured based on a stage of completion. If the cost incurred cannot be measured reliably or the risks and rewards have not been transferred to the Fund such contracts are disclosed as an off balance sheet commitment (Note 22).

Where these contracts are not recognised as investment properties under construction, for the reasons described above, and where the Fund has made an initial deposit payment to enter into these contracts, this initial deposit payment is recognised in the balance sheet as a prepayment. If future economic benefits are no longer expected to occur (for example, if acquisition of the property is no longer probable and economic benefits cannot be derived from the option in any other way, such as the absence of the ability to sell the option to another party or obtain a refund), the asset is derecognised. The asset is also assessed for indicators of impairment in accordance with IAS 36.

(w) Leases

(i) Fund as the lessee

The Fund policy is to only recognise the right of use asset and a lease liability if the value is more than EUR 4,500.

The right-of-use asset is measured at its cost which includes the amount of the initial measurement of the lease liability, any lease payments made at or before the commencement date (less any lease incentives received), any initial direct costs incurred by the Fund. All leases that meet the definition of investment property are classified as investment property and measured at fair value.

At initial recognition, the lease liability is measured at the present value of the lease payments that are not paid at the date of the consolidated statement of net assets. Lease liabilities include the net present value of the following lease payments:

- Fixed payments (including in-substance fixed payments), less any lease incentives receivable;

- Variable lease payments that depend on an index or rate, initially measured at the applicable index or rate at the lease commencement date;
- The exercise price of a purchase option if the Fund is reasonably certain to exercise that option, or the penalty payable on the exercise of a termination option unless the Fund is reasonably certain not to exercise the option; and
- Any amounts expected to be payable under residual value guarantees.

Subsequently, the lease liability is measured as follows:

- Increasing the carrying amount to reflect interest on the lease liability;
- Reducing the carrying amount to reflect the lease payments made; and
- Remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

Where the Fund is exposed to potential future increases in variable lease payments based on an index or rate, these are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

The Fund earns revenue from acting as a lessor in operating leases, covered in section (o) Revenue Recognition.

(ii) Fund as the lessor

Lease income from operating leases where the Fund is a lessor is recognised within the consolidated statement of comprehensive income on a straight-line basis over the lease term (Note 2(o)). Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the balance sheet as investment properties.

At the commencement date, the Fund assesses whether the lessee is reasonably certain to exercise an option to extend the lease or to purchase the underlying asset, or not to exercise an option to terminate the lease. The Fund considers all relevant facts and circumstances that create an economic incentive for the lessee to exercise, or not to exercise, the option, including any expected changes in facts and circumstances from the commencement date until the exercise date of the option.

The Fund makes payments to agents for services in connection with negotiating lease contracts with the Fund's lessees. The letting fees are capitalised within the carrying amount of the related investment property and are amortised over the lease term.

(x) Contingencies

Contingent liabilities are not recognised in the consolidated statement of net assets. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. A contingent asset is not recognised in the consolidated statement of net assets but disclosed when an inflow of economic benefit is probable.

3. Standards and interpretations

New and amended standards and interpretations adopted by the Fund

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2022 (unless otherwise stated). The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

A. Onerous contracts – Costs of fulfilling a contract – Amendments to IAS 37

An onerous contract is a contract under which the unavoidable of meeting the obligations under the contract costs (i.e., the costs that the Fund cannot avoid because it has the contract) exceed the economic benefits expected to be received under it.

The amendments specify that when assessing whether a contract is onerous or loss-making, an entity needs to include costs that relate directly to a contract to provide goods or services including both incremental costs (e.g., the costs of direct labour and materials) and an allocation of costs directly related to contract activities (e.g., depreciation of equipment used to fulfil the contract and costs of contract management and supervision). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

The Fund applied the amendments to the contracts for which it had not fulfilled all of its obligations at the beginning of the reporting period.

Prior to the application of the amendments, the Group had not identified any contracts as being onerous as the unavoidable costs under the contracts, which were the costs of fulfilling them, comprised only incremental costs directly related to the contracts. As a result of the amendments, the Group had not identified any contracts as being onerous as of 31 December 2022.

In accordance with the transitional provisions, the Group applies the amendments to contracts for which it has not yet fulfilled all of its obligations, at the beginning of the annual reporting period in which it first applies the amendments (the date of initial application) and has not restated its comparative information.

B. Reference to the Conceptual Framework – Amendments to IFRS 3

The amendments replace a reference to a previous version of the IASB's Conceptual Framework with a reference to the current version issued in March 2018 without significantly changing its requirements.

The amendments add an exception to the recognition principle of IFRS 3 Business Combinations to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of IAS 37 Provisions, Contingent Liabilities and Contingent Assets or IFRIC 21 Levies, if incurred separately. The exception requires entities to apply the criteria in IAS 37 or IFRIC 21, respectively, instead of the Conceptual Framework, to determine whether a present obligation exists at the acquisition date.

The amendments also add a new paragraph to IFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

In accordance with the transitional provisions, the Fund applies the amendments prospectively, i.e., to business combinations occurring after the beginning of the annual reporting period in which it first applies the amendments (the date of initial application).

These amendments had no impact on the consolidated financial statements of the Group as there were no contingent assets, liabilities or contingent liabilities within the scope of these amendments that arose during the period.

C. Property, Plant and Equipment: Proceeds before Intended Use – Amendments to IAS 16

The amendment prohibits entities from deducting from the cost of an item of property, plant and equipment, any proceeds of the sale of items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling such items, and the costs of producing those items, in profit or loss.

These amendments had no impact on the consolidated financial statements of the Fund as there were no sales of such items produced by property, plant and equipment made available for use on or after the beginning of the earliest period presented.

D. IFRS 9 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. There is no similar amendment proposed for IAS 39 Financial Instruments: Recognition and Measurement.

In accordance with the transitional provisions, the Group applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment (the date of initial application). These amendments had no impact on the consolidated financial statements of the Fund as there were no modifications of the Fund's financial instruments during the period.

New standards and interpretations not yet adopted

The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Fund's annual report are disclosed below. The Fund intends to adopt these standards, if applicable, when they become effective.

E. IFRS 17 Insurance Contracts

In May 2017, the IASB issued IFRS 17 Insurance Contracts (IFRS 17), a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 will replace IFRS 4 Insurance Contracts (IFRS 4) that was issued in 2005. IFRS 17 applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features.

A few scope exceptions will apply. The overall objective of IFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in IFRS 4, which are largely based on grandfathering previous local accounting policies, IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of IFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

IFRS 17 is effective for reporting periods beginning on or after 1 January 2023, with comparative figures required. Early application is permitted, provided the entity also applies IFRS 9 and IFRS 15 on or before the date it first applies IFRS 17. This standard is not applicable to the Fund.

F. Amendments to IAS 1 – Classification of Liabilities as Current or Non-current

In January 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and must be applied retrospectively. The Fund is currently assessing the impact the amendments will have on current practice and whether existing loan agreements may require renegotiation.

G. Definition of Accounting Estimates (Amendments to IAS 8)

In February 2021, the IASB issued amendments to IAS 8, in which it introduces a definition of 'accounting estimates'. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted as long as this fact is disclosed.

The amendments are not expected to have a material impact on the Fund.

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H. Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2)

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements, in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to IAS 1 are applicable for annual periods beginning on or after 1 January 2023 with earlier application permitted. Since the amendments to the Practice Statement 2 provide non-mandatory guidance on the application of the definition of material to accounting policy information, an effective date for these amendments is not necessary.

The Fund is currently assessing the impact of the amendments to determine the impact they will have on the Fund's accounting policy disclosures.

I. Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to IAS 12

In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences. The amendments are applicable to annual periods beginning on or after 1 January 2023.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations.

The amendments are not expected to have a material impact on the Fund.

4. Financial risk management

The financial risk management function for the Fund is carried out by the AIFM in respect of financial risks. Financial risks are risks arising from financial instruments to which the Fund is exposed during or at the end of the reporting year. Financial risk comprises capital risk, market risk (including interest rate risk, foreign currency, and price risk), credit risk and liquidity risk. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits.

Risk management is carried out by the Fund's AIFM under policies approved by the General Partner and in accordance with the terms of the Fund's constitutional documents. The General Partner identifies and evaluates financial risks in close co-operation with the AIFM. The AIFM's Risk Management Policy provides written principles for overall risk management, as well as written policies covering specific areas, such as interest rate risk, credit risk, investing excess liquidity and foreign exchange risk.

Key financial risk management reports are produced quarterly on a Fund level and provided to the Board of the Fund's AIFM.

The Board of Managers of the General Partner of the Fund reviews and agrees policies for managing each of these risks which are summarised below.

(a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise of three types of risk: interest rate risk, currency risk and price risk. Financial instruments affected by market risk include loans, trade receivables, borrowings, deposits, and derivative financial instruments.

The Fund's LPA sets limits on the exposure to interest rate risk that may be accepted, which are monitored on a quarterly basis (see details below). However, the use of this approach does not prevent losses outside of these limits in the event of more significant market movements.

Market price risk on financial assets

Financial derivative instruments are used to mitigate the risk of an increase in the interest rates (caps). The valuation of derivative positions depends on various market parameters and a variation of these parameters may have a negative impact on the financial statements of the Fund.

(i) Cash flow and fair value interest rate risk
The Fund's interest rate risk principally arises from long-term and short-term borrowings (Note 12).

The Fund's non-current assets are mainly non-interest-bearing. These assets are mainly funded by interest-bearing borrowings at prevailing market interest rates.

Borrowings issued at variable rates expose the Fund to cash flow interest rate risk. The Fund's policy is to hedge this interest rate exposure. To manage this, the Fund enters into interest rate swaps in which the Fund agrees to exchange, at specified intervals, the difference between fixed and variable rate interest amounts calculated by reference to an agreed upon notional principal amount.

At 31 December 2022, after taking into account the effect of interest rate swaps, 80% of the Fund's borrowings are at a fixed rate of interest. Trade and other receivables and trade and other payables are interest free and with a term of less than one year, so it is assumed that there is no interest rate risk associated with these financial assets and liabilities.

The Fund's interest rate risk is monitored by the Fund's General Partner/AIFM on a quarterly basis.

The Fund's interest-bearing financial liabilities expose the Fund to risks associated with effects of fluctuations in the prevailing levels in market interest rates on its balance sheet and cash flows.

As of 31 December 2022, if interest rates had been 50 basis points higher with all other variables held constant, post-tax profit and net assets for the year would have been KEUR 1,591 lower (2021: KEUR 2,921 lower). If interest rates had been 50 basis points lower with all other variables held constant, post-tax profit for the year would have been KEUR 1,546 higher (2021: KEUR 2,402 higher).

The average effective interest rates of financial instruments at the date of the Consolidated Statement of Net Assets, based on reports reviewed by the Board of Managers of the General Partner of the Fund, were as follows:

- Cash and cash equivalents: 0.39% (2021: 0%)
- Borrowings: 2.51% (2021: 1.65%)

(ii) Currency risk

Currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates.

The Fund operates internationally and is exposed to foreign exchange risk, primarily with respect to the Danish Krone ("DKK"), Norwegian Krone ("NOK") and Swedish Krona ("SEK"). Foreign exchange risk arises in respect of those recognized financial assets and liabilities that are not in the functional currency of the Fund.

According to the LPA the Fund is not allowed to enter into any currency hedging arrangement unless approved by the Investor Advisory Committee.

The tables below summarizes the reports provided to the General Partner and used to monitor the Fund's exposure to foreign currency risk arising from financial instruments as at 31 December 2022. The Fund's net asset attributable to Partners categorized by currency is presented in the table below:

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	As at 31 December 2022 All amounts converted to EUR '000			
	EUR	**DKK**	**SEK**	**NOK**
Currency position of net assets	1,041,888	159,443	20,898	20,518

	As at 31 December 2021 All amounts converted to EUR '000			
	EUR	**DKK**	**SEK**	**NOK**
Currency position of net assets	593,380	151,665	58,607	31,845

The Fund reduces foreign currency risk by matching its investment property currency and loan finance currency.

(iii) Price risk

The Fund has no significant exposure to price risk as it does not hold any equity securities or commodities. the Fund, however, is exposed to price risk other than in respect of financial instruments, such as investment property price risk including property rentals risk. Refer to Notes 6 and 7.

(b) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Fund is exposed to credit risk from its leasing activities (primarily for trade receivables) and from its financing activities, including deposits with banks and financial institutions and other financial instruments.

The Fund's exposure to credit risk is influenced mainly by the individual characteristics of each tenants. Credit risk is managed on a group basis. The Fund has policies in place to ensure that rental contracts are entered into only with lessees with an appropriate credit history, but the Fund does not monitor the credit quality of trade and other receivables on an ongoing basis. The Fund has, however, a third-party collector agency arrangement in case bad debt risk occurs. Cash balances are held, and derivatives are agreed only with financial institutions with a Moody's or Fitch credit rating of BBB- or better, except in cases where amounts are immaterial.

Credit risk arises principally from investments made in debt instruments, cash and cash equivalents, derivative contracts entered into for hedging purposes and receivables connected to investment properties such as tenant receivables, and unsettled sales proceeds.

The AIFM does not hedge counterparty credit risk arising investments in debt instruments, cash and cash equivalents or from derivative contracts (all together "Financial Counterparty") entered into for hedging purposes.

At 31 December 2022, the exposure to credit risk for trade receivables and other debtors by geographic region was as follows:

Country	**2022 EUR '000**	**2021 EUR '000**
Finland	338	314
Denmark	116	14
Norway	442	76
Sweden	4,317	2,652
Total	**5,213**	**3,056**

The Fund limits its exposure to credit risk from trade receivables by establishing a maximum payment period of three months for corporate customers respectively. Deposits refundable to tenants may be withheld by the Fund in part or in whole, if receivables due from the tenant are not settled or in case of other breaches of contract.

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31 December 2022	Total EUR '000	<30 days EUR '000	30-60 days EUR '000	60-90 days EUR '000	90-120 days EUR '000	>120 days EUR '000
Trade receivables and other debtors	**5,213**	2,887	555	555	379	837
Expected credit loss	**(108)**	-	-	-	-	(108)

31 December 2021	Total EUR '000	<30 days EUR '000	30-60 days EUR '000	60-90 days EUR '000	90-120 days EUR '000	>120 days EUR '000
Trade receivables and other debtors	**3,056**	2,000	-	-	597	459
Expected credit loss	**(66)**	-	-	-	-	(66)

The AIFM monitors credit risk of any Financial Counterparty on an annual basis and performs initial financial due diligence. Cash and cash equivalents and deposits were placed with financial institutions whose ratings are as follows:

Financial institution	Rating agency	Rating	2022 EUR '000	2021 EUR '000
BBH	Fitch	A+	223	19
DANSKE	Fitch	A	61,768	59,695
NORDEA	Fitch	AA-	1,069	3
NYKREDIT	Fitch	A	542	3,097
RBSI	Fitch	A+	30,430	10,872
SEB	Fitch	AA-	4,690	3,047
VARIOUS	Multiple	BBB-AAA	3,315	-
Total			**102,037**	**76,732**

The ratings for financial institutions with which the Fund does business in multiple countries are the same for all locations of that institution.

(i) Trade receivables

The Fund currently is holding 89 real estate properties which has 1636 tenants. Each tenant's credit risk is assessed on a case by case basis and is addressed by a robust policy for tenant acceptance i.e. only dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. The maximum exposure to credit risk as at 31 December 2022 is the carrying value of each class of financial assets.

An impairment analysis is performed at each reporting date to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by country, type of asset, tenant type and rating). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, rent and other trade receivables are written-off if past due for more than one year and are not subject to enforcement activity. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed above.

At 31 December 2022, the management assessed that none of the Fund's rent and other trade receivables are covered by credit insurance. The Fund evaluates the concentration of risk with respect to rent and other trade receivables as low, as its tenants are located in several jurisdictions and operate in largely independent markets.

(ii) Financial instruments and cash deposits

Credit risk from balances with banks and financial institutions is managed by Risk management and Treasury. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the board of managers of the General Partner of the Fund on an annual basis and may be updated throughout the year. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.

(c) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and cash equivalents, the availability of funding through an adequate amount of committed credit facilities and the ability to close market positions. Due to the dynamic nature of the underlying businesses, the Fund aims to maintain flexibility in funding by keeping sufficient committed credit lines available.

One of the main liquidity risks forced by the Fund is the potential redemption of capital, however there are mechanisms within the LPA to mitigate this risk.

The table below provides liquidity analysis on all relevant liabilities as at 31 December 2022 and 31 December 2021, and the interests bearing in the future. The amounts disclosed in the table below are the contracted undiscounted cash outflows.

31 December 2022	Total EUR '000	No later than 3 months EUR '000	Between 3 months and 1 year EUR '000	Between 1 and 5 years EUR '000	Later than 5 years EUR '000
Liabilities					
Loans from banks	**991,681**	62,902	6,873	494,326	427,580
Loans from related parties	**126,013**	100	-	-	125,913
Other non-current liabilities	**32,174**	-	-	32,174	-
Interest payable on borrowings	**321,852**	5,327	21,532	86,419	208,574
Trade payables	**18,098**	18,098	-	-	-
Other amounts payable	**1,575**	1,575	-	-	-
Account payables to related parties	**276**	276	-	-	-
Tenant deposits	**6,316**	3,745	52	245	2,274
Other current liabilities	**21,972**	12,383	9,589	-	-
Net assets attributable to Partners of the Fund	**1,242,747**	-	-	-	1,242,747
Total	**2,762,704**	**104,406**	**38,046**	**613,164**	**2,007,088**

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31 December 2021	Total EUR '000	No later than 3 months EUR '000	Between 3 months and 1 year EUR '000	Between 1 and 5 years EUR '000	Later than 5 years EUR '000
Liabilities					
Loans from banks	**666,803**	9,975	2,926	151,781	502,120
Loans from related parties	**133,122**	-	1,358	-	131,764
Derivative financial instruments	**39**	-	-	39	-
Other non-current liabilities	**37,680**	-	-	30,258	7,422
Interest payable on borrowings	**267,334**	5,132	14,315	101,555	146,332
Trade payables	**18,801**	18,801	-	-	-
Other amounts payable	**21,696**	456	21,240	-	-
Account payables to related parties	**561**	561	-	-	-
Tenant deposits	**4,782**	1,630	-	-	3,152
Other current liabilities	**9,918**	9,918	-	-	-
Net assets attributable to Partners of the Fund	**835,496**	-	-	-	835,496
Total	**1,996,232**	**46,473**	**39,839**	**283,633**	**1,626,286**

(d) Capital management

The Fund's objectives when managing capital are to safeguard the Fund's ability to continue as a going concern in order to provide returns for partners and benefits for other stakeholders; and to maintain an optimal capital structure to reduce the cost of capital. The Management considers the going concern principle of accounting appropriate as of 31 December 2022.

In order to maintain or adjust the capital structure, the Fund may adjust the amount of distributions paid to partners, make drawdowns from partners of undrawn commitments, sell assets to reduce debt, or increase borrowings.

The Fund monitors capital on the basis of the loan-to-value ratio. This ratio is calculated as outstanding senior debt divided by the sum of (i) the Gross Asset Value of each asset (or portion of any asset) held directly or indirectly by the Fund or the Property Companies (including, without limitation, all assets, whether standing assets, development or land) as determined by the General Partner in accordance with the Valuation Policy, and (ii) any Unfunded Commitments. "Outstanding Senior debt" means the aggregate outstanding borrowings and guarantees (without double counting in respect of the same amount borrowed) of the Partnership, any Additional Vehicle and/or any Property Company, the proceeds of which were used to finance or refinance the purchase and/or optimisation of the Investments (for the avoidance of doubt, excluding any internal indebtedness between the Partnership and the Property Companies and/or any Credit Facility Indebtedness).

The Fund's strategy is to target a Loan-to-value ratio is 40% when fully invested. The gearing ratio and Loan-to-value ratio as at 31 December 2022 and 31 December 2021 is as follows:

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	31 December 2022 EUR '000s	31 December 2021 EUR '000s
Total Borrowings	**1,120,224**	**803,661**
Less: Cash and Cash Equivalents	(102,037)	(76,732)
Net Debt	1,018,217	726,929
Total Net Assets attributable to the partners of the Fund	1,242,747	835,496
Total Capital	**2,260,934**	**1,562,425**
Gearing Ratio	**45%**	**47%**

	31 December 2022 EUR '000s	31 December 2021 EUR '000s
Total Senior Debt	**1,057,532**	**803,661**
Gross Asset Value of Investment Properties	2,462,735	1,791,718
Remaining portion of total investors' commitments not yet drawn down and paid to the Fund	417,665	899,460
Total of Gross Asset Value and Unfunded Commitments	**2,880,400**	**2,691,178**
Loan-to-Value Ratio	**37%**	**30%**

(e) Fair value measurements

The Fund measures certain financial instruments such as derivatives, and non-financial assets such as investment property, at fair value at the end of each financial year. Also, fair values of financial instruments measured at amortised cost are disclosed in the consolidated financial statements. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The Fund must be able to access the principal or the most advantageous market at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming market participants act in their economic best interest. A fair value measurement of a non-financial asset considers a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Fund uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities, for which fair value is measured or disclosed in the consolidated financial statements, are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the consolidated financial statements on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each financial year.

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The following table shows an analysis of the financial assets and liabilities recognized in the consolidated statement of net assets and measured at fair value, by level of the fair value hierarchy as at 31 December 2022 and 31 December 2021:

31 December 2022 **Assets**	**Level 1** **EUR '000**	**Level 2** **EUR '000**	**Level 3** **EUR '000**	**Total fair value** **EUR '000**
Investment Property	-	-	2,462,735	**2,462,735**
Financial assets at fair value through profit and loss	-	-	780	**780**
Derivative financial instruments	-	29,771	-	**29,771**

31 December 2021 **Assets**	**Level 1** **EUR '000**	**Level 2** **EUR '000**	**Level 3** **EUR '000**	**Total fair value** **EUR '000**
Investment Property	-	-	1,791,718	**1,791,718**
Financial assets at fair value through profit and loss	-	-	780	**780**
Derivative financial instruments	-	3,687	-	**3,687**
Liabilities				
Derivative financial instruments	-	39	-	**39**

Should a fair value transfer be necessary, the Fund would change the classification (bearing in mind the consequences in term of measurement) on the date of the triggering event or on the date of the change of circumstances leading to the transfer.

There was no transfer between Levels 1 and 2 during the year.

	Investment properties	**Financial Assets**
Opening balance 31 August 2020	**-**	**-**
Gains / (losses) for the year recognised in the consolidated statement of comprehensive income	203,623	(132)
Acquisitions and capital expenditure	1,578,654	912
Effect of Translation to Presentation Currency	9,441	-
Closing balance 31 December 2021	**1,791,718**	**780**
Gains / (losses) for the year recognised in the consolidated statement of comprehensive income	(29,675)	-
Acquisitions and capital expenditure	794,519	-
Effect of Translation to Presentation Currency	(93,827)	-
Closing balance 31 December 2022	**2,462,735**	**780**

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(f) Fair values

Set out below is a comparison between the carrying amount and the fair value of the financial assets and liabilities held by the Fund as at 31 December 2022 and 31 December 2021:

Assets	Carrying amount 31 December 2022 EUR '000	Fair value 31 December 2022 EUR '000
Financial assets at fair value through profit and loss	780	780
Non-current financial assets	128	128
Derivative financial instruments	29,771	29,771
Trade receivables and other debtors	5,105	5,105
Prepayments and other current assets	4,376	4,376
Other current receivables	14,700	14,700
Cash and cash equivalents	102,037	102,037
Liabilities		
Borrowings	1,120,224	1,102,593
Other non-current liabilities	32,174	32,174
Trade and other payables	19,673	19,673
Tenant deposits	6,316	6,316
Other current liabilities	21,972	21,972

Assets	Carrying amount 31 December 2021 EUR '000	Fair value 31 December 2021 EUR '000
Financial assets at fair value through profit and loss	780	780
Non-current financial assets	3,485	3,485
Derivative financial instruments	3,687	3,687
Trade receivables and other debtors	2,990	2,990
Prepayments and other current assets	3,417	3,417
Other current receivables	12,291	12,291
Cash and cash equivalents	76,732	76,732
Liabilities		
Borrowings	803,661	803,661
Derivative financial instruments	39	39
Other non-current liabilities	33,103	33,103
Trade and other payables	41,058	41,058
Tenant deposits	4,782	4,782
Other current liabilities	17,417	17,417

The fair value of the financial assets and liabilities are included at an estimate of the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate fair values:

- Cash and cash equivalents, rent receivables, account payables, tenant deposits and other current liabilities approximate their carrying amounts due to the short-term maturities of these instruments;
- Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs

are classified within level 2. These include borrowings and interest rate swaps. As level 2 investments include positions that are not traded in active markets and/or are subject to transfer restrictions, valuations may be adjusted to reflect illiquidity and/or non-transferability, which are generally based on available market information;

- The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2;
- The fair value of interest rate swaps classified as level 2 is calculated as the present value of the estimated future cash flows based on observable yield curve;

5. Significant accounting estimates and judgements in applying accounting policies

The Fund makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) Estimates

(i) Investment in properties

The fair value of investment properties is determined by real estate valuation experts using recognised valuation techniques and principles of IFRS 13.

The fair value is an estimate of the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date but is not intended to represent the liquidation value of the property, which would be dependent upon the price negotiated at the time of sale less any associated selling costs.

The Fund has properties under development at year end. For the properties under development or re-development with significant uncertainty to the future cash inflows the fair value cannot be reliably determined and thus these properties are valued at cost. The fair value of these properties under development is expected to be reliably determined at later stage of construction.

The significant methods and assumptions used by valuers in estimating the fair value of investment properties are set out in Note 7.

(ii) Income taxes

The Fund is subject to income taxes in numerous jurisdictions. Significant estimates are required in determining the worldwide provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain. The Fund recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due.

Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions.

Significant estimate is required to determine the total provision for current and deferred taxes. The Fund recognises liabilities for current taxes based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income and deferred tax provisions in the year in which the determination is made. Deferred tax assets and liabilities are recognised on a net basis to the extent they relate to the same fiscal unity and fall due in approximately the same year.

(iii) Carried interest and clawback

The accounting for carried interest is a critical judgement. Carried interest and carried interest clawback are calculated based on the Fund's net asset value as 31 December 2022 taking into account the cash already distributed from the Fund and the amount of divestment proceeds receivable or to be received upon disposal (indicated by the fair value of the investments at the year-end date). Carried interest clawback has been booked during the year to reflect current market conditions.

(b) Judgements

(i) Business combinations vs asset acquisitions

Significant judgment is required to determine if an acquisition of shares of a company holding real estate assets qualifies as a business combination. The Fund makes this determination based on whether they have acquired an 'integrated set of activities and assets' as defined in IFRS 3, by relevance to the acquisition of supporting infrastructure, employees, service provider agreements and major input and output processes, as well as the number and nature of active lease agreements.

The Fund considered the share deal acquisitions it has entered into constituted asset acquisitions rather than businesses as defined in IFRS 3, "Business combinations". As such, the acquisition was not accounted for as business combinations and as neither accounting profit nor taxable profit were affected at the time of the transactions, the initial recognition exemption in IAS 12, 'Income taxes' applies, and the Fund does not recognise deferred tax that would otherwise have arisen on temporary differences associated with the acquired assets and liabilities at initial recognition.

(ii) Forward purchase contracts

The Fund has assessed whether or not the entities with forward purchase contracts entered into (Note 22) during the period should be consolidated or not. Upon considering the two contracts entered into, the Funs is deemed to have the majority of the risks and rewards as of 31 December 2022 and as a result does have control thus consolidating the entity.

6. Investment property

	Completed properties	Properties under construction	Total
	EUR '000	EUR '000	EUR '000
Fair value at 31 August 2020	-	-	-
Acquisitions*	1,479,813	77,134	**1,556,947**
Capital expenditure*	10,058	11,649	**21,707**
Unrealized net fair value gain	191,257	12,366	**203,623**
Transfer	71,589	(71,589)	-
Effect of currency translation	9,579	(138)	**9,441**
Fair value at 31 December 2021	**1,762,296**	**29,422**	**1,791,718**
Acquisitions	629,253	72,077	**701,330**
Capital expenditure	10,842	82,347	**93,189**
Unrealized net fair value gain	791	(30,466)	**(29,675)**
Effect of currency translation	(89,393)	(4,434)	**(93,827)**
Fair value at 31 December 2022	**2,313,789**	**148,946**	**2,462,735**

*There has been a restatement of prior period figures to reflect incorrectly allocated capex which formed part of acquisition cost for acquired investment properties. The restatement amounts to KEUR 9,495.

The cumulative amount of capitalized borrowing costs as of 31 December 2022 is nil (2021: nil).

As at 31 December 2022, the Fund fair value of properties of KEUR 2,462,735 (2021: KEUR 1,791,718) comprises entirely of freehold properties. Investment properties of an amount of KEUR 2,351,260 (2021: KEUR 1,778,526) have been pledged as security of the related bank borrowings (Note 12).

The net gain from fair value adjustments on investment properties consist of unrealized gains for KEUR 60,146 (2021: KEUR 205,386) and unrealized losses of KEUR 89,821 (2021: KEUR 1,763).

As at 31 December 2022, the Fund had not yet disposed of any investment properties.

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7. Fair value measurement - investment properties

Investment properties are classified as Level 3 in terms of the fair value hierarchy.

Valuation process

Appointment of the independent valuer

Cushman and Wakefield and Colliers have been appointed as the Independent Valuer responsible for review of valuation of the Fund's assets.

Valuations are prepared by the independent valuer on a quarterly basis, with a full annual valuation report provided as at 31 December each year.

The investment properties were valued as at 31 December 2022 by independent professionally qualified valuers who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates to the highest and best use.

Process of the valuation

The Fund's property portfolio was valued by independent professionally qualified valuers, who hold a recognized relevant professional qualification and have recent experience in the locations and segments of the investment properties valued, on the basis of fair value in accordance with the RICS Valuation Professional Standards, published by the Royal Institute of Chartered Surveyors. Valuations were prepared by Cushman & Wakefield and Colliers.

Highest and best use

For investment properties measured at fair value, the current use of the property is considered the highest and best use. The best evidence of fair value are current prices in an active market for similar lease and other contracts. In the absence of such information, management determines the most reliable estimate of fair value within a range of reasonable fair value estimates. In making its judgement, the management considers information from a variety of sources including:

(i) Current prices in an active market for properties of similar nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;

(ii) Recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices;

(iii) Discounted cash flow projections based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and, when possible, by external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

Market risk on commercial real estate assets

Transaction market activity slowed down during the year as a result of the macro-economic uncertainty in the market, although the dramatic developments seen in the inflation indicators and interest rate environment during the first half of the year slowed down a bit in the latter half the valuation yields continued to slide across all property classes. NREP continued to manage the fund with a cautious view on the market as reflected by the lower investment pace than in previous years. All investments in the latter half of the year were closed with little or no debt as a preventive measure to keep the LTV below 40% despite expanding valuation yields.

The fair value of the properties has been determined on discounted cash flows using a weighted average discount rate of 6.14%. These inputs include:

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Future rental cash inflows	based on the actual location. type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties;
Discount rates	reflecting current market assessments of the uncertainty in the amount and timing of cash flows;
Estimated vacancy rates	based on current and expected future market conditions after expiry of any current lease;
Maintenance costs	including necessary investments to maintain functionality of the property for its expected useful life;
Capitalisation rates	based on actual location. size and quality of the properties and taking into account market data at the valuation date;
Terminal value	taking into account assumptions regarding maintenance costs, vacancy rates and market rents.

As at 31 December 2022, assets classified as property under construction are measured at fair value amounting to KEUR 148,946 (2021: KEUR 29,422). None of these properties have been classified as asset held for sale.

At the time when fair value can be measured reliably the valuation is based on a Discounted Cash Flow (DCF) model taking into account the following estimates (in addition to the inputs noted above):

Costs to complete	these are based on internal budgets developed by the Fund's finance department, based on management's experience and knowledge of market conditions.
Completion dates	properties under construction require approval or permits from oversight bodies at various points in the development process, including approval or permits in respect of initial design, zoning, commissioning, and compliance with environmental regulations. Based on management's experience with similar developments, all relevant permits and approvals are expected to be obtained. However, the completion date of the development may vary depending on, among other factors, the timeliness of obtaining approvals and any remedial action required by the Fund.
Completion dates	properties under construction require approval or permits from oversight bodies at various points in the development process, including approval or permits in respect of initial design, zoning, commissioning, and compliance with environmental regulations. Based on management's experience with similar developments, all relevant permits and approvals are expected to be obtained. However, the completion date of the development may vary depending on, among other factors, the timeliness of obtaining approvals and any remedial action required by the Fund.

The following table visualizes the effect on value of the properties in the Fund in response to the variation in market rents of all Fund properties measured at fair value by up to -10% / +10% and the variation of the market yields of all Fund objects up to -0.5% / + 0.5%:

Sensitivity on management's estimates as at 31 December 2022, in EUR '000K

Yield Change (bps)	**-50**	**-25**	**0**	**25**	**50**
Fair Value	2,699	2,582	2,463	2,387	2,305
Market Rent Change %	**-10%**	**-5%**	**0%**	**5%**	**10%**
Fair Value	2,252	2,365	2,463	2,593	2,707

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Sensitivity on management's estimates as at 31 December 2021, in EUR '000K					
Yield Change (bps)	**-50**	**-25**	**0**	**25**	**50**
Fair Value	1,959	1,869	1,792	1,720	1,657
Market Rent Change %	**-10%**	**-5%**	**0%**	**5%**	**10%**
Fair Value	1,648	1,719	1,792	1,861	1,931

8. Financial assets at fair value through profit and loss

Financial assets at fair value through P&L are composed solely of a 11.2% share in a car parking company in Finland (Koy Tapiolan Jalopuupysäköinti) which has 29 parking spots on 21 January 2021. The car park investment has been accounted for at fair value as of 31 December 2022 for a value of KEUR 780 (2021: KEUR 780).

9. Derivative financial instruments

Derivatives	Interest Hedging	Swap Fixed Rate	Floor Strike	CAP Strike	Maturity Date	Fair Value EUR '000
	% of Loan	**%**	**%**	**%**		
CAP	80	-	-	0.5-1	2027	1,018
IRS Pay Fixed	51-80	(0.09)-1.73	-	-	2024-2027	2,488
Floor	80	-	(0.6)	-	2027	142
Fair value at 31 December 2021						**3,648**
CAP	78-89	-	-	0.5-1.5	2026-2027	9,805
IRS Pay Fixed	51-89	(0.09)-3.16	-	-	2024-2027	19,743
Floor	89	-	(0.6)	-	2027	223
Fair value at 31 December 2022						**29,771**

The valuation techniques applied to fair value of the derivatives are using present value calculations. The model incorporates various inputs including the credit quality of counterparties and forward rates, thereby eliminating both, counterparty, and the Fund's own non-performance risk.

The Fund does not apply hedge accounting in accordance with IFRS 9. Nevertheless, interest rate derivatives are part of economic hedge relationships. The interest rate swaps are used to fix or limit the interest payments of variable debt instruments.

The movement for derivatives for the year ended 31 December 2022 and 31 December 2021 is as follows:

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Fair value at the beginning of the period	3,648	-
Additions during the period	-	283
Net changes in fair value of financial instruments	26,995	3,357
Effect of currency translation	(872)	25
Accruals and others	-	(17)
Fair value at the end of the period	**29,771**	**3,648**

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10. Trade receivables and other debtors and other current receivables

The components of other current receivables are the following:

	31 December 2022 EUR '000	31 December 2021 EUR '000
Tenant receivables	5,213	3,056
Impairment on tenant receivables	(108)	(66)
Total Trade receivables and other debtors	**5,105**	**2,990**
Corporate income tax receivables	1,301	533
VAT and other taxes receivables	10,633	8,600
Other current receivables	2,766	3,158
Total Other current receivables	**14,700**	**12,291**

11. Cash and cash equivalents

11.1. Cash and cash equivalents

Cash and cash equivalents are composed of the following as at 31 December 2022 and 31 December 2021:

	31 December 2022 EUR '000	31 December 2021 EUR '000
Cash at banks and on hand	90 037	76 732
Short-term deposits	12 000	-
Cash and short term deposits	**102 037**	**76 732**
Bank overdrafts (Note 14)	(25)	-
Cash and cash equivalents	**102 012**	**76 732**

11.2. Changes in liabilities arising from financing activities

The below table shows the changes in liabilities arising from financing activities during the period:

	Borrowings from banks EUR '000	Borrowings from related parties EUR '000	Derivatives assets at fair value EUR '000	Total EUR '000
At 31 August 2020	**-**	**-**	**-**	**-**
Changes from financing cash flows	481,923	120,960	(283)	**602,600**
Transfer through acquisitions	174,330	-	-	**174,330**
Changes in fair value	-	-	(3,358)	**(3,358)**
Effect of currency translation	5,127	920	(24)	**6,023**
Interest accruals and others	9,150	11,242	17	**20,409**
At 31 December 2021	**670,530**	**133,122**	**(3,648)**	**800,004**
Changes from financing cash flows	346,850	693	-	**347,543**
Transfer through acquisitions	14,300	-	-	**14,300**
Changes in fair value	-	-	(26,995)	**(26,995)**
Effect of currency translation	(38,354)	(6,552)	872	**(44,034)**
Interest accruals and others	883	(1,250)	-	**(367)**
At 31 December 2022	**994,209**	**126,013**	**(29,771)**	**1,090,451**

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12. Borrowings

The components of borrowings are the following:

	31 December 2022 EUR '000	31 December 2021 EUR '000
Bank loans	922,744	656,889
Financing costs	(2,486)	(1,335)
Loans from related parties	125,913	131,764
Loans from third parties	2	9
Total non-current borrowings	**1,046,173**	**787,327**
Bank loans	68,937	9,914
Interest payable on bank loans	5,014	5,132
Financing costs	-	(70)
Loans and related interests from related parties	100	1,358
Total current borrowings	**74,051**	**16,334**

Details of long-term borrowings per type of facility (excluding loans from related parties)

	Interest rate %	Maturity	31 December 2022 EUR ('000s)
Bank	1.0-4.8	2024-2072	421,286
Mortgage	0.3-3.0	2026-2050	387,322
Bond	3.1-3.8	17 February 2027	114,136
Finance costs			(2,486)
Total Borrowings			**920,258**

Details of short-term borrowings per type of facility (excluding loans from related parties)

	Interest rate %	Maturity	31 December 2022 EUR ('000s)
Bank	3.6-4.5	2023	68,937
Total Borrowings			**68,937**

Details of long-term borrowings per type of facility (excluding loans from related parties)

	Interest rate %	Maturity	31 December 2021 EUR ('000s)
Bank	1-2.5	2024-2070	199,990
Mortgage	0.3-1.7	2026-2046	336,746
Bond	3.1-3.8	17 February 2027	120,134
Finance costs			(1,335)
Total Borrowings			**655,535**

Details of short-term borrowings per type of facility (excluding loans from related parties)

	Interest rate %	Maturity	31 December 2021 EUR ('000s)
Bank	1.7	4 February 2022	9,000
Finance costs			(70)
Total Borrowings			**8,930**

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The above loans have been secured in full by the Fund. The security is given in the form of mortgages over the respective properties on which they are secured.

Interest payable is normally settled quarterly throughout the financial year.

Loan agreements that the Fund has entered into have various covenants such as loan-to-value (LTV), interest coverage ratio (ICR), and debt-service coverage ratio (DSCR). Most commonly used covenant is however the LTV. The Fund is not in breach of any covenants as of 31 December 2022 and 31 December 2021.

The Fund has the following loans received from related parties as at 31 December 2022 and 31 December 2021:

Related party	Facility amount EUR '000	Drawn as at 31 December 2022 EUR '000	Accrued Interest as at 31 December 2022 EUR '000	Maturity	Effective interest rate
NREP LPF Holding 1 S.à r.l.	14,044	8,974	625	2030-2032-2040	4-8%
NREP LPF Holding 3 S à.r.l.	6,352	5,250	437	2032-2040	4-8%
NREP LPF Limited Partnership S.C.Sp	39,374	35,014	8,051	2040	8%
NREP Income+ Fund CIV S.C.Sp	64,871	58,980	8,581	2030-2032-2040	4-8%
Total	**124,641**	**108,218**	**17,694**		

Related party	Facility amount EUR '000	Drawn as at 31 December 2021 EUR '000	Accrued Interest as at 31 December 2021 EUR '000	Maturity	Effective interest rate
NREP LPF Holding 1 S.à r.l.	13,850	11,890	458	2027-2040	8%
NREP LPF Holding 3 S à.r.l.	5,972	5,086	118	2040	8%
LPF Limited Partnership SCSp	42,721	37,991	5,848	2040	8%
NREP Income+ CIV SCSp	66,388	62,574	7,799	2030-2040	8%
Total	**128,931**	**117,541**	**14,223**		

Refer to Note 16 for further details about related parties transactions.

13. Trade and other payables

The components of trade and other payables are disclosed below:

	31 December 2022 EUR '000	31 December 2021 EUR '000
Trade creditors	6,209	7,844
Management fees payables	-	2,044
Administrative fees payables	-	452
Accruals	11,889	9,022
Other amounts payables	1,575	21,696
Total trade and other payables	**19,673**	**41,058**

Significant accruals as of 31 December 2022 mainly consist of accrued construction costs for Harmony and Altura Castle Täby, respectively KEUR 1,579 and KEUR 1,315. The remaining balance mainly consists of accruals for corporate expenses such as audit and accounting fees (2021: mainly acquisition costs for future projects, corporate fees and management fees accruals).

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Other amounts payables as of 31 December 2022 are mainly composed of a payable balance of KEUR 801 towards the seller for Project Morning and a payable of KEUR 256 towards the seller for Project Cider. The deferred portion of the purchase price of the Santa Maria acquisition of KEUR 21,240 reported as payable as of 31 December 2021 was paid during the year 2022.

Trade payables and other payables are non-interest bearing and are normally settled on 60-120-day terms. For explanations on the Fund's liquidity risk management processes, refer to Note 4.

14. Other current and non-current liabilities

The components of other current and non-current liabilities are as follows:

	31 December 2022 EUR '000	31 December 2021 EUR '000
Other non-current liabilities:		
Carried interest (Note 19)	-	25,196
Provisions	400	400
Forward funding payables	31,250	-
Other amounts payable	524	7,507
Total other non-current liabilities	**32,174**	**33,103**
Other current liabilities:		
VAT and other taxes payables	7,480	6,848
Income tax payables	1,682	2,921
Forward funding payables	8,416	4,578
Deferred income	4,369	3,070
Bank overdrafts	25	-
Other amounts payable	**21,972**	**17,417**

Forward funding payables comprise of payables towards the contractors related to the various forward funding deals undertaken by the Fund, namely Altura Castle Täby, Tesoman Ahma, Paradise, Harmony, Morning and Skytta.

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15. Partly-owned subsidiaries

Financial information of subsidiaries that have non-controlling interests ("NCI") is provided below:

Proportion of equity interest held by non-controlling interests:

Company name	Country	Grouping	NCI %	Accumulated NCI	Profit/(loss) attributable to NCI
Union BidCo ApS	Denmark	Union - holdings	22.0%	(2,443)	(215)
Union BidCo 2 ApS	Denmark	Union - holdings	22.0%	(11,934)	(943)
NREP Income+ Fund Holding 3 S.a.r.l	Luxembourg	Union - holdings	22.0%	(1,719)	(155)
NREP Income+ Fund Holding 4 S.a.r.l	Luxembourg	Union - holdings	22.0%	(862)	(387)
NREP Income+ Holding 1 AB	Sweden	Union - holdings	22.0%	28	(2)
NREP Income+ Holding 2 AB	Sweden	Union - holdings	22.0%	571	44
DistReal 3 Copenhagen ApS	Denmark	Union - portfolio	37.7%	3,519	1,607
Distreal NSF 1 Ishøj ApS	Denmark	Union - portfolio	37.7%	14,026	3,515
DistReal NSF 1 Greve ApS	Denmark	Union - portfolio	37.7%	10,045	3,092
DistReal NSF 1 Vallensbæk ApS	Denmark	Union - portfolio	37.7%	3,231	1,669
Distreal LPF Ishøj 1 ApS	Denmark	Union - portfolio	37.7%	2,422	1,760
NREP LPF Administrationsselskab ApS	Denmark	Union - portfolio	37.7%	(3)	(7)
NREP Union K/S	Denmark	Union - portfolio	37.7%	16	(58)
NREP Union GP ApS	Denmark	Union - portfolio	37.7%	2	-
DR 1 Jyväskylä Oy	Finland	Union - portfolio	37.7%	7,338	265
DR 1 Turku Oy	Finland	Union - portfolio	37.7%	10,104	362
DistReal 1 Jyväskylä Oy	Finland	Union - portfolio	37.7%	(4,005)	83
DistReal 1 Turku Oy	Finland	Union - portfolio	37.7%	(4,093)	226
NSF Finland 1 Oy	Finland	Union - portfolio	37.7%	13,785	(36)
NSF Finland 4 Oy	Finland	Union - portfolio	37.7%	6,081	181
Kiinteistö Oy Espoon Koskelonkuja 4	Finland	Union - portfolio	37.7%	2,539	(891)
LPF Finland Holding 1 Oy	Finland	Union - portfolio	37.7%	(5,228)	359
LPF Finland Holding 4 Oy	Finland	Union - portfolio	37.7%	(3,619)	(143)
LPF Finland Holding 9 Oy	Finland	Union - portfolio	37.7%	(3,172)	(324)
NREP LPF Holding 2 S.à.r.l	Luxembourg	Union - portfolio	37.7%	(2,822)	132
NREP LPF Holding 4 S.à.r.l	Luxembourg	Union - portfolio	37.7%	(11,909)	(405)
DistReal 1 Borås AB	Sweden	Union - portfolio	37.7%	8,361	(1,420)
DistReal 2 Stockholm AB	Sweden	Union - portfolio	37.7%	6,252	(1,613)
DistReal 3 Jönköping AB	Sweden	Union - portfolio	37.7%	4,119	(508)
DistReal Finland AB	Sweden	Union - portfolio	37.7%	4,084	114
DistReal Sweden AB	Sweden	Union - portfolio	37.7%	22,536	7,967
DistReal 3 Stockholm AB	Sweden	Union - portfolio	37.7%	9,700	210
DistReal Denmark AB	Sweden	Union - portfolio	37.7%	6,377	974
DistReal 1 Strängnäs AB	Sweden	Union - portfolio	37.7%	8,147	(182)
DistReal 4 Jönköping AB	Sweden	Union - portfolio	37.7%	9,933	(207)
LogFinance SEK 1 AB	Sweden	Union - portfolio	37.7%	5,119	338
DistReal 4 Stockholm AB	Sweden	Union - portfolio	37.7%	2,927	90
NREP Nordic Strategies Fund AB	Sweden	Union - portfolio	37.7%	5,326	193
DistReal 5 Stockholm AB	Sweden	Union - portfolio	37.7%	8,003	(501)
DistReal 4 Borås AB	Sweden	Union - portfolio	37.7%	7,733	(523)
DistReal 1 Komplementär AB	Sweden	Union - portfolio	37.7%	6,147	409
DistReal 3 Borås AB	Sweden	Union - portfolio	37.7%	4,355	(549)
DistReal NSF 1 Stockholm AB	Sweden	Union - portfolio	37.7%	8,624	(198)
LogiReal Holding AB	Sweden	Union - portfolio	37.7%	(43,983)	(2,074)
Logistics Property Fund Holding AB	Sweden	Union - portfolio	37.7%	(47,860)	(2,735)
Logistics Property Fund Sweden AB	Sweden	Union - portfolio	37.7%	(5,274)	90
NREP NLIG Fund Holding AB	Sweden	Union - portfolio	37.7%	17	(6)

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Distreal 5 Jönköping AB	Sweden	Union - portfolio	37.7%	4,054	275
NIP Norway Gardermoen Logistikkbygg Holding AS	Norway	Banana	27.2%	4,669	9
Gardermoen Logistikkbygg AS	Norway	Banana	27.2%	39,826	(310)
Total				**101,090**	**9,572**

The summarized financial information of these subsidiaries is provided below. This information is based on amounts before inter-company eliminations.

Summarized consolidated statement of net assets:

As at 31 December 2022:

	Union - holdings EUR '000	**Union - portfolio EUR '000**	**Banana EUR '000**
Investment properties and financial assets (non-current)	155,128	1,102,952	302,624
Receivables and cash and cash equivalents (current)	16,801	246,941	3,988
Loans and borrowings and deferred tax (non-current)	(247,073)	(896,307)	(140,206)
Loans and borrowings and other payables (current)	(6,758)	(229,722)	(4,173)
Total net assets	**(81,902)**	**223,864**	**162,233**
Attributable to:			
Partners of the Fund	(63,884)	139,376	118,041
Non-controlling interest	(18,018)	84,488	44,192

As at 31 December 2021:

	Union - holdings EUR '000	**Union - portfolio EUR '000**	**Banana EUR '000**
Investment properties and financial assets (non-current)	170,525	1,087,461	337,344
Receivables and cash and cash equivalents (current)	21,680	255,470	11,440
Loans and borrowings and deferred tax (non-current)	(263,231)	(904,064)	(159,423)
Loans and borrowings and other payables (current)	(2,893)	(238,068)	(6,583)
Total net assets	**(73,919)**	**200,799**	**182,778**
Attributable to:			
Partners of the Fund	(57,658)	125,017	132,989
Non-controlling interest	(16,261)	75,782	49,789

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Summarized statement of profit or loss:

For the year ended 31 December 2022:

	Union - holdings EUR '000	Union - portfolio EUR '000	Banana EUR '000
Total revenue	-	44,124	12,128
Property operating expenses	-	(10,564)	(62)
Fund operating expenses	(305)	(6,854)	(1,549)
Result from investment activities	-	21,803	(8,379)
Net finance costs	(7,293)	(26,447)	(4,254)
Net change in fair value of financial instruments at FVTPL	-	22,646	-
Profit before tax	**(7,598)**	**44,708**	**(2,116)**
Income tax	58	(14,138)	1,009
Total net profit	**(7,540)**	**30,570**	**(1,107)**
Attributable to:			
Partners of the Fund	(5,880)	19,035	(804)
Non-controlling interest	(1,660)	11,535	(303)

For the period from 31 August 2020 to 31 December 2021:

	Union - holdings EUR '000	Union - portfolio EUR '000	Banana EUR '000
Total revenue	-	50,524	9,636
Property operating expenses	-	(14,385)	(109)
Fund operating expenses	(762)	(7,069)	(1,410)
Result from investment activities	-	109,785	37,369
Net finance costs	(6,316)	(31,989)	(4,783)
Net change in fair value of financial instruments at FVTPL	-	3,371	-
Profit before tax	**(7,078)**	**110,237**	**40,703**
Income tax	(10)	(26,340)	(10,084)
Total net profit	**(7,088)**	**83,897**	**30,619**
Attributable to:			
Partners of the Fund	(5,529)	52,234	30,780
Non-controlling interest	(1,559)	31,663	(161)

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16. Related parties' transactions

The promoter company of the Fund is NREP Income+ Investment K/S. The parent company of NREP Income+ Fund GP S.à r.l. is NREP A/S (incorporated in Denmark), which holds nil interest in the Fund. The remaining 100% of the Fund's interest are held by unrelated parties.

In addition to the related parties listed above the Fund has the following related parties:

Related party name	Type of relationship
NREP AB	Management company Sweden & AIFM
NREP A/S	Management company Denmark
NREP AS	Management company Norway
NREP Oy	Management company Finland
NREP Management Company S.à r.l.	Management company Luxembourg
NREP Income+ Fund RE SCSp	Other related party
NREP Income+ Fund GP S.à r.l	General Partner of the Fund
LPF Limited Partnership SCSp	Other related party
NREP LPF Holding 1 S.à r.l.	Other related party
NREP LPF Holding 3 S.à r.l.	Other related party
NREP Income+ Fund CIV I SCSp	Other related party

In accordance with clause 6.1 (a) of the LPA, the Management Fee is calculated as 1% per annum of the Net Asset Value, amounting to KEUR 13.816 for the reporting year ended 31 December 2022 (2021: KEUR 9.220).

The following table provides the total amount of transactions that have been entered into with related parties for the current reporting period:

Transactions with related parties	31 December 2022 EUR '000	31 December 2021 EUR '000
Related parties' transactions in the balance sheet:		
Capitalized acquisition costs on investment properties	133	-
Short term loans from related parties	(100)	(102)
Other current receivables from related parties	55	518
Other current payables to related parties	(110)	(395)
Management fees payables to related parties	-	(2,044)
Performance fees payables to related parties	-	(25,196)
Short term loans from related parties	-	(1,256)
Other current receivables from related parties	293	521
Other current payables to related parties	(166)	(166)
Long term loans from related parties	(125,913)	(131,764)
Related parties' transactions in the comprehensive income statement:		
Carried interest (recovery)/expense	(25,196)	25,196
Management fees	13,816	9,220
IT Recharges	943	577
Fund management/asset management recharges	2,486	705
Interest expense	10,741	11,242

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Long term loans from related parties primarily consist of loans, accrued interest and capitalized interest to Union associate and co-investor companies. The breakdown of this as at 31 December 2022 is disclosed in the below table:

Borrower	Lender	Principal EUR' 000	Interest expense EUR' 000
DistReal 3 Copenhagen ApS	NREP LPF Holding 3 S à r.l.	1,894	144
Distreal LPF Ishøj 1 ApS	NREP LPF Holding 3 S à r.l.	2,703	198
DistReal NSF 1 Greve ApS	NREP LPF Holding 1 S.à r.l.	20	-
Distreal NSF 1 Ishøj ApS	NREP LPF Holding 1 S.à r.l.	1,150	91
DistReal NSF 1 Vallensbæk ApS	NREP LPF Holding 1 S.à r.l.	849	67
LogiReal Holding AB	NREP LPF Limited Partnership SCSp	11,555	930
LogiReal Holding AB	NREP Income+ Fund CIV SCSp	10,026	812
Logistics Property Fund Holding AB	NREP LPF Limited Partnership SCSp	27,707	2,204
Logistics Property Fund Holding AB	NREP Income+ Fund CIV SCSp	23,976	1,882
Logistics Property Fund Sweden AB	NREP LPF Limited Partnership SCSp	3,802	318
LPF Finland Holding 1 Oy	NREP LPF Holding 1 S.à r.l.	3,317	261
LPF Finland Holding 4 Oy	NREP LPF Holding 1 S.à r.l.	1,787	146
LPF Finland Holding 9 Oy	NREP LPF Holding 1 S.à r.l.	2,437	139
NREP Income+ Fund Holding 3 S.à r.l	NREP Income+ Fund CIV SCSp	8,349	622
NREP Income+ Fund Holding 4 S.à r.l	NREP Income+ Fund CIV SCSp	25,210	1,895
NREP LPF Administrationsselskab ApS	NREP LPF Holding 3 S à r.l.	7	-
NREP LPF Holding 2 S.à r.l	NREP LPF Holding 1 S.à r.l.	41	1
NREP LPF Holding 4 S.à r.l	NREP LPF Holding 3 S à r.l.	1,083	1,031
Long term loans from related parties		125,913	10,741

17. Rental income

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Rental income (excluding straight-lining of lease incentives)	98,146	62,197
Straight-lining of lease incentives	(1,348)	(1,083)
Rental income	**96,798**	**61,114**
Service charge income	5,101	3,292
Other building income	154	31
Total revenue	**102,053**	**64,437**

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The Geographic breakdown of the rental income is the following:

Country	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Finland	22,904	15,859
Sweden	33,002	21,886
Denmark	19,565	13,094
Norway	21,327	10,275
Total	**96,798**	**61,114**

18. Property expenses

The main components of the property expenses are as follows:

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Utility expenses	4,941	1,674
Insurance costs	606	431
Maintenance and repairs expenses	5,679	2,167
Property management fees	1,568	54
Other expenses	2,057	1,279
Property taxes	2,947	2,804
Total property expenses	**17,798**	**8,409**

For the periods ended 31 December 2022 and 31 December 2021, other expenses were mainly composed security and health instalments, condominium charges and letting costs.

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19. Carried interest, administrative expenses and other operating expenses

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Carried interest expense/(recovery)	(25,196)	25,196
Fund administration and transfer agency fees	1,020	452
Directors' fees and expenses	344	53
Custody fees	237	165
Total carried interest and administrative expenses	**(23,595)**	**25,866**
Consulting costs	1,674	2,243
Accounting and consolidation costs	4,878	2,265
Audit costs	1,336	934
Legal costs	589	1,776
Valuation costs	102	38
IT costs	1,102	594
Dead deal costs	242	89
Fund formation expenses	37	1,110
Other operating expenses	1,445	1,493
Total other operating expenses	**11,405**	**10,542**

KEUR 2,486 (2021: KEUR 705) of Other operating expenses relate to fees that have been recharged from the management companies for services outside of ordinary fund management fee which would have otherwise been provided by third party service providers. The Fund has also been recharged a total of KEUR 943 (2021: KEUR 577) IT expenses. Please refer to Note 16 for more information on related party transactions.

During the year ended 31 December 2022 Carried interest recovery has been booked to reverse the previously recognized expense. This is mainly driven by the decreases in fair value movement on investment property as well as the previously recognized 5% portfolio premium on Union assets being no longer applicable.

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20. Finance income and costs

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Unrealized net exchange gains	4,972	113
Realized net exchange gains	625	525
Gain on disposal of financial current assets	12	1,454
Interest income from derivatives financial instruments	287	-
Other financial income	2,131	3,027
Total finance income	**8,027**	**5,119**
Interest expense – bank loan	17,512	10,556
Interest expense – related parties	10,741	11,242
Interest expense on derivative financial instruments	-	283
Unrealized exchange loss	776	93
Realized exchange loss	904	121
Amortization of debt issue costs	994	1,489
Other financial charges	593	704
Total finance costs	**31,520**	**24,488**

Unrealized exchange gains are mainly related to the revaluation of the related party loans.

Other finance income mainly comprises of income generated from the debt refinancing of Swedish loans following the acquisition of Union portfolio.

21. Taxation

The Fund's consolidated income tax expense/(benefit) is affected by the income tax laws and regulations in effect in the various countries in which it operated and the pre-tax results of its subsidiaries in each of these countries, which can vary from year to year. The tax on the Fund's profit before tax therefore differs from the theoretical amount that would arise using the weighted average tax rate on the applicable profits of the consolidated companies as follows:

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Tax expense		
Current income tax expense	1,838	414
Deferred tax expense	18,086	50,052
Total taxation	**19,924**	**50,466**

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Income tax reconciliation:

	For the year ended 31 December 2022 EUR '000	For the period from 31 August 2020 to 31 December 2021 EUR '000
Net profit before income tax	**56,969**	**198,636**
At Luxembourg statutory rate of 24.94%	*14,208*	*49,540*
Effect of different tax rates in other countries	(765)	(2,714)
Non-deductible expenses	-	6,224
Carried interest not taxable	(6,284)	(21,105)
Deferred tax asset related to tax loss carry forward expensed in 2022	4,073	-
Unrecognized deferred tax asset	4,757	1,266
Unrecognised current year losses carried forward	-	16,520
Minimum income tax payable	-	31
Other reconciling items	3,934	704
Total income tax expense reported in the consolidated statement comprehensive income	**19,923**	**50,466**
Effective tax rate	*34.97%*	*25.41%*

The income tax rates as at 31 December 2021 and 2022 are stated below:

	31 December 2022	31 December 2021
Denmark	22%	22%
Finland	20%	20%
Luxembourg	24.9%	24.94%
Norway	22%	22%
Sweden	20.6%	20.6%

Deferred taxation

Deferred tax is an accounting provision for future potential taxes relating to temporary differences such as the increase of the fair value of the property in excess of the tax base value. However, in the case where (i) properties have been acquired through the purchase of shares in a company owning the property and (ii) where an analysis of the facts and circumstances determine that the acquisition is not a business combination of the Fund, due to applying IAS 12 initial recognition exemption for properties, the deferred tax liability is calculated as: (fair value of property – tax base value) x tax rate - deferred tax liability as at the date of acquisition.

Deferred tax is calculated using the substantively enacted tax rates in effect at the moment the temporary tax difference is expected to reverse in the jurisdictions mentioned above. The tax on the Fund's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate at 21% on the applied profits of the consolidated companies.

The analysis of deferred tax assets and liabilities is as follows:

	31 December 2022 EUR '000	31 December 2021 EUR '000
Deferred income tax liabilities		
Revaluation of investment properties to fair value	59,633	53,543
Revaluation of derivative financial instruments to fair value	6,231	764
Deferred income tax assets		
Losses available for offsetting against future taxable income	-	(4,073)
Net deferred income tax liability	**65,864**	**50,234**

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22. Contingencies and commitments

The following forward purchase deals were committed to during the year:

- Nordic Income Fund Sweden Holding 3 AB has entered into a forward purchase of shares deal with Skanska Projektutveckling Hyresbostäder Holding 6 AB for 220 resi-to-let apartments Barkarbystaden, 20km north of Stockholm. The sale and purchase agreement was signed on 27 January 2021 with the completion expected in December 2023. Current commitments amount to SEK 156,273,000. The Fund has made two down payments of SEK 15,000,000 and SEK 20,000,000 respectively during the period ended 31 December 2021 which will be deducted from the final purchase price.

- Asunto Oy Helsingin Paratiisilintu has entered into a forward purchase for an investment property with JM Suomi Oy for 128 resi-to-let units in Helsinki, Finland. The construction agreement was signed on 3 March 2022 and completion is expected in Q1 2024. The contract priced is fixed at EUR 45,707,000 and will be paid upon completion.

The following forward funding deals were committed to during the year:

- On 11 January 2022, NIP Fin NewCo 8 Oy closed the forward funding deal of 201 resi-to-let apartments and 4 retail units in Tampere, Finland with seller Jatke Oy which was entered into on 11 June 2021. The total commitment is EUR 35,200,000 with the construction work now commenced and the final completion is expected in the second quarter of 2023. Current commitments amount to EUR 22,500,000.

- On 31 January 2022, Nordic Income Fund Sweden Holding 18 AB closed the forward funding deal “Project Harmony” which was entered into on 21 December 2021 and consisted of 201 residential units and 4 retail units close to Tyreso Centre approximately 17km from Stockholm City. The deal was closed for a total price of SEK 113,941,798 and construction of the is expected to be complete in the first quarter of 2024. Current commitments amount to EUR 42,600,000.

- Nordic Income Fund Sweden Holding 1 AB and Nordic Income Fund Sweden Holding 19 AB have entered into a forward funding of 220 resi-to-let apartments in Täby, Greater Stockholm with Brickhouse Bostäder AB. The sale and purchase agreements were signed on 15 July 2022 and completion is expected in August 2023. Current commitments amount to EUR 37,000,000.

The Fund has EUR 75,0 million credit facility with Royal Bank of Scotland. As at 31 December 2022, EUR 12.3 million (2021: EUR 66 million) were available for drawdown. Utilized amount is due after two or six months subject to RBSi approval on the roll forward request.

23. Events after the statement of financial position date

On 13 January 2023, NIP Fin Newco 14 Oy entered into a forward purchase deal of shares with Jatke Toimitilat Oy regarding the construction of a logistics asset and acquired the company Kiinteistö Oy GC Log 2. The building will be situated in Vantaa, Finland. Construction has begun on the asset and it is expected to be finalized in June 2024. The total commitment is EUR 9,200,000.

On 17 January 2023, Nordic Income Fund Sweden Holding 16 AB entered into a standing asset share deal with Hökerum Logistikfastigheter 1 AB and JBCC Förvaltnings AB for a modern logistics warehouse premises in Götene, Sweden. The deal was closed on 7 February 2023 for a total price of SEK 192,683,755.

On 3 March 2023, the Fund distributed EUR 15,000,000. This was the Fund’s fifth distribution.

On 10 March 2023, the Fund signed an SPA with NHC Friplejeboliger ApS for the sale of the entity NREP Friplejehjem IV ApS and the underlying asset via share deal. The deal was closed on 31 March 2023 for a total share price of DKK 20,628,797.67.

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On 17 March 2023, Nordic Income Fund Sweden Holding 20 AB signed an SPA with KF Fastigheter Väst AB for a standing asset share deal of a grocery anchored mixed-use asset and accompanying property company KF Stormarknadsfastigheter AB, located in Vinsta, Sweden. The deal is expected to close on 1 June 2023 for a total price of SEK 218,871,786.

On 21 March 2023, the Fund made its thirteenth drawdown amounting to EUR 73,000,000.

On 23 March 2023, NIP Fin NewCo 16 Oy signed an SPA with S-Pankki Asunto Erikoissijoitusrahasto for the purchase of 3 standing residential assets via share deal. The deal was closed on 12 April 2023 for a total price of EUR 49,909,675.73.

24. List of consolidated entities

Name	% Holding as at 31 December 2022	Scope of consolidation	Country of incorporation
NREP Income+ Fund SCSp	Parent entity	Parent entity	Luxembourg
Asunto Oy Helsingin Paratiisilintu	100%	Full	Finland
DistReal 1 Borås AB	62.26%	Full	Sweden
DistReal 1 Jyväskylä Oy	62.26%	Full	Finland
DistReal 1 Komplementär AB	62.26%	Full	Sweden
DistReal 1 Strängnäs AB	62.26%	Full	Sweden
DistReal 1 Turku Oy	62.26%	Full	Finland
DistReal 2 Stockholm AB	62.26%	Full	Sweden
DistReal 3 Borås AB	62.26%	Full	Sweden
DistReal 3 Copenhagen ApS	62.26%	Full	Denmark
DistReal 3 Jönköping AB	62.26%	Full	Sweden
DistReal 3 Stockholm AB	62.26%	Full	Sweden
DistReal 4 Borås AB	62.26%	Full	Sweden
DistReal 4 Jönköping AB	62.26%	Full	Sweden
DistReal 4 Stockholm AB	62.26%	Full	Sweden
Distreal 5 Jönköping AB	62.26%	Full	Sweden
DistReal 5 Stockholm AB	62.26%	Full	Sweden
DistReal Denmark AB	62.26%	Full	Sweden
DistReal Finland AB	62.26%	Full	Sweden
Distreal LPF Ishøj 1 ApS	62.26%	Full	Denmark
DistReal NSF 1 Greve ApS	62.26%	Full	Denmark
Distreal NSF 1 Ishøj ApS	62.26%	Full	Denmark
DistReal NSF 1 Stockholm AB	62.26%	Full	Sweden
DistReal NSF 1 Vallensbæk ApS	62.26%	Full	Denmark
DistReal Sweden AB	62.26%	Full	Sweden
DR 1 Jyväskylä Oy	62.26%	Full	Finland
DR 1 Turku Oy	62.26%	Full	Finland
Drammen Stasjon Hotell AS	100%	Full	Norway
Fastighetsaktiebolaget Svikten i Oskarshamn	100%	Full	Sweden

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Gardermoen Logistikkbygg AS	72.76%	Full	Norway
Juli Tesoman Vuokko Oy	100%	Full	Finland
Kiinteistö Oy Columbuksen Parkki	100%	Full	Finland
Kiinteistö Oy Espoon Koskelonkuja 4	62.26%	Full	Finland
Kiinteistö Oy Granin Kauppakeskus	100%	Full	Finland
Kiinteistö Oy Kauppakeskus Columbus	100%	Full	Finland
Koy Metsätapiola	100%	Full	Finland
Koy Metsätapiolan Pysäköinti	100%	Full	Finland
Leipätehdas Helsinki Oy	100%	Full	Finland
Leipätehdas Holding Oy	100%	Full	Finland
Liertoppen Vest AS	100%	Full	Norway
LogFinance SEK 1 AB	62.26%	Full	Sweden
LogiReal Holding AB	62.26%	Full	Sweden
Logistics Property Fund Holding AB	62.26%	Full	Sweden
Logistics Property Fund Sweden AB	62.26%	Full	Sweden
Løvåsmyra 2 AS	100%	Full	Norway
LPF Finland Holding 1 Oy	62.26%	Full	Finland
LPF Finland Holding 4 Oy	62.26%	Full	Finland
LPF Finland Holding 9 Oy	62.26%	Full	Finland
Metsätapiola Parking Oy	100%	Full	Finland
Metsätapiola Property Oy	100%	Full	Finland
Nardobakken 3 AS	100%	Full	Norway
Nardobakken AS	100%	Full	Norway
NIP Denmark Advisory ApS	100%	Full	Denmark
NIP Fin Newco 10 Oy	100%	Full	Finland
NIP Fin NewCo 13 Oy	100%	Full	Finland
NIP Fin NewCo 14 Oy	100%	Full	Finland
NIP Fin NewCo 15 Oy	100%	Full	Finland
NIP Fin NewCo 16 Oy	100%	Full	Finland
NIP Fin NewCo 17 Oy	100%	Full	Finland
NIP Fin Newco 3 Oy	100%	Full	Finland
NIP Fin Newco 4 Oy	100%	Full	Finland
NIP Fin Newco 5 Oy	100%	Full	Finland
NIP Fin Newco 6 Oy	100%	Full	Finland
NIP Finland Advisory Oy	100%	Full	Finland
NIP Living BJØRNØVEJ ApS	100%	Full	Denmark
NIP Living Fyn ApS	100%	Full	Denmark
NIP Living Odense ApS	100%	Full	Denmark
NIP Living Portefølje ApS	100%	Full	Denmark
NIP Logistics Brennaveien 20 AS	100%	Full	Norway
NIP Norway Advisory AS	100%	Full	Norway

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NIP Norway Drammen Hotellbygg Holding AS	100%	Full	Norway
NIP Norway Gardermoen Logistikkbygg Holding AS	72.76%	Full	Norway
NIP Norway Holding 4 AS	100%	Full	Norway
NIP Norway Holding 5 AS	100%	Full	Norway
NIP Norway Trondheim Letting Nardo AS	100%	Full	Norway
NIP NPARK AB	100%	Full	Sweden
NIP Office Bulevardi 21 Holding Oy	100%	Full	Finland
NIP Office Bulevardi 21 Oy	100%	Full	Finland
NIP Residential Holland Houses Holding ApS	100%	Full	Denmark
NIP Retail Columbus Oy	100%	Full	Finland
Nordic Income Fund CareReal Borlänge 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Eskilstuna 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Falun 1 KB	100%	Full	Sweden
Nordic Income Fund CareReal Falun 2 KB	100%	Full	Sweden
Nordic Income Fund CareReal Falun 3 KB	100%	Full	Sweden
Nordic Income Fund CareReal Hässleholm 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Huddinge 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Kävlinge 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Malmö 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Sollentuna 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 1 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 2 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 3 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 4 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 5 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 6 AB	100%	Full	Sweden
Nordic Income Fund CareReal Stockholm 7 AB	100%	Full	Sweden
Nordic Income Fund DistReal 1 AB	100%	Full	Sweden
Nordic Income Fund DistReal 2 AB	100%	Full	Sweden
Nordic Income Fund DistReal 3 KB	100%	Full	Sweden
Nordic Income Fund Livereal AB	100%	Full	Sweden
Nordic Income Fund LivReal Cider AB	100%	Full	Sweden
Nordic Income Fund LivReal Marklandet AB	100%	Full	Sweden
Nordic Income Fund LivReal Prästkragen AB	100%	Full	Sweden
Nordic Income Fund LivReal Spannlandet AB	100%	Full	Sweden
Nordic Income Fund Sweden Advisory AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 1 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 11 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 12 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 13 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 16 AB	100%	Full	Sweden

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Nordic Income Fund Sweden Holding 18 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 19 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 2 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 20 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 3 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 5 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 7 AB	100%	Full	Sweden
Nordic Income Fund Sweden Holding 8 AB	100%	Full	Sweden
NREP Friplejehjem IV	100%	Full	Denmark
NREP Income+ Fund Holding 1 S.a.r.l	100%	Full	Luxembourg
NREP Income+ Fund Holding 2 S.a.r.l	100%	Full	Luxembourg
NREP Income+ Fund Holding 3 S.a.r.l	78%	Full	Luxembourg
NREP Income+ Fund Holding 4 S.a.r.l	78%	Full	Luxembourg
NREP Income+ Fund MasterCo S.a.r.l	100%	Full	Luxembourg
NREP Income+ Fund ScSp Residential Elvaerksvej 11 ApS	100%	Full	Denmark
NREP Income+ Fund ScSp Residential Enghave Brygge A/S	100%	Full	Denmark
NREP Income+ Holding 1 AB	78%	Full	Sweden
NREP Income+ Holding 2 AB	78%	Full	Sweden
NREP LPF Administrationsselskab ApS	62.26%	Full	Denmark
NREP LPF Holding 2 S.à.r.l	62.26%	Full	Luxembourg
NREP LPF Holding 4 S.à.r.l	62.26%	Full	Luxembourg
NREP NLIG Fund Holding AB	62.26%	Full	Sweden
NREP Nordic Strategies Fund AB	62.26%	Full	Sweden
NREP Union GP ApS	62.26%	Full	Denmark
NREP Union K/S	62.26%	Full	Denmark
NSF Finland 1 Oy	62.26%	Full	Finland
NSF Finland 4 Oy	62.26%	Full	Finland
Tesoman Kontio Oy	100%	Full	Finland
TRC HoldCo ApS	100%	Full	Denmark
Union BidCo 2 ApS	78%	Full	Denmark
Union BidCo ApS	78%	Full	Denmark

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25. INREV NAV

The Board of Managers of the General Partner of the Fund has assessed all adjustments required by INREV Guidelines. The adjustments presented below are the ones applicable to the Fund:

	As at 31 December 2022 EUR ('000s)	As at 31 December 2021 EUR ('000s)
IFRS Net Asset Value	1,242,747	835,496
Fair value of assets and liabilities		
Fund set-up costs (i)	624	846
Acquisition expenses (ii)	14,156	10,911
Revaluation to fair value of financial assets and liabilities (iii)	19,103	-
Effects of the expected manner of settlement of sales/fund unwinding		
Revaluation to fair value of deferred taxes and tax effect of INREV NAV adjustments (iv)	(18,442)	(14,667)
Other Adjustments		
Minority interest effect of INREV adjustments (v)	109	2,302
Total INREV Net Asset Value	**1,258,296**	**834,888**

(i) Fund set-up costs

The Fund set up costs are expensed immediately in the consolidated statement of comprehensive income under IFRS. In INREV, such costs should be capitalised and amortised over the first five years of incurring the cost in order to better reflect the duration of the economic benefits of the investment. From time to time invoices are incurred after set up relating to amending the founding documents.

The adjustment represents the impact on the IFRS NAV of the capitalisation and amortisation of fund set up costs over the first five years.

	As at 31 December 2022 EUR('000)	As at 31 December 2021 EUR('000)
Balance at the beginning of the year	**846**	**-**
Additions	-	1,110
Amortisation	(222)	(264)
Balance at the end of the year	**624**	**846**

(ii) Acquisition expenses

The Fund acquisition expenses are expensed immediately in the consolidated statement of comprehensive income under IFRS. In INREV, such costs should be capitalised and amortised over the first five years of the term of the investment in order to better reflect the duration of the economic benefits of the investment.

The adjustment represents the impact on the IFRS NAV of the capitalisation and amortisation of acquisition expenses over the first five years.

	As at 31 December 2022 EUR('000)	As at 31 December 2021 EUR('000)
Balance at the beginning of the year	**10,911**	**-**
Additions	6,540	12,548
Amortisation	(3,295)	(1,637)
Balance at the end of the year	**14,156**	**10,911**

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(iii) Revaluation to fair value of financial assets and liabilities

The external debt obligations are carried at amortised cost. In accordance with INREV, the loans are fair valued. Management's assessment is generally that the only loans with a significant impact are those with fixed rate debt and unhedged variable rate loans. Any gain recognized is net of any DTL impact.

(iv) Revaluation of tax effect of INREV NAV adjustments

The deferred tax assets and liabilities are measured in the consolidated financial statements at the nominal statutory tax rate (between 20% and 22% per Note 21). The manner in which the Fund expects to settle deferred tax is generally not taken into consideration.

The adjustment represents the impact on the INREV NAV of the difference between the amount determined in accordance with IFRS and the estimate of deferred tax which takes into account the expected manner of settlement (i.e., when tax structures and the intended method of disposals or settlement of assets and liabilities have been applied to reduce the actual tax liability). Management have assessed the discounts based on extensive market knowledge of recent transactions by country on the exit expected (share sales).

The nominal tax rate is between 20% and 22% (see Note 21). This deferred tax liability relates to the revaluation of the investment property. The vehicle is structured as a tax neutral structure. All investment properties are held by special purpose vehicles ("SPVs"). Management's strategy is to sell all properties through the sale of the shares in the relevant SPVs.

The taxable differences adjustment under IFRS includes the initial tax exemption however under INREV this effect is excluded.

(v) Minority interest effect of INREV adjustments

The effect of minority interest of each INREV adjustment is applicable due to the fund consolidating entities which are not wholly owned by the Fund which are impacted by the INREV adjustments.

26. Trading NAV

In accordance with Schedule 3 Valuation Policy of the LPA, the Trading Net Asset Value is calculated as follows:

	As at 31 December 2022 EUR ('000s)	**As at 31 December 2021 EUR ('000s)**
IFRS Net Asset Value	1,242,747	835,496
Fair value of assets and liabilities		
Plus reported deferred tax liability (i)	44,320	37,133
Minus the aggregate agreed reduction for deferred tax liability (i)	(62,183)	(48,789)
Plus set-up costs amortization adjustment (ii)	624	846
Plus property acquisition costs amortisation adjustment (iii)	13,686	10,202
Minus contingent liabilities (iv)	-	-
Plus portfolio premiums (v)	-	22,850
Total Trading NAV Net Asset Value	**1,239,194**	**857,738**

(i) Reported Deferred Tax Liability & Aggregate Agreed Reduction for Deferred Tax Liability

The Reported Deferred Tax Liability means the tax entailed in the relevant real estate Investments included in the Gross Asset Value (as defined in Clause 1.1 of LPA) as reported in the Fund's latest available Quarterly Report.

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The “Aggregate Agreed Reduction for Deferred Tax Liability” means the aggregate of the agreed reduction for deferred tax liability for each real estate Investment included in the Gross Asset Value.

The “agreed reduction for deferred tax liability” for a particular real estate Investment means:

(a) the Gross Investment Value (as defined in Clause 1.1) for such Investment as included in the Gross Asset Value minus the actual tax residual value of such Investment as at the relevant date; multiplied by
(b) the applicable tax rate at the relevant date in the country in which such Investment is located; and multiplied by
(c) a rate determined by the Independent Appraiser or one of the ‘big four’ internationally-recognised chartered accountancy firms based on current market practice in the respective country.

(ii) Set-up costs amortisation adjustment

This adjustment is to reflect the capitalisation and amortisation on a straight-line basis of the Fund set-up costs over the first five years of the Fund’s term.

(iii) Property acquisition costs amortisation adjustment

This adjustment is to reflect the capitalisation and amortisation on a straight-line basis of Property Acquisition Costs over a period from the date of acquisition of the relevant investment until the earlier of (i) its disposition and (ii) the expiry of five (5) years.

(iv) Contingent Liabilities

This adjustment takes into consideration any Contingent Liabilities as defined by IAS 37 — Provisions, Contingent Liabilities and Contingent Assets.

Management has assessed that as of 31 December 2022 there are no contingent liabilities outstanding that should be recognised in the Trading NAV calculation.

(v) Portfolio Premiums

This adjustment takes into consideration any applicable portfolio premiums as included in the aggregate gross investment value.

As of 31 December 2022, the Logistic portfolio acquired on 28 October 2020 has been assessed by independent valuers to warrant including a portfolio premium in the Trading NAV calculation. The applicable premium being applied is 0% (2021: 5%) uplift on the fair market values of these assets which is equivalent to the portfolio premium also paid for on the acquisition date. There are no other portfolio premiums applicable to the Fund as of 31 December 2022.

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Alternative Investment Fund Manager (not audited)

The Alternative Investment Fund Manager of the Fund is NREP AB. NREP AB has a license as an Alternative Investments Fund Manager and thus is licensed to perform fund management operations under the Swedish Chapter 3 Section 1 Alternative Investment Fund Managers Act (2013:561) (the "AIFM Act"). NREP AB is under the supervision of the Swedish Financial Supervisory Authority ("Finansinspektionen"). NREP AB is focused on seeking investments within the Nordic region. Through its affiliated companies, NREP AS and NREP Oy, NREP AB maintains local presence and offices in Sweden, Denmark, Norway, Luxembourg, Finland, United Kingdom, Poland and Germany. AIFM operations are however only conducted in NREP AB.

The remuneration policy of the AIFM is comprised of a fixed and variable part of which the variable is linked to both the AIFM´s performance as well as the individual performance. In addition to this, certain individuals might be entitled to back-ended variable remuneration based on the fund's performance.

	Total Remuneration EUR '000	NREP Income+ proportion* EUR '000
NREP AIFM staff		
Fixed remuneration	9,720	2,695
Variable remuneration	1,525	423
Total remuneration	11,245	3,117
Average number of personnel	100	28
Remuneration of senior management included above		
(there are 3 members of staff who form part of senior management)	1,031	286

Details of the remuneration of staff can be found in NREP Remuneration Policy which is available for inspection by authorised users at registered office of NREP AB.
* Prorata of Assets under Management of the AIFM.

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Management and advisors

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Henrik Engsner
Jani Nokkanen
Gustaf Lilliehöök
Bo Holse Rasmussen

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Manager

Bo Holse Rasmussen
Manager

Claes-Johan Geijer
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Legal Adviser to Luxembourg Law
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Sustainable investment means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

The **EU Taxonomy** is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not include a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

Template periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: NREP Income+ Fund SCSp **Legal entity identifier:** **B246661**

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

●● **Yes**	● ✖ **No**
It made **sustainable investments with an environmental objective:** ___%	It **promoted Environmental/Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of ___% of sustainable investments
in economic activities that qualify as environmentally sustainable under the EU Taxonomy	with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy
in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy
	with a social objective
It made **sustainable investments with a social objective:** ___%	X It promoted E/S characteristics, but **did not make any sustainable investments**

Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

To what extent were the environmental and/or social characteristics promoted by this financial product met?

- The Fund has set out to incorporate environmental and social elements into all its investment decisions, which the fund has lived up to through the application of its Sustainability Due Diligence tool (SDD)
- The SDD, is mandatory for all investments (including both new developments and standing assets), and is a mandatory part of the Investment Committee (IC) material prepared for each investment.
- The SDD accounts for several environmental characteristics, including e.g.,
  - New developments
    - Life Cycle Assessments
    - New build sustainability certifications (DGNB, LEED, BREEAM, other)

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- New developments and standing assets
  - Energy Performance Certificates (EPC) ratings
  - Carbon Risk Real Estate Monitor (CRREM) compliance
- The Fund has focused on the transformation of its standing asset portfolio, via the application of NREP's Sustainable Action Plan for Standing Assets, which requires all standing assets to comply to several environmental characteristics.

How did the sustainability indicators perform?

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.

The following indicators are used to measure the Fund`s environmental and social characteristics.

1) Life Cycle Assessments (LCA) (kg GHG/m^2/y)
   - Embodied CO2 emissions (kgCO2e/m2/y)
   - Operational CO2 emissions (kgCO2e/m2/y)
2) Energy efficiency (EPC rating)
3) Energy intensity (kWh/m^2/y benchmarked against CRREM 1.5^{O} reduction pathway)
4) GHG intensity (kg GHG/m^2/y benchmarked against CRREM 1.5^{O} reduction pathway)
5) New Build Sustainability certification (DGNB, LEED, BREEAM, other)
6) In-use Sustainability certification (DGNB, LEED, BREEAM, other)

1) Life Cycle Assessments (LCAs):

The Fund works with LCAs as a vital part of NREP`S Net Zero strategy. The Fund is still in early stages of incorporating LCA analysis into its business procedures. Therefore, the Fund have assessed that there is an insufficient data coverage in order to produce a meaningful measurement on this indicator.

The Fund is working with development managers, external consultants, and contractors to obtain LCAs and thereby increase data coverage. The Fund is also working on incorporating LCAs into its system landscape to secure streamlined reporting going forward.

2) Energy efficiency (EPC rating):

The Fund`s standing asset portfolio has registered an EPC rating on 99% of its assets. Hereof 39% have registered an EPC rating of B or higher.

For standing assets that have been acquired in 2021 and onwards and that have registered a target[1] EPC rating, 50% of these assets have a target of B or higher.

It is the Fund`s ambition that energy inefficient assets over time will be transformed into energy efficient assets.

For development projects with a registered target EPC rating, 100% of these assets have a target of B or higher.

3) + 4) Energy and GHG intensity (CRREM):

The Fund has historically struggled with the obtainment of energy consumption data and have assessed that the current data coverage does not support meaningful measurement of this indicator.

In order to mitigate this and be able to report on this indicator in the future, the Fund has launched a Carbon Management Project, with the ambition of increasing its use of metering data and thus providing greater data quality and coverage across the portfolio. Work has been initiated to ensure metering data is accessed either

[1] Target covers the ambition of reaching a certain level of EPC rating in the future.

directly on the property, from the utility company, through data hubs or through other providers. The Fund has for this purpose enrolled a new ESG-platform better suited for capturing, storing and reporting of these data sources. Metering data will be processed through various API solutions into the ESG-platform. The new ESG-platform will integrate with our current system landscape, which supports a streamlined approach to common data reporting and management.

5) + 6) <u>New build and In-use sustainability certifications:</u>

100% of the Funds development projects acquired in 2021 and onwards, have a targeted sustainability certification registered[2].

…and compared to previous periods?

This is the first periodic report made by the Fund, why this question can not be answered at the moment.

What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?

The Fund does not have sustainable investments.

How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?

The Fund does not have sustainable investments.

How were the indicators for adverse impacts on sustainability factors taken into account?

N/A - The Fund does not have sustainable investments.

Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

N/A - The Fund does not have sustainable investments.

How did this financial product consider principal adverse impacts on sustainability factors?

The Fund have taken into consideration the principal adverse impacts on sustainability factors in the course of assessing sustainability risks and their impacts on the value of investments.

The Fund has been working with the indicators:
- "Exposure to fossil fuels through real estate assets"
- "Exposure to energy-inefficient real estate assets".

[2] Development projects with missing response for this data point has been excluded.

Unaudited SFDR Annex IV Report 2022

The Fund are not aware of any investments which are involved in extraction, storage, transport of manufacture of fossil fuels. However, the Fund has since inception been active within the logistics segment and does not have control of goods/services passing through in such properties.

The Fund has invested in assets that are both energy efficient and - inefficient. It is the Fund`s ambition that energy inefficient assets over time will be transformed into energy efficient assets.

For PAI reporting on NREP group level, the Fund refer to NREP`s website, which should be available in connection with the PAI reporting deadline as of 30th of June 2023:

PAI Statement - NREP

What were the top investments of this financial product?

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is the year ended 31/12/2022

Largest investments	Sector	% Assets	Country
Gardermoen Logistikbygg	*Real*	*12%*	*Norway*
Altura ICE	*Real*	*7%*	*Sweden*
Project Fionia	*Real*	*5%*	*Denmark*
Debut	*Real*	*4%*	*Denmark*
Columbus Shopping Center	*Real*	*4%*	*Finland*
Revontulenpuisto	*Real*	*4%*	*Finland*
Vejleåvej 13	*Real*	*3%*	*Denmark*
Bulevardi 21	*Real*	*3%*	*Finland*
Nardobakken 3	*Real*	*3%*	*Norway*
Kolonial/ODA.no	*Real*	*2%*	*Norway*
Polarpakintie 4	*Real*	*2%*	*Finland*
Leipätehdas	*Real*	*2%*	*Finland*
Ventrupparken 2	*Real*	*2%*	*Denmark*
Drammen Hotellbygg	*Real*	*2%*	*Norway*
Løvåsmyra	*Real*	*2%*	*Norway*

Unaudited SFDR Annex IV Report 2022

What was the proportion of sustainability-related investments?

The proportion of sustainability related investment was 94%

What was the asset allocation?

Asset allocation describes the share of investments in specific assets.

The sub-category #1B Other E/S characteristics, covers 94% of the Fund`s investments. This is investments in the Real Estate sector.

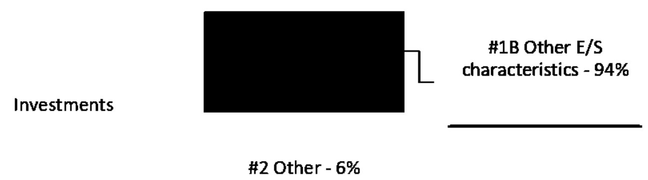
The sub-category #2 Other, covers 6% of the Fund`s investments. This is related to trade receivables, other receivables, others assets and cash.

[include note only for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852] -N/A

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.



#2Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

The category **#1 Aligned with E/S characteristics** covers:
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

In which economic sectors were the investments made?

The investments made by the Fund is all within the Real Estate sector.

To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

The Fund have reported 0% EU Taxonomy alignment, therefore no investments will be stated here.

[include note for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852 that invest in environmental economic activities that are not environmentally sustainable economic activities]: N/A

are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under Regulation (EU) 2020/852.

reflecting the share of revenue from green activities of investee companies.
- **capital expenditure** (CapEx) showing the green investments made by investee companies, e.g. for a transition to a green economy.
- **operational expenditure** (OpEx) reflecting green operational activities of investee companies.

Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy[3]?

Yes:

In fossil gas   In nuclear energy

X No

The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.

1. Taxonomy-alignment of investments **including sovereign bonds***

Turnover 100%

CapEx 100%

OpEx 100%

0% 50% 100%

Non Taxonomy-aligned

2. Taxonomy-alignment of investments **excluding sovereign bonds***

Turnover 100%

CapEx 100%

OpEx 100%

0% 50% 100%

Non Taxonomy-aligned

This graph represents 100% of the total investments.

* *For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.*

What was the share of investments made in transitional and enabling activities?

The Fund does not have a minimum share of transitional/enabling activities.

How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?

[3] Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change ("climate change mitigation") and do not significantly harm any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.

The Fund does not have sustainable investments.

What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?

The Fund does not have sustainable investments.

What was the share of socially sustainable investments?

The Fund does not have sustainable investments.

What investments were included under "other", what was their purpose and were there any minimum environmental or social safeguards?

This segment of investments consisted of derived elements of the ordinary real estate investments, i.e. cash, receivables, deposits or other forms of working capital.
There were no environmental or social safeguards for these types of investments.

What actions have been taken to meet the environmental and/or social characteristics during the reference period?

- All investments in new developments or standing assets being presented to the Investment Committee (IC) have undergone a Sustainability Due Diligence, in addition to a technical, legal, commercial and environmental due diligence.
- Identified risks are in subsequent steps investigated in more detail to understand if they can be managed/mitigated creating both a pre- and post-mitigation assessment. The criteria revolve around topics of physical climate risk, decarbonization and transition risk, energy efficiency, eco-system and biodiversity, health and community, data & analytics, governance & ESG framework compliance.

  For standing assets, the Sustainable Action Plan for Standing Assets (SAPSA) has been launched. The main purpose of SAPSA is to ensure that each standing asset is pursuing the individual impact potential of that specific asset in alignment with NREP's sustainability strategy and business priorities. With SAPSA, each standing asset must meet a number of requirements within 18 months of acquisition, including e.g., that the asset must hold a valid EPC and must produce and maintain a Climate Action Roadmap demonstrating a pathway to achieve EPC B and 2028 CRREM1.5O compliance.

[include note for financial products where an index has been designated as a reference benchmark for the purpose of attaining the environmental or social characteristics promoted by the financial product]: N/A

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.

How did this financial product perform compared to the reference benchmark?

The Fund does not use a reference benchmark.

How does the reference benchmark differ from a broad market index?

The Fund does not use a reference benchmark.

How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?

The Fund does not use a reference benchmark.

How did this financial product perform compared with the reference benchmark?

The Fund does not use a reference benchmark.

How did this financial product perform compared with the broad market index?

The Fund does not use a reference benchmark.

Skatteetaten

Vår dato	Din/Deres dato	Saksbehandler
18.05.2021	07.04.2021	Vibeke Horne
800 80 000 Skatteetaten.no	Din/Deres referanse	Telefon 90518192
Org.nr 974761076	Vår referanse 2021/5629940	Postadresse Postboks 9200 Grønland 0134 OSLO

U.off.

ERNST & YOUNG AS
Postboks 1156 Sentrum
0107 OSLO

Att. Peder Steinskog

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk

Vi viser til deres brev av 7. april 2021 der det søkes om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk for følgende selskaper:

NSF IV Norway Holding 6 AS	**org.nr. 925 572 349**
Marstrandgata 8 & 10 AS	**org.nr. 925 572 373**
NSF IV Norway Holding 8 AS	**org.nr. 925 572 381**
NSF IV Norway Holding 9 AS	**org.nr. 825 572 422**
NSF IV Norway Holding 10 AS	**org.nr. 925 572 446**
NIP Norway Advisory AS	**org.nr. 925 947 105**
Vestby Lagerbygg AS	**org.nr. 994 793 160**
NIP Norway Gardermoen logistikkbygg holding AS	**org.nr. 926 178 946**
Gardermoen Logistikkbygg AS	**org.nr. 912 977 552**

Skattekontoret gir på bakgrunn av en konkret helhetsvurdering de overnevnte selskaper dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen gjelder så lenge opplysningene som danner grunnlaget for vedtaket ikke endres vesentlig.

Kopi av dette brevet må sendes til Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Den regnskapspliktige må selv dokumentere ved dette brev at tillatelse er gitt.

Bakgrunn
Selskapene er en del av NREP-systemet og har norske og utenlandske profesjonelle eiere. Selskapenes formål er å drive handel med og investering i fast eiendom, verdipapirer og andre formuesobjekter, herunder deltakelse i andre selskaper med lignende virksomhet samt forvaltning av eiendom.

Selskapenes arbeidsspråk er engelsk og mange av kontaktpersonene i selskapene er utenlandske. All rapportering til eierne skjer på engelsk.

Skattekontorets vurdering
Etter regnskapsloven § 3-4 tredje ledd skal "årsregnskapet og årsberetningen [...] være på norsk.

Side 1 / 2

Departementet kan ved [...] enkeltvedtak bestemme at årsregnskapet og/eller årsberetningen kan være på et annet språk."

I Ot. prp. nr. 42 (1997-1998) Om lov om årsregnskap mv., er det uttalt følgende om regnskapslovens formål, jf. pkt. 1.1:

> "Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon."

Det fremgår således at et av hovedformålene med regnskapsloven er å bidra til "informative regnskaper for ulike grupper av regnskapsbrukere". Regnskapsbrukere vil omfatte, jf. uttalelsen i proposisjonen, blant andre investorer, kreditorer, ansatte og lokalsamfunnet.

Det er etter skattekontorets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk kan gis, at det ikke foreligger mulige brukere av regnskapsinformasjon som blir vesentlig berørt negativt ved en eventuell dispensasjon.

Det er særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har skattekontoret lagt særlig vekt på at selskapene har norske og utenlandske profesjonelle eiere. Videre er det vektlagt at selskapene driver virksomhet i en bransje der alle sentrale aktører behersker og benytter engelsk.

Vennligst oppgi vår referanse ved henvendelse i saken.

Med hilsen

Vibeke Horne
rådgiver
Brukerdialog, brukerkontakt
Skatteetaten

Dokumentet er elektronisk godkjent og har derfor ikke håndskrevne signaturer.

To the General Meeting of NIP Norway Gardermoen Logistikkbygg Holding AS

Independent Auditor's Report

Opinion

We have audited the financial statements of NIP Norway Gardermoen Logistikkbygg Holding AS (the Company), which comprise the balance sheet as at 31 December 2022, the income statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion

- the financial statements comply with applicable statutory requirements, and
- the financial statements give a true and fair view of the financial position of the Company as at 31 December 2022, and its financial performance for the year then ended in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards 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 as required by relevant laws and regulations in Norway and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors for the Financial Statements

The Board of Directors (management) is responsible for the preparation of financial statements that give a true and fair view in accordance with the Norwegian Accounting Act and accounting standards and practices generally accepted in Norway, 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. The financial statements use the going concern basis of accounting insofar as it is not likely that the enterprise will cease operations.

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 will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate,

PricewaterhouseCoopers AS, Dronning Eufemias gate 71, Postboks 748 Sentrum, NO-0106 Oslo
T: 02316, org. no.: 987 009 713 MVA, www.pwc.no
Statsautoriserte revisorer, medlemmer av Den norske Revisorforening og autorisert regnskapsførerselskap

they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

For further description of Auditor's Responsibilities for the Audit of the Financial Statements reference is made to: https://revisorforeningen.no/revisjonsberetninger

Oslo, 30 June 2023
PricewaterhouseCoopers AS

Lars Kristian Jørgensen
State Authorised Public Accountant
(This document is signed electronically)

Securely signed with Brevio

Revisjonsberetning - Gardermoen Logistikkbygg Hold

Signers:

Name	***Method***	***Date***
Jørgensen, Lars Kristian	BANKID_MOBILE	2023-07-16 23:27

NIP Norway Gardermoen Logistikkbygg Holding AS

Annual report 2022

Board of directors' report

Annual accounts
- Income statement
- Balance sheet
- Cash flow statement
- Notes

Auditors' report

Annual Report 2022
NIP Norway Gardermoen Logistikkbygg Holding AS

Nature of the company
NIP Norway Gardermoen Logistikkbygg Holding AS is the owner of Gardermoen Logistikkbygg AS, which in turn owns the main warehouse in Eastern Norway for Coop Norway SA. In addition to the warehouse there are also office space. Coop Norway is the only ten ant.

The company was established in December 2020 and have business premises in Oslo. Both the board members and CEO are covered by a joint liability insurance agreement that applies to all companies in NREP.

Profit and Loss
Ordinary pre-tax profit for 2021 shows a profit of NOK 9 938 989, while the annual result shows a profit of NOK 7 507 310.

The Baard of Directors believes that the annual accounts presented, provide a correct picture of the results of the company's activities and position.

Cash flow
Cash flow from operating activities is NOK 9 487 643. In 2022 the company had a capital decrease with NOK 108 890 800. In total, the company's liquidity holdings have decreased by NOK 454 248.

Financing
Total interest-bearing debt for the company per 31.12.2022 is NOK 2 047 345.

The company operates in a capital-intensive industry with high financial costs and it will always be a risk associated with the tenants' ability to meet obligations. Tenant Coop Norway SA is solid and credit risk is considered to be low.

Continued operation
In accordance with Section 3-3 of the Accounting Act, the Board of Directors confirms that the conditions for continued operations are present.

Work environment
NIP Norway Gardermoen Logistikkbygg Holding AS has no employees of its own. Thus, there are no factors related to the working environment, gender equality or discrimination.

External environment
The company does not affect the external environment.

Oslo, 30 June 2023

The Board of Directors of NIP Norway Gardermoen Logistikkbygg Holding AS

JP	JBN
Jens Petter Hagen Chairman of the Board	Jørgen Bråten Nordby Board member
Signature:	**Signature:** Jørgen Bråten Nordby Jørgen Bråten Nordby (Jul 31, 2023 14:54 GMT+2)
Email: jeha@nrep.com	**Email:** jono@nrep.com

NIP Norway Gardermoen Logistikkbygg Holding AS

Income statement

	Note	2022	2021
Operating expenses			
Other operating expenses	2	314 233	681 730
Operating result		-314 233	-681 730
Financial income and expenses			
Interest income from group companies		9 941 891	9 292 467
Other financial income		283	0
Interest paid to group companies		0	10 881 500
Other financial expenses		3 185	22 100
Net financial items		9 938 989	-1 611 133
Result before tax		9 624 756	-2 292 863
Tax expense	3	2 117 446	-150 065
Net profit/(-loss) for the year		7 507 310	-2 142 798
Allocated as follows			
Transferred to/(-from) other equity	7	7 507 310	-2 142 798

NIP Norway Gardermoen Logistikkbygg Holding AS

Balance sheet as of December 31

	Note	2022	2021
Fixed assets			
Intangible assets			
Deferred tax asset	3	2 574	150 065
Total intangible assets		2 574	150 065
Financial assets			
Investments in subsidiaries	4	1 227 795 691	1 227 795 691
Intercompany loans	5	180 023 815	278 972 724
Total financial assets		1 407 819 506	1 506 768 415
Total fixed assets		1 407 822 080	1 506 918 480
Current assets			
Receivables			
Other receivables	5	361 343	361 343
Total receivables		361 343	361 343
Cash and cash equivalents	6	249 134	703 382
Total current assets		610 477	1 064 725
Total assets		1 408 432 557	1 507 983 205

NIP Norway Gardermoen Logistikkbygg Holding AS

Balance sheet as of December 31

	Note	2022	2021
Equity			
Paid-in capital			
Share capital	7, 8	60 000	60 000
Share premium	7	1 400 960 700	1 509 851 500
Total paid-in capital		1 401 020 700	1 509 911 500
Retained earnings			
Other equity	7	5 364 512	-2 142 798
Total retained earnings		5 364 512	-2 142 798
Total equity		1 406 385 212	1 507 768 702
Liabilities			
Current liabilities			
Accounts payable	5	12 511	169 309
Tax payable	3	1 969 955	0
Other short-term liabilities		64 879	45 194
Total current liabilities		2 047 345	214 503
Total liabilities		2 047 345	214 503
Total equity and liabilities		1 408 432 557	1 507 983 205

31 December 2022
Oslo, 30 June 2023

Jørgen Bråten Nordby
Jørgen Bråten Nordby (Jul 6, 2023 12:42 GMT+2)

Jens Petter Hagen
Chairman of the Board

Jørgen Bråten Nordby
Board member

NIP Norway Gardermoen Logistikkbygg Holding AS

Cash flow statement

	Note	2022	2021
Cash flow from operating activities			
Result before tax		9 624 756	-2 292 863
Changes in inventories, accounts receivable and accounts payable		-156 798	169 308
Changes in other current balance sheet items		19 685	-316 148
Net cash flow from operating activities		9 487 643	-2 439 703
Cash flow from investing activities			
Purchase of investments in shares	4	0	-1 227 795 691
Proceeds from short-term and long-term receivables	5	98 948 909	-278 972 724
Net cash flow from investing activities		98 948 909	-1 506 768 415
Cash flow from financing activities			
Capital increase/decrease	7	-108 890 800	1 509 911 500
Net cash flow from financing activities		-108 890 800	1 509 911 500
Net change in cash and cash equivalents		-454 248	703 382
Cash and cash equivalents as of 01.01		703 382	0
Cash and cash equivalents as of 31.12		249 134	703 382

NIP Norway Gardermoen Logistikkbygg Holding AS

Notes to the accounts for 2022

Note - 1 Accounting Principles

The annual report has been prepared in accordance with the Norwegian Accounting Act and generally accepted accounting principles.

The entity was founded on 01.12.2020. The financial statements for the period 01.12.2020-31.12.2021 was the first financial statements filed for the entity.

Balance sheet classification
Current assets and short-term liabilities consist of receivables and payables due within one year, and items related to the inventory cycle. Other balance sheet items are classified as fixed assets / long-term liabilities.

Current assets are valued at the lower of cost and fair value. Short-term liabilities are recognized at nominal value.

Fixed asets are valued at cost, less depreciation and impariment losses. Long-term liabilities are recognized at nomial value.

Subsidiaries and investment in associates
Subsidiaries and investments in associates are valued by the cost method in the company accounts. The investment is valued as cost of acquiring shares in the subsidiary, providing that write down is not required. Write down to fair value will be carried out if the reduction in value is caused by circumstances which may not be regarded as incidental, and deemed necessary by generally accepted accounting principles. Write downs are reversed when the cause of the initial write down are no longer present.

Dividends and other distributions are recognized in the same year as appropriated in the subsidiary accounts. If dividends exceeds withheld profits after the acquisition date, the exceeding amount represents reimbursement of invested capital, and the distribution will be subtracted from the value of the acquisition in the balance sheet for the parent company.

Accounts and other receivables
Accounts receivables and other current receivables are recorded in the balance sheet at nominal value less provisions for doubtful accounts. Provisions for doubtful accounts are based on an individual assessment of the different receivables. For the remaining receivables, a general provision is estimated based on expected loss.

Foreign currency
Cash, receivables and liabilities are translated using the year end exchange rates

Income tax
The tax expense consists of the tax payable and changes to deferred tax. Deferred tax/tax assets are calculated on all differences between the book value and tax value of assets and liabilities. Deferred tax is calculated as 22 percent of temporary differences and the tax effect of tax losses carried forward. Deferred tax assets are recorded in the balance sheet when it is more likely than not that the tax assets will be utilized. Taxes payable and deferred taxes are recognized directly in equity to the extent that they relate to equity transactions.

Cash flow statement
The cash flow statement is presented using the indirect method. Cash and cash equivalents include cash, bank deposits and other short-term, highly liquid investments with maturities of three months or less.

NIP Norway Gardermoen Logistikkbygg Holding AS

Notes to the accounts for 2022

Note 2 - Payroll expenses, number of employees, loans to employees and auditor's fee

The company does not have employees and is thus not required to follow the Act of Mandatory Pension or have a pension scheme meeting the requirements of the law.

Management remuneration

The entity has not paid any other remuneration to the board of directors during the year. There are no loans/securities issued to the board of directors.

Auditor fee has been divided as follows	**2022**	**2021**
Statutory audit fee	17 701	20 063

VAT is not included in the auditor fees.

NIP Norway Gardermoen Logistikkbygg Holding AS

Notes to the accounts for 2022

Note 3 - Income taxes

Income tax expenses	**2022**	**2021**
Tax payable	1 969 955	0
Change in deferred tax	147 491	-150 065
Total income tax expense	2 117 446	-150 065

Tax base estimation	**2022**	**2021**
Result before tax	9 624 756	-2 292 863
Change in temporary differences	4 200	7 500
General income	9 628 956	-2 285 363
Limitation of deduction for interest	0	1 610 749
(Utilization of) loss carried forward	-674 614	674 614
Tax base	8 954 342	0
Tax payable	1 969 955	0

Temporary differences outlined	**2022**	**2021**
Accounting accruals	-11 700	-7 500
Total temporary differences	-11 700	-7 500
Accumulated loss carried forward	0	-674 613
Carry forward interest limitation	-1 610 749	-1 610 749
Net temporary differences	-1 622 449	-2 292 862
Deferred tax asset (22%)	-356 939	-504 430
Deferred tax asset not recognized	354 365	354 365
Deferred tax asset in balance sheet	-2 574	-150 065

Effective tax rate	**2022**
Expected income taxes, statutory tax rate 22%	2 117 446
Income tax expense	2 117 446
Effective tax rate *)	22 %

*) Tax expense divided by pre-tax income

NIP Norway Gardermoen Logistikkbygg Holding AS

Notes to the accounts for 2022

Note 4 - Investment in subsidiaries and associate

Company	Acquisition date	Location	Share owners	Voting rights	Net profit 2022	Equity 31.12	Book value 31.12
Gardermoen Logistikkbygg AS	25.02.2021	Oslo	100 %	100 %	-4 260 382	5 644 757	1 227 795 691

The entity is a parent in a group structure, and consolidated accounts have therefore not been prepared in accordance with the Accounting Act § 3-2. The consolidated accounts for the entire group is prepared by the ultimate parent, NREP Income+ Fund SCSp., located in Luxembourg. Consolidated accounts for the group are available at their address: NREP Income+ fund SCSp, Rue Philippe II, L-2340 Luxembourg

Note 5 - Intercompany balances with group and associated companies

Receivables	2022	2021
Long-term loans	180 023 815	278 972 724
Other short-term receivables	361 343	361 343
Total intercompany receivables	180 385 158	279 334 067

Payables	2022	2021
Accounts payable	0	20 800

Note 6 - Bank deposit

The company had no restricted funds as of year-end.

Note 7 - Equity

	Share capital	Share premium	Other equity	Total
Equity 01.01.	60 000	1 509 851 500	-2 142 798	1 507 768 702
Share premium decrease	0	-108 890 800	0	-108 890 800
Net profit/(-loss) for the year	0	0	7 507 310	7 507 310
Equity 31.12.	60 000	1 400 960 700	5 364 512	1 406 385 212

NIP Norway Gardermoen Logistikkbygg Holding AS

Notes to the accounts for 2022

Note 8 - Share capital and shareholder information

Share capital:

	Number of shares	Face value	Book value
Ordinary Shares	3 000	20	60 000

All shares are owned by NREP Income+ Fund MasterCo S.à r.l.

The company has one class of shares and all shares have equal voting rights.