20230705S0786

Årsredovisning
CMNRE Tool PropCo AB

Org.nr 559322-7332

Räkenskapsår 2022-01-01 - 2022-12-31

Fastställelseintyg

Undertecknad styrelseledamot CMNRE Tool PropCo AB intygar att resultaträkningen och balansräkningen i årsredovisningen har fastställts på årsstämma den 16 maj 2023. Årsstämman beslutade att godkänna styrelsens förslag till hur vinsten ska fördelas.

Jag intygar också att innehållet i årsredovisningen och revisionsberättelsen stämmer överens med originalen.

Helsinki den 27 juni 2023

Juha Salokoski

CMNRE Tool PropCo AB
559322-7332

Årsredovisning för räkenskapsåret 2022-01-01 - 2022-12-31

Styrelsen för CMNRE Tool PropCo AB avger härmed följande årsredovisning.

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Alla belopp redovisas, om inte annat anges, i TKR (SEK).

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Förvaltningsberättelse

Verksamheten
Allmänt om verksamheten
Bolaget ska direkt eller indirekt, förvärva, äga och förvalta och sälja fast och lös egendom.
Bolaget har sitt säte i Stockholm, Sverige.

Företaget är ett dotterföretag till CMNRE II Investment S.a.r.l. (B245375).

Väsentliga händelser under och efter räkenskapsåret
CMNRE Tool III AB har fusionerats till CMNRE Tool PropCo AB den 28 oktober 2022.
Den svenska fastighetsmarknaden har under 2022 påverkats kraftigt av hög inflation, snabbt stigande räntor, höga energikostnader och en konjunkturinbromsning. Detta har haft begränsad påverkan på bolagets resultatutveckling under året då fastigheten är fullt uthyrd till Volvo där bolaget har begränsade drift- och underhållskostnader.
Det osäkra marknadsläget skapar både möjligheter och utmaningar för 2023.

Betydande risker
På grund av branschens karaktär finns det risker i bolagets verksamhet. De mest betydande riskerna härrör marknadshyror och likviditet på fastighetsmarknaderna. Den allmänna ekonomiska utvecklingen kan påverka hyresgäst relaterade risker inklusive risker i hyresinlåkter koncernen erhåller.
Den kan även påverka investeringarnas marknadsvärde.

Anställda
Bolaget har inte haft några anställda under räkenskapsåret.

Flerårsöversikt	**2022**	**2021**
Nettoomsättning (tkr)	11 900	1 071
Resultat efter finansiella poster (tkr)	3 913	2 231
Balansomslutning	68 726	21 668
Soliditet (%)	22,68 %	16,88 %

Förändringar i eget kapital

	Aktiekapital	**Balanserat resultat**	**Årets resultat**	**Totalt eget kapital**
Belopp vid årets ingång enligt fastställd balansräkning	50	1 834	1 774	3 658
Tidigare erhållet aktieägartillskott innan fusion	0	9 785	0	9 785
Omföring av föregående års resultat		1 774	-1 774	0
Fusionsdifferens	0	-774		-774
Årets resultat	0		2 918	2 918
Belopp vid årets utgång	50	12 618	2 918	15 587

Ovillkorade aktieägartillskott uppgår per balansdagen till kr 11 618 tkr varav 1 834 tkr i sin helhet består av tidigare erhållet aktieägartillskott, 11 643 tkr består av värde från fusionen samt en fusionsdifferens på -1 859 tkr.

Förslag till resultatdisposition
Styrelsen föreslår att till förfogande stående vinstmedel

Aktieägartillskott årets förändring		12 618 264
Årets resultat		2 918 490
Balanseras i ny räkning	kronor	15 536 754

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Resultaträkning

	Not	2022-01-01 - 2022-12-31	2021-06-15 - 2021-12-31
Nettoomsättning		11 990	4 071
Summa rörelseintäkter, lagerförändringar m.m.		**11 990**	**4 071**
Rörelsekostnader			
Fastighets- och förvaltningskostnader		-3 461	-1 236
Övriga externa kostnader		-927	-111
Av- och nedskrivningar av materiella och immateriella anläggningstillgångar		-855	-204
Summa rörelsekostnader		**-5 243**	**-1 551**
Rörelseresultat		**6 747**	**2 520**
Finansiella poster			
Räntekostnader och liknande resultatposter	3	-2 834	-286
Summa finansiella poster		**-2 834**	**-286**
Resultat efter finansiella poster		**3 913**	**2 234**
Resultat före skatt		**3 913**	**2 234**
Skatt på årets resultat		-995	-460
Årets resultat		**2 918**	**1 774**

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Balansräkning

	Not	2022-12-31	2021-12-31
TILLGÅNGAR			
Anläggningstillgångar			
Materiella anläggningstillgångar			
Byggnader och mark	4	55 064	17 296
Inventarier, verktyg och installationer	5	1 627	507
		57 291	17 803
Summa anläggningstillgångar		57 291	17 803
Omsättningstillgångar			
Kortfristiga fordringar			
Kundfordringar		425	1 115
Övriga fordringar		342	172
Förutbetalda kostnader och upplupna intäkter		504	175
		1 271	1 463
Kassa och bank		10 163	2 403
Summa omsättningstillgångar		**11 435**	**3 865**
SUMMA TILLGÅNGAR		**68 726**	**21 668**

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Balansräkning

	Not	2022-12-31	2021-12-31
EGET KAPITAL OCH SKULDER			
Eget kapital			
Bundet eget kapital			
Aktiekapital		50	50
		50	**50**
Fritt eget kapital			
Balanserat resultat		12 618	1 834
Årets resultat		2 918	1 774
		15 537	**3 608**
Summa eget kapital		**15 587**	**3 658**
Långfristiga skulder			
Skulder till koncernföretag	6	46 574	14 177
Summa långfristiga skulder		**46 574**	**14 177**
Kortfristiga skulder			
Skulder till koncernföretag	7	3 819	286
Skatteskulder		1 205	323
Övriga skulder		598	3 160
Upplupna kostnader och förutbetalda intäkter		944	64
Summa kortfristiga skulder		**6 566**	**3 833**
SUMMA EGET KAPITAL OCH SKULDER		**68 726**	**21 668**

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Noter

Not 1. Redovisnings- och värderingsprinciper

Allmänna upplysningar
Årsredovisningen är upprättad i enlighet med årsredovisningslagen och BFNAR 2016:10, Årsredovisning i mindre aktiebolag (K2).
Bolaget har fusionerat in sitt dotterbolag enligt koncernvärdesmetoden enligt den metod som tagits fram i BFNAR 2020:5 och innebär att tillgångar och skulder överlas till de koncernmässiga värdena.*

Fordringar, skulder och avsättningar
Fordringar har värderats till det lägsta av anskaffningsvärde och det belopp varmed de beräknas bli reglerade.

Övriga tillgångar, skulder samt avsättningar har värderats till anskaffningsvärden om annat ej anges.

Anläggningstillgångar
Materiella och immateriella anläggningstillgångar redovisas till anskaffningsvärde minskat med ackumulerade avskrivningar och eventuella nedskrivningar.

Avskrivningsbart belopp utgörs av anskaffningsvärdet med avdrag för beräknat restvärde om detta bedöms vara väsentligt. Avskrivning sker linjärt över den förväntade nyttjandeperioden. Följande avskrivningstider tillämpas:

Materiella anläggningstillgångar	
Byggnader	25 år
Byggnadsinventarier	25 år

Not 2. Koncernförhållanden
Företaget med hänvisning till undantagsreglerna i Årsredovisningslagen 7 kap 2 § upprättas ingen koncernredovisning. Närmast överordnade moderföretag som upprättar koncernredovisning i vilken företaget ingår är CapMan Nordic Real Estate III FCP-RAIF (K1810) med säte i Luxemburg.

Not 3. Övriga räntekostnader och liknande resultatposter

	2022	2021
Räntekostnader, koncernföretag	2 833	286
Övriga räntekostnader och liknande resultatposter	1	0
	2 834	**286**

Not 4. Byggnader och mark

	2022-12-31	2021-12-31
Ingående anskaffningsvärden	17 493	0
Årets anskaffningar (aktiverat fusionvärde)	39 194	17 493
Utgående ackumulerade anskaffningsvärden	**56 687**	**17 493**
Ingående avskrivningar	-197	0
Årets avskrivningar	-591	-197
Årets avskrivningar av fusionsdifferenser	-235	0
Utgående ackumulerade avskrivningar	**-1 023**	**-197**
Utgående redovisat värde	**55 664**	**17 296**

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Not 5. Inventarier, verktyg och installationer

	2022-12-31	2021-12-31
Ingående anskaffningsvärden	514	0
Årets anskaffningar (aktiverat fusionvärde)	1 149	514
Utgående ackumulerade anskaffningsvärden	**1 663**	**514**
Ingående avskrivningar	-7	0
Årets avskrivningar	-21	-7
Årets avskrivningar av fusionsdifferenser	-8	0
Utgående ackumulerade avskrivningar	**-36**	**-7**
Utgående redovisat värde	**1 627**	**507**

Not 6. Långfristiga skulder

	2022-12-31	2021-12-31
Förfaller mellan 2 och 5 år efter balansdagen		
Skulder till koncernföretag	46 574	14 177
	46 574	**14 177**

Not 7. Nyckeltalsdefinitioner

Nettoomsättning
Rörelsens huvudintäkter, fakturerade kostnader, sidointäkter samt intäktskorrigeringar.

Resultat efter finansiella poster
Resultat efter finansiella intäkter och kostnader, men före bokslutsdispositioner och skatt.

Soliditet (%)

Eget kapital i procent av balansomslutningen.

Stockholm den dag som framgår av vår elektroniska signatur

Magnus Berglund
Ordförande

Marcus Lotzman
Ledamot

Juha Salokoski
Ledamot

Vår revisionsberättelse har lämnats den dag som framgår av vår elektroniska underskrift
Ernst & Young AB

Camilla Norell
Auktoriserad revisor

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List of Signatures

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Årsredovisning CMNRE Tool PropCo AB 2022.pdf

Name	Method	Signed at
CAMILLA NORELL	BANKID	2023-04-03 09:21 GMT+02
MAGNUS BERGLUND	BANKID	2023-03-31 11:42 GMT+02
Juha Matti Salokoski	Mobiilivarmenne	2023-03-30 10:55 GMT+02
Marcus Erik Jonas Lotzman	BANKID	2023-03-30 10:23 GMT+02

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Building a better working world

Revisionsberättelse

Till bolagsstämman i CMNRE Tool PropCo AB, org.nr 559322-7332

Rapport om årsredovisningen

Uttalanden

Vi har utfört en revision av årsredovisningen för CMNRE Tool PropCo AB för räkenskapsåret 2022-01-01-2022-12-31.

Enligt vår uppfattning har årsredovisningen upprättats i enlighet med årsredovisningslagen och ger en i alla *väsentliga avseenden rättvisande bild av CMNRE Tool* PropCo ABs finansiella ställning per den 31 december 2022 och av dess finansiella resultat för året enligt årsredovisningslagen. Förvaltningsberättelsen är förenlig med årsredovisningens övriga delar.

Vi tillstyrker därför att bolagsstämman fastställer resultaträkningen och balansräkningen.

Grund för uttalanden

Vi har utfört revisionen enligt International Standards on Auditing (ISA) och god revisionssed i Sverige. Vårt ansvar enligt dessa standarder beskrivs närmare i avsnittet *Revisorns ansvar*. Vi är oberoende i förhållande till CMNRE Tool PropCo AB enligt god revisorssed i Sverige och har i övrigt fullgjort vårt yrkesetiska ansvar enligt dessa krav.

Vi anser att de revisionsbevis vi har inhämtat är tillräckliga och ändamålsenliga som grund för våra uttalanden.

Styrelsens ansvar

Det är styrelsen som har ansvaret för att årsredovisningen upprättas och att den ger en rättvisande bild enligt årsredovisningslagen. Styrelsen ansvarar även för den interna kontroll som den bedömer är nödvändig för att upprätta en årsredovisning som inte innehåller några väsentliga felaktigheter, vare sig dessa beror på oegentligheter eller misstag.

Vid upprättandet av årsredovisningen ansvarar styrelsen för bedömningen av bolagets förmåga att fortsätta verksamheten. Den upplyser, när så är tillämpligt, om förhållanden som kan påverka förmågan att fortsätta verksamheten och att använda antagandet om fortsatt drift. Antagandet om fortsatt drift tillämpas dock inte om beslut har fattats om att avveckla verksamheten.

Revisorns ansvar

Våra mål är att uppnå en rimlig grad av säkerhet om att årsredovisningen som helhet inte innehåller några väsentliga felaktigheter, vare sig dessa beror på oegentligheter eller misstag, och att lämna en revisionsberättelse som innehåller våra uttalanden. Rimlig säkerhet är en hög grad av säkerhet, men är ingen garanti för att en revision som utförs enligt ISA och god revisionssed i Sverige alltid kommer att upptäcka en väsentlig felaktighet om en sådan finns. Felaktigheter kan uppstå på grund av oegentligheter eller misstag och anses vara väsentliga om de enskilt eller tillsammans rimligen kan förväntas påverka de ekonomiska beslut som användare fattar med grund i årsredovisningen.

Som del av en revision enligt ISA använder vi professionellt omdöme och har en professionellt skeptisk inställning under hela revisionen. Dessutom:

- **identifierar och bedömer vi riskerna för väsentliga felaktigheter i årsredovisningen, vare sig dessa beror på oegentligheter eller misstag, utformar och utför granskningsåtgärder bland annat utifrån dessa risker och inhämtar revisionsbevis som är tillräckliga och ändamålsenliga för att utgöra en grund för våra uttalanden. Risken för att inte upptäcka en väsentlig felaktighet till följd av oegentligheter är högre än för en väsentlig felaktighet som beror på misstag, eftersom oegentligheter kan innefatta agerande i maskopi, förfalskning, avsiktliga utelämnanden, felaktig information eller åsidosättande av intern kontroll.**
- **skaffar vi oss en förståelse av den del av bolagets interna kontroll som har betydelse för vår revision för att utforma granskningsåtgärder som är lämpliga med hänsyn till omständigheterna, men inte för att uttala oss om effektiviteten i den interna kontrollen.**
- **utvärderar vi lämpligheten i de redovisningsprinciper som används och rimligheten i styrelsens uppskattningar i redovisningen och tillhörande upplysningar.**
- **drar vi en slutsats om lämpligheten i att styrelsen använder antagandet om fortsatt drift vid upprättandet av årsredovisningen. Vi drar också en slutsats, med grund i de inhämtade revisionsbevisen, om det finns någon väsentlig osäkerhetsfaktor som avser sådana händelser eller förhållanden som kan leda till betydande tvivel om bolagets förmåga att fortsätta verksamheten. Om vi drar slutsatsen att det finns en väsentlig osäkerhetsfaktor, måste vi i revisionsberättelsen fästa uppmärksamheten på upplysningarna i årsredovisningen om den väsentliga osäkerhetsfaktorn eller, om sådana upplysningar är otillräckliga, modifiera uttalandet om årsredovisningen. Våra slutsatser baseras på de revisionsbevis som inhämtas fram till datumet för revisionsberättelsen. Dock kan framtida händelser eller förhållanden göra att ett bolag inte längre kan fortsätta verksamheten.**
- **utvärderar vi den övergripande presentationen, strukturen och innehållet i årsredovisningen, däribland upplysningarna, och om årsredovisningen återger de underliggande transaktionerna och händelserna på ett sätt som ger en rättvisande bild.**

Vi måste informera styrelsen om bland annat revisionens planerade omfattning och inriktning samt tidpunkten för den. Vi måste också informera om betydelsefulla iakttagelser under revisionen, däribland de eventuella betydande brister i den interna kontrollen som vi identifierat.

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Building a better working world

Rapport om andra krav enligt lagar och andra författningar

Uttalanden

Utöver vår revision av årsredovisningen har vi även utfört en revision av styrelsens förvaltning av CMNRE Tool PropCo AB för räkenskapsåret 2022-01-01-2022-12-31 samt av förslaget till dispositioner beträffande bolagets vinst eller förlust.

Vi tillstyrker att bolagsstämman disponerar vinsten enligt förslaget i förvaltningsberättelsen och beviljar styrelsens ledamöter ansvarsfrihet för räkenskapsåret.

Grund för uttalanden

Vi har utfört revisionen enligt god revisionssed i Sverige. Vårt ansvar enligt denna beskrivs närmare i avsnittet *Revisorns ansvar*. Vi är oberoende i förhållande till CMNRE Tool PropCo AB enligt god revisorssed i Sverige och har i övrigt fullgjort vårt yrkesetiska ansvar enligt dessa krav.

Vi anser att de revisionsbevis vi har inhämtat är tillräckliga och ändamålsenliga som grund för våra uttalanden.

Styrelsens ansvar

Det är styrelsen som har ansvaret för förslaget till dispositioner beträffande bolagets vinst eller förlust. Vid förslag till utdelning innefattar detta bland annat en bedömning av om utdelningen är försvarlig med hänsyn till de krav som bolagets verksamhetsart, omfattning och risker ställer på storleken av bolagets egna kapital, konsolideringsbehov, likviditet och ställning i övrigt.

Styrelsen ansvarar för bolagets organisation och förvaltningen av bolagets angelägenheter. Detta innefattar bland annat att fortlöpande bedöma bolagets ekonomiska situation och att tillse att bolagets organisation är utformad så att bokföringen, medelsförvaltningen och bolagets ekonomiska angelägenheter i övrigt kontrolleras på ett betryggande sätt.

Revisorns ansvar

Vårt mål beträffande revisionen av förvaltningen, och därmed vårt uttalande om ansvarsfrihet, är att inhämta revisionsbevis för att med en rimlig grad av säkerhet kunna bedöma om någon styrelseledamot i något väsentligt avseende:

- **företagit någon åtgärd eller gjort sig skyldig till någon försummelse som kan föranleda ersättningsskyldighet mot bolaget, eller**
- **på något annat sätt handlat i strid med aktiebolagslagen, årsredovisningslagen eller bolagsordningen.**

Vårt mål beträffande revisionen av förslaget till dispositioner av bolagets vinst eller förlust, och därmed vårt uttalande om detta, är att med rimlig grad av säkerhet bedöma om förslaget är förenligt med aktiebolagslagen.

Rimlig säkerhet är en hög grad av säkerhet, men ingen garanti för att en revision som utförs enligt god revisionssed i Sverige alltid kommer att upptäcka åtgärder eller försummelser som kan föranleda ersättningsskyldighet mot bolaget, eller att ett förslag till dispositioner av bolagets vinst eller förlust inte är förenligt med aktiebolagslagen.

Som en del av en revision enligt god revisionssed i Sverige använder vi professionellt omdöme och har en professionellt skeptisk inställning under hela revisionen. Granskningen av förvaltningen och förslaget till dispositioner av bolagets vinst eller förlust grundar sig främst på revisionen av räkenskaperna. Vilka tillkommande granskningsåtgärder som utförs baseras på vår professionella bedömning med utgångspunkt i risk och väsentlighet. Det innebär att vi fokuserar granskningen på sådana åtgärder, områden och förhållanden som är väsentliga för verksamheten och där avsteg och överträdelser skulle ha särskild betydelse för bolagets situation. Vi går igenom och prövar fattade beslut, beslutsunderlag, vidtagna åtgärder och andra förhållanden som är relevanta för vårt uttalande om ansvarsfrihet. Som underlag för vårt uttalande om styrelsens förslag till dispositioner beträffande bolagets vinst eller förlust har vi granskat om förslaget är förenligt med aktiebolagslagen.

Stockholm den dag som framgår av vår elektroniska underskrift.

Ernst & Young AB

Camilla Norell
Auktoriserad revisor

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CAMILLA NORELL
Auktoriserad revisor
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CapMan

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CapMan Nordic Real Estate III FCP-RAIF

(Fonds Commun de Placement -
Reserved Alternative Investment Fund
RCS: K2036)

Consolidated Financial Statements for the financial year ended 31 December 2022

CapMan Nordic Real Estate III FCP-RAIF

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CapMan Nordic Real Estate III FCP-RAIF

Organisation and Administration of the Fund

Manager
CapMan Real Estate Manager S.A.
1B, Heienhaff
Senningerberg
L-1736 Luxembourg

Board of Directors of the Manager
Ms. Svetlana Panfilova
Mr. Paul-Arnaud de Stexhe
Mr. Nicolai Von den Benken

Alternative Investment Fund Manager ("AIFM")
CapMan AIFM Oy
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CapMan Nordic Real Estate III FCP-RAIF

Consolidated management report

General

CapMan Nordic Real Estate III FCP-RAIF (hereinafter the 'Fund'), was established on 6 August 2020. The Fund and its directly and indirectly owned subsidiaries are together referred to as the "Group".

The Fund is structured as a closed-ended co-ownership of securities (fonds commun de placement) established under and subject to the Luxembourg Law of 23 July 2016.

The management company of the Fund is CapMan Real Estate Manager S.A. (the "Management Company"). The Management Company has appointed CapMan AIFM Oy as the alternative investment fund manager (the "AIFM") to the Fund, to carry out the portfolio management, the risk management, the administration, marketing and asset management function of the Fund.

Investment strategy

The Fund is being established to invest in a diversified portfolio of real estate and real estate related opportunities located in Sweden, Finland, Denmark and Norway. The objective of the Fund is to deliver superior risk-adjusted returns through the active hands-on management of properties. The Fund will seek to provide a gross internal rate of return of over 15% before management fees and carried interest, although there can be no assurance that this return objective will be achieved. The Fund has in total EUR 563.7 million capital commitments as of 31 December 2022 (2021: EUR 563.7million). The Fund held its final closing in March 2021. As of 31 December 2022, EUR 190.8 million was invested and in total EUR 160.9 million committed (2021: EUR 104.3 million invested and EUR 80.4 million committed).

Economic overview

Due to the rising energy costs, inflation and Russia's war in Ukraine the economic outlook has changed to more negative. A longer cycle of de-carbonisation, de-globalisation and protectionism suggests higher interest rates and structural inflation will challenge growth in 2023. Banks' economists have continued to take a cautious view:

- Goldman Sachs are forecasting 1.8%, with the US more resilient versus recession in Europe. China's re-opening remains sensitive to its hard line controls to contain covid cases.
- Barclays suggest growth of 1.7% in 2023 versus 3.2% anticipated for 2022. They expect inflation to reduce slowly, with global CPI growth averaging 4.6%.
- JP Morgan also forecast inflation moderating due to the economic slowdown, with the job market weakening, supply chains easing and energy sources becoming more diverse and reliable. However, higher energy costs are unlikely to be a one winter issue in Europe as major investment and structural changes are required in the long term.

SEB updated their 2022 report in November forecasting GDP growth across the Nordic countries of 2.5% in 2022 and -0.5% in 2023 (previously 2.5% and 0.5% respectively). The more negative forecast is extended across the Euro zone, with negative growth of -0.3% in 2023, held back by -0.4% for Germany, and -1% for the UK. Danske Bank's January 2023 forecast is similarly marked down, with -0.9% predicted for the Euro zone, and -0.7% for the UK in 2023. A return to positive growth is anticipated by most economists in 2024, so the recession is expected to be short and relatively shallow.

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The interest rate hiking cycle has been quicker and steeper than previously expected. The US Federal Reserve raised rates by 50bps to 4.25% - 4.5% during its last monetary policy meeting in 2022 and by a further 25 bps in February 2023. Likewise, the Bank of England base rate increased by 50bps on 15th December 2022 to 3.5% and again by 50 bps in February 2023 to 4.0%. The Riksbank increased its policy rate by 75bp at the end of November 2022, from 1.75% to 2.5% and by further 50 bps to 3.0% in February. ECB increased its rate by 50 bps December 2022 to 2.5% and again by 50bps in February 2023 to 3.0%.

Most economies have nevertheless been resilient, with consumption demand remaining strong, funded by savings accrued during the pandemic lockdowns. During the course of 2023 the impact of higher energy costs in Europe, elevated inflation, tighter fiscal policies, and company cut-backs can have a negative impact on consumer confidence and growth.

The Nordics countries have all faced a surge in inflation, only marginally lower than the wider Euro area. However, they are less dependent on natural gas and have seen lower increases in energy costs that other European countries. Consequently, we expect to see the inflation rates declines to occur earlier in the Nordics. Further differentiators include: less impact and costs from the pandemic recovery, and stronger government finances which haven't needed to provide the same volume of support to households and companies. However, house prices have seen significant increases in recent years, particularly in Sweden and Denmark. The extent to which these are pegged back will be key to consumer confidence and spending.

Sweden

2022 was an election year in Sweden, with the public going to the polls on 11th September, resulting in the Moderate Party leader Ulf Kristersson being elected Prime Minister forming a government from the right of centre bloc. The government has proposed generous compensation to households for high energy costs, and the budget surplus could be used to avert major headwinds.

Rapid house price growth in recent years is now in reverse, potentially falling by 10-20%. Higher interest burdens, will have an impact on household incomes, deflating consumption demand. The Riksbank increased its policy rate to 2.5% in November, and further increases are expected before cuts can be introduced from 2024. The relatively low base rate has weakened the SEK but maintained the competitiveness of exported goods and services.

Sweden is expected to move into a period of stagflation, but recession is predicted to be relatively short-lived. Inflationary pressure reduces growth and increases interest rates, and is also eroding the purchasing power of consumers. Meanwhile, lower construction volumes and business investment are also expected to contribute to a lower growth phase. Inflation forecasts for 2022 have settled at around 8.3%, and is expected to continue at this level into 2023. The outlook here is uncertain and volatile, and prices for utilities, housing services, and kindergartens etc. continue to rise in Q1 2023.

After employment fell by 3% in the first wave of the pandemic, the labour market recovered during the second half of 2020. Unemployment at the end of 2021 stood at 8.8% and fell to 7.5% at the end of 2022. Danske Bank's January 2023 analysis is forecasting a rise to 8.5% in 2023. Meanwhile, wage growth is forecast to be 2.6% in 2022 and 3% to 3.5% in 2023 (unions are seeking a one year deal of 4.4%) indicating a significant drop in real wage growth.

House prices increased significantly during the pandemic, as people focused on their living environment while working from home and taking staycations. The boom was supported by historically low interest rates, fiscal stimulus, and restrictions on other consumer spending. Subsequently prices increased by 20-40% from the start of the pandemic to the end of 2021. This trend is now in reverse: house sale volumes have reduced significantly, and prices are falling wiping out a good proportion of the pandemic gains.

SEB are forecasting Swedish GDP will decline by 1.5% in 2023, and Danske back are reporting -1.4%, as higher interest rates, rising costs, declining house values, and weaker real wages combine to dampen consumer confidence.

The weaker SEK has maintained competitiveness of Swedish exported goods and services. The SEK traded at 10.24 to the EUR at the end of 2021, but fell to 11.16 at the end 2022 before strengthening a little to 11.13 in the later part of January 2023. The longer term forecast is that SEK will strengthen to 10.25 by the end of 2023 (SEB).

Denmark

The Danish economy continues to be supported by strong export demand and low levels of household, business, and government debt. At the end of 2021 the government surplus was DKK 65.2 billion, which was considerably higher than forecasters predicted and represents 2.6% of GDP. Also, Denmark's current account surplus was reported to be 17% of GDP in Q3 2022 despite it being a net imported of energy.

Denmark is expected to experience a recession in 2023, having seen a prolonged peak in economic activity. Households and companies are facing challenges, and rising unemployment and reduce purchasing power will peg back confidence and demand. Denmark is also the only Nordic country where gas is a significant element of household costs and further volatile pricing will have the biggest impact on household budgets.

GDP growth of 2.5% to 2.9% is expected in 2022, as businesses have seen a re-opening boost. However, in 2023 the expectation is that wider economic woes, including the energy crisis, ECB base rate increases, and tighter credit controls, will result in a slowdown to the positive growth cycle. Danske Bank are forecasting -1% and SEB -0.5%, although SEB are due to provide an update during Q1 which is likely to take this down further.

Inflation in Denmark has increased to 8% in 2022. Although this is a little below the levels being reported in the UK, and Euro zone, it will dampen growth – eroding purchasing power, increasing interest rates, and hitting consumer confidence and investment decisions. Inflation forecasts for 2023 range between 5% and 7% before falling back to the long term 2% target in 2024.

House prices increased overall by 11.2% in 2021, and this has underpinned consumer confidence. 2023 will see a softening as higher interest rates kick in. Danske Bank are forecasting a 14% reduction from the 2022 summer peak to mid-2024. However, the shortage of housing stock, a downturn in the construction cycle, wage growth, and strong employment may help to minimise house prices reductions. In addition, Danes have taken advantage of the period of low interest rates to pay down debt, resulting in an average LTV ratio at its lowest level for many years.

The DKK is pegged to the EUR. The ECB is expected to increase its deposit and refinancing rates during Q1 2023. This will need to be reflected by the Nationalsbank given the continued strength of the DKK.

Norway

The Norwegian economy has benefitted from a period of strong growth, resulting in limited spare capacity and tighter policy requirements. Shortages of qualified labour and high raw material costs are having a negative impact on production. The labour market remains restricted, but the situation is changing as companies face headwinds. Whereas in September 2022 58% of companies were reported to be operating at full capacity, this has fallen back to 44% at the year end.

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Households are also feeling squeezed with pressure on interest rates increasing. Norges Bank raised its policy rate to 1.25% in June. A further increase to 2.25% was implemented in October. In our last report we indicated that we expected a further rise to 2.75% by the year end. This has indeed been implemented, effective from 20th January 2023. Norway started raising its interest rates first, and is expected to peak earlier.

Norway is less impacted by the Ukraine conflict than most other European nations, with trade with Russia accounting for <3% of imports and <1% of exports, and high demand for its oil and gas resources. Nevertheless, revisions to GDP forecasts have been trimmed back with 2.8% growth in 2022 and 0.8% in 2023, previously 3.2% and 0.8% (SEB) where Danske Bank are reporting 3.7% and 0.6% respectively. Business investment is still positive and unemployment levels continue to be low at 3.2%. However, higher raw materials and energy prices will see inflation rise to 5% -6% in 2022 before settling back to around 4% -5% in 2023.

Consumers continue to be somewhat insulated by high annual wage increases of 3.5% in 2021 and further growth of c.4% to 4.5% in 2022 and 2023. Private consumption has consequently driven expansion in 2022, with a 6.6% increase in consumption demand. From 2023 higher interest rates, falling house prices, and declining confidence are expected to peg back consumption growth significantly: Danske Bank are forecasting a -0.5% decline and SEB are reporting -0.8%.

The NOK has been very weak, plunging to 12 to the EUR at the peak of the oil price war in Q1 2020, before recovering to 10.0 at the end of December 2021 and then dropping back to 10.5 in December 2022. The outlook for the NOK is being pulled in conflicting directions, strengthening with oil prices but then under pressure from inflation and tighter monetary policy.

Finland

Finnish economic growth was relatively resilient in the first half of 2022, fuelled by large gains in household income. Salaries rose by 2.3% in 2021 and are expected to return strong increases in 2022 and 2023, following several years of minimal growth. Consumption spending has been less of a driver than in other Nordic countries: private consumption for Finland is expected to increase by 2.3% in 2022 before falling into negative territory in 2023. Consequently, GDP forecasts for 2023 are currently in the -0.2% to -0.7% range, as the downturn in the global economy, higher interest rates, and lower export demand kick in.

Although Finland has significantly diversified its trading partners since the financial crisis it remains the most impacted Nordic economy from reduced trade with Russia, and its largest trading partner is Germany – where production has been reliant on Russian gas. GDP growth forecasts for 2022 are expected to be finalised around 2%, as businesses benefited from high demand from goods and services. Inflation is the main impediment, with 7.2% expected for 2022 before falling back to around 4% to 5% in 2023. Increased defence spending and investment in domestic energy and infrastructure will provide a positive contribution, but will also utilise public finances which may also be needed to bolster the economy.

The highest salary growth levels experienced for a decade, together with employment levels having regained ground back up to their 2019 peak, suggests that the Finnish economy has had some margin of safety from consumption demand. This is now changing and the housing market, which previously has been resilient, is now cooling with transaction volumes down by 1/3 over the autumn period, and prices reported to be down 5% from their peak in June.

CapMan Nordic Real Estate III FCP-RAIF

Real Estate Market Overview

The heightened geo-political and macroeconomic risk environment has resulted in a slower market in 2022, although the Nordics continue to be viewed as a "safe haven" and investors value the inflation hedging qualities of the commercial real estate sector as part of their wider asset allocation strategies. For H1 2022 Pangea reported a strong transaction volume of EUR 30 billion. The transaction activity, however, started reducing in June and from Q3. Nordic transaction volumes of EUR 7.2bn was recorded for Q3 2022, which was 28% lower than the 5 year average and 52% lower than Q3 2021. Whereas Finland's reduction was only 7%, Norway, Denmark and Sweden reported drops of 50%, 61%, and 62% respectively. Despite the deal count has fallen in all Nordic countries the capital inflow to Nordics has remained positive as foreign buyers' share of the transaction volume has exceeded the share of foreign sellers.

Stockholm has been a key market for the Fund but is characterised by very low vacancy rates (6% across the established office submarkets per Cushman & Wakefield Q3 2022), limited new supply, and robust tenant demand in established locations. The volume of capital chasing limited stock has made competing for deals extremely challenging for investors with prudent underwriting assumptions and limited gearing.

The impacts of the pandemic have now eased, but the current cycle of higher interest rates and inflation are affecting the wider economy and transaction market. There has been evidence of many transactions being put on hold, and prime yields having expanded by at least 25bps in 2022. This is now being recorded in broker reports, but with interest rates still increasing this yield expansion can be expected to continue into 2023.

In Copenhagen, Helsinki and Oslo the office markets all experienced strong demand and rental growth over the last 3 years. However, the rental growth cycle has been shorter and shallower in these markets than in Stockholm, so the risk of a sharp correction is potentially lower.

The Nordic real estate markets are perhaps insulated by the reduction in new supply due to increased raw material and construction and financing costs. Consequently, focus on asset management and maximising the efficiency and sustainability of under-performing stock in strong locations will be key to generating value.

Stockholm

Capital markets – Highest transaction volume ever in 2021 reaching SEK 350 billion, driven by a very strong second half of the year. Foreign buyers accounted for 21% of the total volume. Sector wise, focus on residential and public properties accounting for over 50% of the total investment volume. This momentum has seen a sharp reduction recently with only SEK 7.3 billion of transaction volume in September 2022 bringing the Q3-2022 year to date total to SEK 151 billion.

Office Rents – The pandemic created a slowdown of the economy which, combined with record low take-up, put pressure on net rents lowering them in the Stockholm CBD by an estimated 4%. In 2022 pressure on the rental market in the CBD is continued, but due to the low vacancy levels rents have been resilient to-date. Prime office rents in CBD are currently at SEK 8,900 psqm. Pangea are suggesting that the highest prime ERVs have dropped by 10% since the peak in 2019.

Office Vacancy rates – Stockholm office vacancy rates increased during the pandemic from around 2.3% in early 2020 to 4.4% in 2021. The office vacancy in prime Stockholm suburbs remains c.6.3%.

Office Yields – Prime office yields are 3.25 – 3.6% for CBD and have expanded by c.25bps. Prime office yields outside the city centre are also decompressing and have moved out to around 4.5%. According to Cushman and Wakefield yields have moved up from their historic lows and price reductions for all commercial real estate sectors are evident from Q3 2022.

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Copenhagen

Capital markets – 2021 was a record year for commercial real estate transaction in Denmark. The full year total of EUR 14 billion represented a 51% increase on the previous record of EUR 9.3 billion recorded in 2018. YTD transaction volumes to the end of Q3 2022 totalled EUR 8.6 billion, but September made up only 7% of the total with EUR 0.6 billion.

Office Vacancy rates – despite a temporary increase in numbers of people working from home, COVID-19 had relatively little effect on the office market. CBD vacancy rates remain tight at c.4%.

Office Rents – Copenhagen office rents, unlike other Nordic capital cities, have not registered a dip during the pandemic. However, historically rental levels are lower and less volatile than in other cities. Current prime rents are around DKK 2,100 per sqm which represents an increase of c.20% in the last decade, consequently they are not expected to see the same decline as prime Stockholm, where the increase over the same period was close to 70%.

Office Yields – At the start of 2022 prime yields in Copenhagen CBD ranged from 3.25% - 3.50%, while other submarkets were trading higher, but also at 10-year lows. This cycle is now changing: prime assets remain sought after but the increase in the 5 year swap rate from 1.5% to around 3% is inevitably putting upward pressure on cap rates. Broker research reports are backward looking, and not reflecting this: e.g. CBRE's Q2 report shows a stable prime yield of 3.4%. Secondary stock yields will see further yield expansion as investors taking leasing and refurbishment risk will want to be compensated for higher financing and construction costs.

Helsinki

Capital markets – Finnish transaction volumes continued to be relatively strong in 2021 with Pangea reporting a total of EUR 7.4 billion (2017 has been the record year to-date at EUR 10.2 billion). 2022 volumes have held up relatively well, with EUR 6.4 billion traded by the end of Q3-2022.

Office Rents – prime office rents in the CBD have stabilised (and potentially started to trend downwards) at EUR c.420 - 460 per sqm per annum. Supply of flexible and efficient space remains limited, and the development pipeline has been very low. 200,000 sqm of new development space completed in the HMA in 2018-2020 according to Cushman & Wakefield, but new supply is now expected to decline significantly. New construction has shifted towards the residential sector, but that's also now slowing down. Outside of the CBD prime achievable levels have typically been in the EUR 234-300 per sqm per annum range, with a flat short term forecast for 2023 according to JLL.

Office Vacancy rates – in the prime City Centre the vacancy rate fell to 3.8% at the end of 2019 - having been as high as 10% in 2013. Owners have reduced over-supply by undertaking conversions of outdated stock to residential units. In H2 2022 JLL reported vacancy rate of 10.3% in the Helsinki CBD.

Office Yields – after a strong downward trend in office yields in the past 5 years, CBRE reports that prime CBD office yields increased slightly to 3.5%. Pangea also reported 3.5% to 4% in their Q3 2022 analysis, and the transactions are generally re-pricing downwards by 5-15% if sellers are motivated to complete. For prime offices outside CBD, there is a similar trend, from 4.0% in Q1 2021 to 4.25 – 4.5%. Major provincial prime office yields also backed up from 5.25% to 5.75%.

Oslo

Capital markets – The investment volume for 2021 was registered at almost EUR 15.8 billion (total investment volume in 2020 amounted to EUR 9.3 billion) according to both Pangea and Malling, making 2021 a record year, some 26% above the previous highest total of EUR 12.5 billion recorded in 2015. The year to date total up to Q3 2022 is around EUR 7 billion and September 2022 recorded only EUR 0.4 billion.

Office Rents – Rents appear to have had a relatively flat development in 2021 but are now trending downwards. Prime CBD office rents are according to Pangea currently at NOK 5,200 psqm (down from NOK 5,600 psqm reported by Malling in Q2 2022). Current rent levels are in line with the estimated prime rents at the end of 2020.

Office Vacancy rates – Oslo office vacancy rates increased during the pandemic from around 5% to 7%, and have remained at that level subsequently.

Office Yields – Prime office yields in the CBD reached a record low of 3.25% in Q4 2020, while more mainstream office yields decreased to 3.85%, narrowing the gap between prime and mainstream yield. However, brokers are plotting transactions on their prime yield graphs at 3.5% in their October 2022 reports (e.g. Pangea's October 2022 Nordic Monthly).

Overview of the activity in 2022

During 2022 the Fund invested in total EUR 125.5 million in 5 new investments and existing assets in the portfolio (2021: EUR 82.8 million). The Fund has not yet made any distributions to the investors.

Remaining equity as of 31 Dec 2022 was EUR 372.9 million (2021: EUR 459.3 million).

The new investments made in 2022 include:

- Verdict, a mixed-use property leased to public tenants in Copenhagen, Denmark.
- Henry Portfolio, a 4-asset office portfolio in Helsinki, Finland
- Pukkila, 2-building ground-up residential development project in Turku, Finland
- Warehouse Collection, logistic asset in Turku, Finland
- Royal Park, an office and hotel asset in Stockholm, Sweden

New equity capital was also invested in to the existing assets in the portfolio to finance the development and refurbishment works on-going. In addition to the investments completed during 2022, the Fund signed an agreement to acquire Sørkedalsveien 6 office property in Oslo, Norway. That transaction is about to close in June 2023.

During 2022 the revenues amounted to TEUR 14,816 (2021: TEUR 5,082) and the net rental income was TEUR 8,118 (2021: TEUR 2,849). The fair value gain of the properties was TEUR 34,564 (2021: gain TEUR 13,586). Net result attributable to Unitholders for the year was TEUR 18,412 (2021: TEUR 4,474). As of December 31, 2022, the Net assets attributable to the unitholders of the Fund was TEUR 208,313 (2021: TEUR 107,215).

Outlook for the Group

The Fund continues to actively seek and execute new investment opportunities in accordance with its strategy.

Auditors

The consolidated financial statements of CapMan Nordic Real Estate III FCP-RAIF are audited by Ernst & Young S.A., Luxembourg.

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Acquisition of Company units

No Company' units were held by the Company itself or by its subsidiaries or by a person acting in his own name but on behalf of these subsidiaries.

Sustainable Finance Disclosure Regulation (SFDR)

The Fund was closed for new investments and not made available to the investors when the Sustainable Finance Disclosure Regulation ("SFDR") came into the force and does not take into account the EU criteria for environmentally sustainable economic activities.

Subsequent events

The Fund restructured its holding structure effective February 3, 2023, by transferring the ownership of CMNRE III Finland Ky and CMNRE III Finland GP Oy from the Fund to CMNRE III Investments S.à r.l.

The Fund has negotiated a loan agreement for Warehouse Collection with Someron Säästöpankki on March 13th 2023 in the amount of TEUR 5,865. This 5 years loan matures on 27 Feb 2028 and has a fixed interest rate of 5,2%. Also, The Fund is negotiating a bank financing with Someron Säästöpankki for Pukkila.

The Fund has a credit facility with Credit Suisse AG. To repay the facility of EUR 44,8 million maturing in H1/2023 the Fund has issued two capital calls from the Unitholders of the Fund.

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Independent auditor's report

To the Unitholders of
CapMan Nordic Real Estate III FCP-RAIF
1B, Heienhaff
L-1736 Senningerberg
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Opinion

We have audited the consolidated financial statements of CapMan Nordic Real Estate III FCP-RAIF (the "Fund"), which comprise the consolidated statement of financial position as at 31 December 2022, and the consolidated statement of comprehensive income, the consolidated statement of changes in net assets and consolidated statement of cash flows for the year then ended, and the notes to the consolidated financial statements, including a summary of significant accounting policies.

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

Basis for Opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (the "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 are also independent of the Fund 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, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The Board of Directors of the CapMan Real Estate Manager S.A. (the "Management Company") is responsible for the other information. The other information comprises the information included in the consolidated management report but does not include the consolidated financial statements and our report of the "réviseur d'entreprises agréé" thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information 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 this fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors of the Management Company for the consolidated financial statements

The Board of Directors of the Management Company is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with IFRS as adopted by the European Union, and for such internal control as the Board of Directors of the Management Company 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 Board of Directors of the Management Company is responsible for assessing the Fund'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 Board of Directors of the Management Company either intends to liquidate the Fund 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

Our objectives 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 a report of the "réviseur d'entreprises agréé" 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 skepticism 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.

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- 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 Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors of the Management Company.
- Conclude on the appropriateness of Board of Directors of the Management Company 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 Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the "réviseur d'entreprises agréé" 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 report of the "réviseur d'entreprises agréé". However, future events or conditions may cause the Fund 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 Fund to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Fund 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.

Ernst & Young
Société anonyme
Cabinet de révision agréé

Pavel Nesvedov

Luxembourg, 26 April 2023

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CapMan Nordic Real Estate III FCP-RAIF

Consolidated Statement of Financial Position
(In EUR thousands)

	Notes	December 31, 2022	December 31, 2021
Assets			
Non-current assets			
Investment property	8	477,722	213,086
Derivative financial instruments	10	5,127	367
Deferred income tax assets	13	511	260
Total non-current assets		**483,360**	**213,713**
Current assets			
Rent and other receivables	11	4,285	3,062
Cash and cash equivalents		56,519	9,848
Total current assets		**60,804**	**12,910**
Total assets		**544,164**	**226,623**
Liabilities			
Non-current liabilities			
Lease liability	9	9,091	1,725
Borrowings	12	233,646	80,333
Deferred income tax liabilities	13	11,417	3,750
Derivative financial instruments	10	251	-
Other non-current liabilities	14	1,349	1,485
Total non-current liabilities		**255,754**	**87,293**
Current liabilities			
Lease liability	9	423	166
Borrowings	12	56,397	14,378
Income tax liabilities		1,014	458
Trade and other current liabilities	14	18,349	16,343
Total current liabilities		**76,183**	**31,345**
Total liabilities (excluding Net assets attributable to unitholders of the Fund and non-controlling interest)		**331,937**	**118,638**
Net assets attributable to unitholders of the Fund	**15**	**208,313**	**107,215**
Net assets attributable to non-controlling interest		**3,914**	**770**
Net assets attributable to unitholders of the Fund and non-controlling interest		**212,227**	**107,985**
Total liabilities		**544,164**	**226,623**

The accompanying notes form an integral part of these consolidated financial statements

CapMan Nordic Real Estate III FCP-RAIF

Consolidated Statement of Comprehensive Income
(In EUR thousands)

	Notes	For the year 2022	For the year 2021
Rental income	16	13,450	4,663
Revenue from services to tenants	16	1,366	419
Property operating expenses	17	(6,698)	(2,233)
Net rental income		**8,118**	**2,849**
Administrative and other expenses	18	(8,043)	(5,831)
Net unrealised gains from fair value adjustments on investment property	8	34,564	13,586
Operating profit		**34,639**	**10,604**
Finance income	19	3,456	269
Finance costs	19	(10,610)	(3,038)
Profit before income tax		**27,485**	**7,835**
Income tax expense	13	(8,238)	(3,292)
Profit for the year		**19,247**	**4,543**
- attributable to unitholders of the Fund		18,412	4,474
- attributable to non-controlling interest		835	69
Other comprehensive income:			
Items that may be subsequently reclassified to profit or loss			
Currency translation differences		(3,747)	(257)
Total other comprehensive (expense)/income for the period		**(3,747)**	**(257)**
Total comprehensive income/(loss) for the period		**15,500**	**4,286**
- attributable to unitholders of the Fund		14,665	4,217
- attributable to non-controlling interest		835	69

The accompanying notes form an integral part of these consolidated financial statements

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CapMan Nordic Real Estate III FCP-RAIF

Consolidated Statement of Cash Flows
(In EUR thousands)

	Notes	For the year ended 31 December 2022	For the year ended 31 December 2021
Cash flow from operating activities			
Profit before income tax		27,485	7,835
Adjustments:		(27,366)	(11,781)
Amortization of loan transaction costs	19	741	269
Fair value change of right-of-use assets		402	157
Net unrealised gain from fair value adjustment on investment properties	8	(34,966)	(13,743)
Finance expenses	19	9,869	2,769
Finance income	19	(3,456)	(269)
Other adjustments		44	(964)
Cash flow before changes in working capital		**119**	**(3,946)**
(Increase) / decrease in rent and other receivables		(806)	(1,681)
Increase / (decrease) in trade payables and other liabilities		875	(15,719)
Finance expenses paid		(6,037)	(1,924)
Loan arrangement cost paid		(1,801)	(1,322)
Tenant deposits received		3,105	-
Income taxes paid		(447)	(59)
Net cash used in operating activities		**(4,992)**	**(24,651)**
Cash flow from investing activities			
Acquisitions of investment property	8	(177,191)	-
Acquisition of subsidiaries net of cash acquired	21	(17,958)	(57,249)
Subsequent expenditure on investment property and inventories	8	(45,094)	(11,138)
Deposits paid		(186)	134
Net cash used in investing activities		**(240,429)**	**(68,253)**
Cash from financing activities			
Contribution from unitholders		87,516	-
Contribution from non-controlling interest		2,309	-
Proceeds from external borrowings	22	201,412	11,308
Repayment of external borrowings	22	-	(3,091)
Loan proceeds from unitholders and non-controlling interest	22	1,422	85,854
Repayment of derivatives		-	(100)
Finance lease payments		(190)	(89)
Net cash from financing activities		**292,469**	**93,882**
Net change in cash and cash equivalents		**47,048**	**978**
Cash and cash equivalents at the beginning of the year		9,848	8,864
Effects of exchange rate changes on cash and cash equivalents		(377)	6
Cash and cash equivalents end of period		**56,519**	**9,848**

The accompanying notes form an integral part of these consolidated financial statements

CapMan Nordic Real Estate III FCP-RAIF

Consolidated Statement of Changes in Net Assets
(In EUR thousands)

	Net assets attributable to unitholders	Net assets attributable to non-controlling interest	Total
Net asset as at December 31, 2020	**14,958**	**274**	**15,232**
Issue of units	88,040	427	88,467
Net result of the year	4,474	69	4,543
Other comprehensive loss	(257)	-	(257)
Net asset as at December 31, 2021	**107,215**	**770**	**107,985**
Issue of units	86,433	2,309	88,742
Net result of the year	18,412	835	19,247
Other comprehensive loss	(3,747)	-	(3,747)
Net asset as at December 31, 2022	**208,313**	**3,914**	**212,227**

The accompanying notes form an integral part of these consolidated financial statements

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CapMan Nordic Real Estate III FCP-RAIF

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT 31 DECEMBER 2022

1. General information

CapMan Nordic Real Estate III FCP-RAIF (hereinafter the "RAIF"), was established on 13 March 2020 by CapMan Real Estate Manager S.A., (hereinafter the "Management Company"). The RAIF is structured as a closed-ended co-ownership of securities (fonds commun de placement, FCP) established under and subject to the Luxembourg Law of 23 July 2016 (hereinafter the "RAIF law").

CapMan Nordic Real Estate III FCP-RAIF is being established to invest in a diversified portfolio of real estate and real estate related opportunities in Sweden, Finland, Denmark and Norway ("Nordic" or the "Nordic Region"). The objective of the RAIF is to deliver superior risk-adjusted returns through the active hands-on management of properties.

The consolidated financial statements for the year ended 31 December 2022 include the RAIF and its directly and indirectly owned subsidiaries (together referred to as the "Fund" or the "Group").

The Fund's financial year starts on 1 January and ends on 31 December of each year.

The Fund's consolidated financial statements are prepared in Euros (EUR) and presented in thousand Euros (TEUR).

The Fund prepares IFRS consolidated NAV on quarterly basis for investors reporting purposes.

The RAIF has been established for a limited period of 7 years, which is counted from the final closing date 5 March 2021, subject to two additional one year extensosions at the option of the Management Company, and subject, in the case of the second one year extension, to obtaining the consent of the Advisory Board to such extension.

These consolidated financial statements have been approved for issue by the Board of Directors of the Management Company on 27 April 2022.

2. Basis of preparation

The consolidated financial statements of the Fund have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board and adopted by the European Union.

The consolidated financial statements have been prepared under the historical cost convention, except for the measurement of investment properties at fair value, derivative financial instruments that have been measured at fair value.

As at 31 December 2022 the value of current liabilities are TEUR 76,183 and current assets are TEUR 60,804. In Q1/2023 the Fund has called the capital in the amount of EUR 44,8 million to cover the short-term facility of EUR 44,8 million included to current liabilities.

In addition, the expected rental income within one year is TEUR 13,925 and the availability of undrawn commitments from the Unitholders mitigates liquidity risk (note 24).

Taking above into consideration, the management believes that there is no risk for further operation of the Fund. Therefore, the Fund has prepared the financial statements on the basis that it will continue to operate as a going concern.

3. Changes in accounting policies and disclosures

The accounting policies adopted, and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below. There were several new and amendments to standards and interpretations which are applicable for the first time in 2022, but either not relevant or do not have an impact on the consolidated financial statements of the Group.

The following standards, amendments and interpretations to published standards became effective in 2022, are relevant and has been adopted by the Group:

Amendments to IFRS 3 – Business combinations

In May 2020, the IASB issued Amendments to IFRS 3 Business Combinations - Reference to the Conceptual Framework. The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements.

The Board also added an exception to the recognition principle of IFRS 3 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 or IFRIC 21 Levies, if incurred separately.

At the same time, the Board decided to clarify existing guidance in IFRS 3 for contingent assets that would not be affected by replacing the reference to the Framework for the Preparation and Presentation of Financial Statements.

The amendments are effective for annual reporting periods beginning on or after 1 January 2022 and apply prospectively.

The amendments had no impact on the consolidated financial statements.

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 (PP&E), 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.

The amendment must be applied retrospectively only to items of PP&E made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment. There is no transition relief for first-time adopters.

The amendments are effective for annual reporting periods beginning on or after 1 January 2022. The amendments had no impact on the consolidated financial statements.

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3. Changes in accounting policies and disclosures (continued)

Onerous Contracts – Costs of Fulfilling a Contract – Amendments to IAS 37

In May 2020, the IASB issued amendments to IAS 37 to specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making.

The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. 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 amendments are effective for annual reporting periods beginning on or after 1 January 2022. The amendments had no impact on the consolidated financial statements.

Annual Improvements to IFRS Standards 2018–2020 Cycle

– IFRS 1 *First-time Adoption of International Financial Reporting Standards* – Subsidiary as a first-time adopter

The amendment permits a subsidiary that elects to apply paragraph D16(a) of IFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent's date of transition to IFRS.

This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of IFRS 1. The amendment is effective for annual reporting periods beginning on or after 1 January 2022 with earlier adoption permitted.

– 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. An entity 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 amendment is effective for annual reporting periods beginning on or after 1 January 2022 with earlier adoption permitted. The Group will apply the amendments 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 amendments are not expected to have a material impact on the Group.

4. Standards issued but not yet effective

New and amended standards and interpretations issued but not effective up to the date of issuance of the Group's consolidated financial statements are disclosed below, if they are expected to have an impact on the Group's consolidated financial statements.

The Group intends to adopt these standards, if applicable, when they become effective. The adoption of these revised standards and interpretations are not expected to have a material effect on the financial performance or financial position of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Amendments to IAS 1 Presentation of Financial Statements 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 Group is currently assessing the impact of the amendments to determine the impact they will have on the Group's accounting policy disclosures.

Amendments to IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates

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 Group does not expect the amendments to have a significant impact on the consolidated financial statements.

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4. Standards issued but not yet effective (continued)

Amendments to IAS 12 Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction

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.

An entity should apply the amendments 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, it should also recognise a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability for all deductible and taxable temporary differences associated with leases and decommissioning obligations

The amendments are effective for annual reporting period beginning on or after 1 January 2023. Earlier application is permitted.

The Group does not expect the amendments to have a significant impact on the consolidated financial statements.

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 2023 and must be applied retrospectively. However, in November 2021, the IASB published an exposure draft which included a proposal to defer the effective date to no earlier than 1 January 2024.

The Group is currently assessing the impact the amendments will have on current practice and whether existing loan agreements may require renegotiation.

Amendments to IAS 16 Leases: Lease Liability in a Sale and Leaseback

On 22 September 2022, the International Accounting Standards Board (the IASB or Board) issued Lease Liability in a Sale and Leaseback (Amendments to IFRS 16) (the amendment). The amendment to IFRS 16 Leases specifies the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.

A sale and leaseback transaction involves the transfer of an asset by an entity (the seller-lessee) to another entity (the buyer-lessor) and the leaseback of the same asset by the seller-lessee.

The amendment is intended to improve the requirements for sale and leaseback transactions in IFRS 16. It does not change the accounting for leases unrelated to sale and leaseback transactions.

The amendment applies retrospectively to annual reporting periods beginning on or after 1 January 2024. Earlier application is permitted.

The Group does not expect the amendments to have a significant impact on the consolidated financial statements.

No other new standards, amendments to standards, or interpretations issued but not effective are expected by management to have a material impact on the Fund's consolidated financial statements.

5. Summary of significant accounting policies

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied during the year.

5.A. Basis of consolidation

The consolidated financial statements of the Fund include the accounts of the Fund and its subsidiaries listed in Note 21.

Subsidiaries are all entities (including structured entities) over which the Fund has the control. The Fund controls an entity when it is exposed to or has right to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Specifically, the Fund controls an entity if the Fund has:

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

Generally, there is a presumption that a majority of voting rights results in control.

Subsidiaries are fully consolidated from the date on which control is transferred to the Fund. They are deconsolidated from the date that control ceases.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Fund and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance.

All the Fund entities have December 31 as their year end. Consolidated financial statements are prepared using uniform accounting policies for like transactions. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Fund.

Inter-company transactions, balances and unrealised gains on transactions between Fund companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Fund accounting policies.

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

Gains or losses on disposals to non-controlling interests are not recorded in the consolidated statement of comprehensive income.

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When the Fund ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in the consolidated statement of profit and loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest 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.

5.B. Property acquisition 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.

Busines combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling 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.

For acquisitions of subsidiaries not meeting the definition of a business, the Fund allocates the cost between the individual identifiable assets and liabilities in the Fund based on their relative fair values at the date of acquisition. Such transactions or events do not give rise to goodwill. Acquisition related costs are expensed as incurred.

5.C. Foreign currency translation

(i) Functional and presentation currency

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 Euros, which is the functional currency of the Fund and the Fund's presentation currency. The Fund uses the direct method of consolidation and on disposal of a foreign operation, the gain or loss that is reclassified to profit or loss reflects the amount that arises from using this method.

(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 profit or loss.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented net in the consolidated statement of profit and loss within finance costs and finance income respectively, unless they are capitalised as explained in Note 5.K. ("Borrowing costs"). All other foreign exchange gains and losses are presented net in the statement of other comprehensive income.

(iii) Translation to presentation currency

The results and financial position of all the Fund entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

a) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that financial position;
b) income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
c) all resulting exchange differences are recognised in the other comprehensive income.

On the disposal of a foreign operation (that is, a disposal of the Fund's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation) all of the exchange differences accumulated in unitholder in respect of that operation attributable to the unitholder of the Fund are reclassified to consolidated statement of profit and loss.

In the case of a partial disposal that does not result in the Fund losing control over a subsidiary that includes a foreign operation, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in consolidated statement of comprehensive income.

The foreign currency exchange rates used for the purpose of preparation of this consoldiated financial statements were:

2022

Company	Currency	Average	Closing
	DKK	7.4396	7.4365
	NOK	10.1026	10.5138
	SEK	10.6294	11.1218

2021

Company	Currency	Average	Closing
	DKK	7.437	7.4363
	NOK	10.1631	9.9888
	SEK	10.1463	10.2503

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5.D. Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Fund entities, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment property comprises residential and office property 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 only direct acquisition costs linked to due diligence costs such as legal costs, external valuer fees and tax structuring fees.

Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the period in which they arise, including the corresponding tax effect.

For the purposes of these financial statements, in order to avoid double counting, the fair value reported in the financial statements in the case of investment property held under a lease is increased by the carrying amount of any liability to the head lessor that has been recognised in the statement of financial position as a finance lease obligation (Note 5.L.). Fair value is based on active market prices, adjusted, if necessary, for any difference 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.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Fund and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the consolidated statement of profit and loss during the financial period in which they are incurred.
Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Fund accounts for such property under property, plant and equipment up to the date of change in use.

Investment properties are derecognised either when they have been disposed of (i.e., at the date the recipient obtains control) or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. In determining the amount of consideration from the derecognition of investment property the Fund considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

5.E. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

a) Financial Assets

(i) Initial recognition and measurement

Financial assets are classified at initial recognition, and subsequently measured at amortised cost, fair value through other comprehensive income, or fair value through profit or loss (FVPL).

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Fund's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Fund has applied the practical expedient, the Fund initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. As the Fund's rent and other trade receivables do not contain a significant financing component or for which the Fund has applied the practical expedient, they are measured at the transaction price determined under IFRS 15.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income (OCI), it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Fund's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows.

(ii) Subsequent measurement

For purposes of subsequent measurement, the Fund's financial assets are classified in two categories:

- Financial assets at fair value through profit or loss (derivative financial instruments)
- Financial assets at amortised cost (rent and other trade receivables, contract assets and cash and short-term deposits)

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments.

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Financial assets at amortised cost

For purposes of subsequent measurement, the Fund measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Since the Fund's financial assets (rent and other trade receivables, cash and short-term deposits) meet these conditions, they are subsequently measured at amortised cost.

(iii) Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Fund of similar financial assets) is primarily derecognised (i.e., removed from the Fund's consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Fund has transferred substantially all the risks and rewards of the asset, or (b) the Fund has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When the Fund has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Fund continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Fund also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Fund has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Fund could be required to repay.

(iv) Impairment

The Fund recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Fund expects to receive, discounted at an approximation of the original effective interest rate.

The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

For rent receivables, the Fund applies a simplified approach in calculating ECLs. Therefore, the Fund does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date(i.e., a loss allowance for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default). The Fund has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the tenants and the economic environment.

The Fund considers a financial asset in default following the rules below:

- 1.5% is considered to be in default for receivables overdue less than 30 days
- 7.5% is considered to be in default for receivables overdue 30 to 90 days
- 15% is considered to be in default for receivables overdue more than 90 days

However, in certain cases, the Fund may also consider a financial asset to be in default when internal or external information indicates that the Fund is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Fund. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

b) Financial liabilities

(i) Initial recognition and measurement

The Fund recognises a financial liability when it first becomes a party to the contractual rights and obligations in the contract.

The Fund's financial liabilities comprise interest-bearing loans and borrowings, lease liabilities, derivative financial instruments and trade and other payables. All financial liabilities are initially recognised at fair value and, with the exception of derivative financial instruments, net of directly attributable transaction costs.

Net assets attributable to unitholders

Net assets attributable to unitholders are classified as financial liability due to finite life of the RAIF and the fact that the RAIF is liable to repay capital contribution to each investor on liquidation or termination of the find. The RAIF, however, has an obligation to distribute of the sale proceeds from realization of investments in the course of the life of the RAIF and therefore does not fulfill all IAS32 criteria to classify its units as equity.

(ii) Subsequent measurement

For the purposes of subsequent measurement, all financial liabilities, except derivative financial instruments, are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, as well as through the EIR amortisation process.
Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit or loss.

Derivative financial instruments are classified as financial assets at fair value through profit or loss and are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

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(iii) Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

c) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position 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.

5.F. Current and deferred income tax

The RAIF is domicilied in Luxembourg. Under the current laws of Luxembourg, there is no income tax payable by the RAIF. However, an annual subscription tax, at the rate of 0.01% per annum is levied on the Net assets of the RAIF on the last day of each quarter.

For other Fund companies, the tax expense for the period comprises current and deferred tax. Tax is recognised in the consolidated statement of profit and loss, except to the extent that it relates to items recognised directly in other comprehensive income.

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 tax rates and tax laws used to compute the amount are those that are enacted, or substantively enacted, at the reporting date in the countries where the Group operates and generates taxable income.

Current income tax relating to items recognised directly in other comprehensive income or equity is recognised in OCI or in equity and not in the statement of profit or loss. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements, except for:

- When the deferred income tax arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.
- In respect of temporary differences associated with investments in subsidiaries, branches and associates and interests in joint arrangements, when 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 consolidated statement of financial position date 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 the future taxable profit will be available against which the temporary differences can be utilised.

The carrying value of the Fund's investment property is assumed to be realised by sale at the end of use. The capital gains tax rate applied is that which would apply on a direct sale of the property recorded in the consolidated statement of financial position regardless of whether the Fund would structure the sale via the disposal of the subsidiary holding the asset, to which a different tax rate may apply. The deferred tax is then calculated based on the respective temporary differences and tax consequences arising from recovery through sale.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Fund and it is probable that the temporary difference will not reverse in the foreseeable future.

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.

5.G. Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash at banks and on hand and short-term highly liquid deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above. Outstanding bank overdrafts are presented in borrowings.

The Fund reports cash flows using the indirect method. Interest received and paid is presented within operating cash flows.

5.H. Rent receivables

Rent receivables are recognised at their original invoiced value except where the time value of money is material, in which case rent receivables are recognised at fair value and subsequently measured at amortised cost.

For the purposes of these financial statements, in order to avoid double counting, rent receivables reported in the financial statements do not include the carrying amount of accrued income resulting from the spreading of lease incentives and/or minimum lease payments. These amounts are included in valuation of investment property.

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5.I. Tenant deposits

Companies of the Fund obtain deposits from tenants as a guarantee for returning the property at the end of the lease term in a specified good condition. Tenants deposits are always short term. 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. Tenants deposits are always short term.

5.J. Provisions

Provisions are recognised when:

- The Fund has a present legal or constructive obligation as a result of past events;
- It is probable that an outflow of resources will be required to settle the obligation; and
- The amount can be reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance cost.

5.K. Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of Groups. All borrowing costs are expensed in the period in which they are incurred.

5.L. Revenue recognition

Revenue includes rental income and services to tenants including management charges and other expenses recoverable from tenants.

Rental income

The Fund earns revenue from acting as a lessor in operating leases which do not transfer substantially all of the risks and rewards incidental to ownership of an investment property.
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 Fund is 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.

Revenue from services to tenants

For investment property held primarily to earn rental income, the Fund enters into lease agreements that fall within the scope of IFRS 16 via its partnership interest in local entities. These agreements include certain services offered to tenants (i.e., customers) including common area maintenance services (such as cleaning, security, landscaping and snow removal of common areas), as well as other support services (e.g., reception services, catering and other event related services). The consideration charged to tenants for these services includes fees charged based on a percentage of the rental income and reimbursement of certain expenses incurred. These services are specified in the lease agreements and separately invoiced.

The Fund has determined that these services constitute distinct non-lease components (transferred separately from the right to use the underlying asset) and are within the scope of IFRS 15. The Fund allocates the consideration in the contract to the separate lease and revenue (non-lease) components on a relative stand-alone selling price basis.

In respect of the revenue component, these services represent a series of daily services that are individually satisfied over time because the tenants simultaneously receive and consume the benefits provided by the Fund. The Fund applies the time elapsed method to measure progress.

The consideration charged to tenants for these services is based on a percentage of the rental income. The variable consideration only relates to the non-lease component and is allocated to each distinct period of service (i.e., each day) as it meets the variable consideration allocation exception criteria.

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.

Income arising from expenses recharged to tenants is recognised in the period in which the compensation becomes receivable.

5.M. Dividend

Dividend distribution to the Funds investors is recognised as a liability in the Fund's consolidated financial statements in the period in which the dividends are approved.

5.N. Current versus non-current classification

The Fund presents assets and liabilities in the statement of financial position 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 the normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period All other assets are classified as non-current.

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A liability is current when:
- It is expected to be settled in the normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period. The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Fund classifies all other liabilities as non-current.

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

5.O. Fair value measurements

The Fund measures financial instruments such as derivatives and investment property at fair value at each balance sheet date.

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 principal or the most advantageous market must be accessible by the Fund 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 that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account 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 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 financial statements at fair value 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 reporting period.

5.P. Lease

Fund is the lessor

Lease income from operating leases where the Fund is a lessor is recognised in income on a straight-line basis over the lease term. 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 in accordance with their nature. The Fund elected to recognise lease income for variable payment that depends on an index or a rate on a straight-line basis.

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.

Fund is the lessee

(i) At initial recognition

The Fund acting as lessee recognises a right-of-use asset and a lease liability for all leases with a term of more than 12 months, unless the underlying asset is of low value.

The right-of-use asset is measured initially at it's 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; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. 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 financial position.

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.

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Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability. Extension and termination options are included in a number of property leases across the Fund. These are used to maximise operational flexibility in terms of managing the investment properties used in the Fund's leasing activities. The majority of extension and termination options held are exercisable only by the Fund and not by the respective lessor. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Fund is using the lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

(ii) Subsequent measurement

The Fund leases properties that meet the definition of investment property. These right-of-use assets are presented as part of the line item 'Investment property' in the statement of financial position.

The Fund elects to apply the fair value model to measure an investment property that is held as a right–of–use asset. Further details on the measurement of investment property at fair value are provided in Note 8.

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. Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

6. Financial risk management

The risk management of the Fund is structured to ensure that the Fund meets its financial targets and to identify potential key risks that could prevent the Fund meeting these targets. The risk management is an ongoing process that commences from the investment analysis phase, when relevant risks related to individual investments and mitigants to those risks are identified, and continues throughout the Fund's ownership. Risk monitoring and reporting takes place at individual investment, portfolio, and Fund level on a regular basis. The risk management process and levels of risk analysed are described below.

6.A. Risk management process

- *Identification:* Key risks related to investments and mitigants to these risks are identified and documented at the investment analysis phase. During the Fund's ownership potential new risks are identified on an ongoing basis.

- *Establishing risk limits:* For those risks that it is possible a risk limit is established to set the acceptable level of risk that can be taken. For some risks it is not possible to set a quantifiable risk limit. Assessing these risks may require more management judgement.

- *Monitoring and measuring:* Risks are monitored and measured regularly. Investment level risks are reported to the board of directors of relevant Special Purpose Vehicles ("SPVs"). Portfolio and Fund level risks are reported to the Management Company board of directors. Monitoring risks is a continuous process and formal risk reporting takes places on quarterly basis, unless more frequent reporting is required.

- *Mitigation:* If the likelihood of a risk exceeds the risk limit or a risk materializes, appropriate actions are taken to mitigate the risk or minimize the effect of the risk.

Levels of risk

- *Fund level risks:* Fund level risks relate to the operations of the Fund itself and are mainly operational and regulatory risks by nature. Regulatory risks relate to the effects of possible changes in the tax, legal and regulatory environment under which the Fund operates.

- *Portfolio level risks:* Portfolio level risks relate mainly to the market risks inherent in the real estate markets which the Fund invests in, such as changes in yields and rent levels and to the performance of real estate markets in general.

- Investment level risks: Investment level risk are risks that relate directly to the individual investments that the Fund makes and can include operational, legal, financial or market risks.

Types of risk

- *Financial risks:* Financial risks are risks arising from financial instruments to which the Fund is exposed during or at the end of the reporting period. Financial risk comprises market risk which is comprised of three types of risk: foreign exchange risk, interest rate risk, credit risk and liquidity risk.

- *Regulatory and legal risks:* Regulatory and legal risks are risks arising from changes in legislation and regulations in the operating environment of the Fund or its investments.

- *Operational risks:* Operational risks are risks relating to the general private equity real estate Fund and property businesses that are not classified market, financial and regulatory and legal risks. These are risks that relate to the general underlying business that the Fund operates in.

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6.B. Financial risk factors

The Fund's principal financial liabilities, other than derivatives, are loans and borrowings. The main purpose of the Fund's loans and borrowings is to finance the acquisition and development of its property portfolio. The Fund has rent and other trade receivables, trade and other payables and cash and short-term deposits that arise directly from its operations.
The Fund is exposed to market risk (currency risk, interest rate risk, price risk), credit risk , liquidity risk.

The Fund's Managing company oversees the management of these risks. The Board of Directors of a Managing Company reviews and agrees policies for managing each of these risks which are summarised below.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risks: interest rate risk and currency risk. The financial instruments held by the Fund that are affected by market risk are principally loans and borrowings and the derivative financial instruments.

Limit on exposure to currency and interest rate risk is set by management generally at the time of investment decision. However, the use of this approach does not prevent losses outside of these limits in the event of more significant market movements.

The sensitivity analyses have been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of debt and derivatives and the proportion of financial instruments in foreign currencies are all constant and on the basis of the hedge designations in place at 31 December 2022. The analyses exclude the impact of movements in market variables on the non-financial assets and liabilities of foreign operation.

The following assumptions have been made in calculating the sensitivity analyses:

- The sensitivity of the relevant statement of profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 December 2022.
- The sensitivity of equity is calculated by considering the effect of any associated cash flow hedges and hedges of a net investment in a foreign operation at 31 December 2022 for the effects of the assumed changes of the underlying risk.

Sensitivities to market risks included below in section (i) are based on a change in one factor while holding all other factors constant. In practice, this is unlikely to occur, and changes in some of the factors may be correlated - for example, changes in interest rate and changes in foreign currency rates.

(i) Foreign exchange risk

Foreign 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's exposure to the risk of changes in foreign exchange rates relates primarily to the Fund's operating activities (when revenue or expense is denominated in a foreign currency) and the Fund's net investments in foreign subsidiaries.
The Fund operates internationally and is exposed to foreign exchange risk, primarily with respect to the Swedish crowns, Norwegian crowns and to the Danish crowns which are local functional currencies, but applies matching principle whereby it settles liabilities denominated in currency with cash from their own operations in that currency (natural hedge).

The Fund's financial assets and liabilities are included in the table below, categorised by currency, but disclosed at their carrying amount (in TEUR).

As at 31 December 2022

Financial assets	**TEUR**	**TDKK**	**TNOK**	**TSEK**	**Total (TEUR)**
Rent receivables	298	-	8	252	558
Derivative financial instruments	2,382	-	303	2,442	5,127
Other financial assets [1]	155	30	15	328	528
Cash and cash equivalents	6,275	41,849	1,037	7,358	56,519
Total financial assets	**9,110**	**41,879**	**1,363**	**10,380**	**62,732**

Financial liabilities	**TEUR**	**TDKK**	**TNOK**	**TSEK**	**Total (TEUR)**
Borrowings	(102,780)	(83,019)	(6,450)	(97,794)	(290,043)
Lease liability	(7,957)	-	-	(1,557)	(9,514)
Non-current liabilities	-	-	-	(1,349)	(1,349)
Derivative financial instruments	-	-	(251)	-	(251)
Tenant deposits	(2,842)	(121)	-	(142)	(3,105)
Trade and other current liabilities [2]	(2,355)	(7,867)	(138)	(3,072)	(13,432)
Total financial liabilities	**(115,934)**	**(91,007)**	**(6,839)**	**(103,914)**	**(317,694)**

[1] excluding income tax receivables, prepayments and VAT receivables
[2] excluding income tax payables and VAT payables and advances received

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As at 31 December 2021

Financial assets, TEUR	EUR	DKK	NOK	SEK	Total (TEUR)
Rent receivables	-	-	8	513	521
Derivative financial instruments	-	-	78	289	367
Other financial assets[1]	1,130	0	16	167	1,313
Cash and cash equivalents	764	3,881	1,072	4,131	9,848
Total financial assets	**1,893**	**3,881**	**-1,174**	**-5,100**	**12,049**

Financial liabilities, TEUR	EUR	DKK	NOK	SEK	Total (TEUR)
Borrowings	-	(15,874)	(6,774)	(72,063)	(94,711)
Lease liability	-	-	-	(1,891)	(1,891)
Tenant deposits and lease guarantees	-	-	-	(1,485)	(1,485)
Trade and other current liabilities[2]	(544)	(13,643)	(106)	(959)	(15,252)
Total financial liabilities	**(544)**	**(29,517)**	**(6,880)**	**(76,398)**	**(113,339)**

[1] excluding income tax receivables, prepayments and VAT receivables

[2] excluding income tax payables and VAT payables and advances received

A decline of 50 basis points in the value of the Norwegian krona against Euro, Swedish crowns against Euro, Danish crowns against Euro would have negative effects on:

		Impact on P&L	Impact on net asset
		TEUR	TEUR
NOK	+/- 0.5%	+/- 1	-/+ 37
DKK	+/- 0.5%	-/+ 2	-/+ 109
SEK	+/- 0.5%	-/+ 41	-/+ 399
Total		**-/+ 42**	**-/+ 545**

(ii) Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Fund's exposure to the risk of changes in market interest rates relates primarily to its long-term debt obligations with floating interest rates (Note 12).

To manage its interest rate risk, the Fund enters into interest rate swaps in which it agrees to exchange, at specified intervals, the difference between fixed and variable rate interest amounts calculated by reference to an agreed notional principal amount.

The Fund's policy is to fully hedge the interest rate risk arising from its variable interest borrowings. The decision to hedge is made as part of the investment process, also taking into account the requirements of loan agreements.

Post-closing the Fund monitors the hedging ratio, fair value changes of hedging instruments, and remaining maturity of hedging instruments compared to the corresponding loan maturities. As the Fund hedges all of the interest rate, it has no interest rate exposure from the start of the hedging until expiry. An interest rate risk arises, and may be realised, in situations where the Fund exits an investment before the maturity date of the hedging, which usually is the same as the contractual final repayment date of the loan.

In these situations the hedging instruments typically have either positive or negative fair values, which could cause a corresponding break income or cost to terminate the hedging. The Fund takes potential break costs and income into account in its exit analysis.

Trade and other receivables, trade and other payables and tenant deposits 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.

As of 31 December 2022, if interest rates had been 100 basis points higher with all other variables held constant, net result after tax for the year would have been TEUR 866 lower (2021: TEUR 517) . The relevant reference interest rates are currently at low levels (e.g. EURIBOR 3m at 2.132% % and STIBOR 3m at 2.701% as of 31 December 2022). if interest rates had been 100 basis points lower with all other variables held constant, net result after tax for the year would have been TEUR 866 higher (2021: nil).

The average effective interest rates of financial instruments at the date of the statement of financial position, based on reports reviewed by key management personnel, were as follows:

As at December 31, 2022

Effective interest rates	EUR	SEK	DKK	NOK
Loans from financial institutions	3.60%	6.22%	2.43%	6.21%

As at December 31, 2021

Effective interest rates	EUR	SEK	DKK	NOK
Loans from financial institutions	N/A	3.69%	2.35%	3.66%

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Credit risk arises from cash and cash equivalents held at banks, trade receivables including rent receivables from lessees and other finaicial assets. The Fund has no significant concentrations of credit risk.

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The Fund's maximum exposure to credit risk by class of financial asset is as follows:

	As at December 31, 2022	As at December 31, 2021
	TEUR	TEUR
Derivative financial instruments	5,127	367
Rent receivables	558	521
Other current assets and accrued income[1]	528	1,313
Cash and cash equivalents	56,519	9,848

[1] does not include prepayment,VAT receivables and income tax receivables.

The main source of credit risk for the Fund relates to the rent receivables. Such credit risk is monitored on an ongoing basis for each counterparty as part of the normal rental administration process, and relevant actions to collect rents due are taken in timely manner. Credit risk is also reported to the management on quarterly basis as part of the Fund's standard management reporting process. Diversification of tenant base, selection of tenants with a good credit history and strong financial position, and efficient rent collection, are the key credit risk management tools for the Fund.
Deposits regroupable to tenants may be withheld by the Fund in part or in whole if receivables due from the tenant are not settled, or if there are other breaches of contract.

The Fund applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all rent and other receivables. To measure the expected credit losses using simplified approach rent and other receivables are assessed based on shared credit risk characteristics and the days past due. An impairment analysis is performed at each reporting date on an individual basis for major tenants.

On that basis, the loss allowance as at 31 December, 2022 was determined as follows for rent receivables:

	As at December 31, 2022 TEUR	As at December 31, 2021 TEUR
Rent receivables, gross:		
Total neither due nor impaired	**130**	**11**
Past due but not impaired:		
- Less than 30 days overdue	179	476
- 30 to 90 days overdue	39	13
- More than 90 days overdue	223	34
Total past due but not impaired	**441**	**523**
Expected credit loss as per IFRS 9	(13)	(13)
Total Rent receivables, net of provision for impairment	**558**	**521**

Other financial assets are neither past due nor impaired.

The credit risk with respect to cash and cash equivalents is considered immaterial as the Fund holds cash accounts in reputable financial institutions (please refer to the table below):

As at 31 December 2022

Bank	Amount TEUR	Standard & Poor's rating
Nordea	2,117	AA-
SEB	1,844	A+
Danske	857	A+
Swedbank AB	5,513	AA-
OP yrityspankki	1	AA-
Nykredit	43,376	A+
BN Bank	1,037	A-
Societe Generale	1,773	A

Liquidity risk

The focus for the liquidity management of the Fund is efficient cash management. This includes maintaining sufficient cash at both Fund and individual investment levels, together with planning and executing sustainable distribution policies from investments to the Fund and from the Fund back to investors.

Where feasible the Fund also considers using credit lines to finance any short term cash needs of the Fund. When completing acquisitions the Fund plans the timing of the capital calls to investors so that their capital is put to work efficiently.

The Fund monitors its liquidity position at both Fund and individual investment level. At Fund level sufficient working capital reserves are maintained to finance expenses, and upfront deal related costs, such as due diligence cost before they are re-invoiced to the SPVs. Generally, during the investment period, the Fund intends to maintain cash reserves for three months of estimated Fund level costs.As of December 31, 2022 the Fund does not have any Fund level credit lines. Any working capital requirements are financed by capital calls to the Fund investors or by cash distributions from investments.

Each investment is managed individually from a cash management perspective. At acquisition an initial working capital injection is made to the property companies if necessary. After that, the properties are assumed to be able to finance expenditure by operative cash flow generated from rental income. Certain properties with more extensive capital expenditure programs and tenant improvement needs may require additional equity or debt financing during the holding period. An appropriate cash reserve is determined for each investment, and a rolling 12 month cash flow forecast is maintained. In general, the Fund intends to distribute all surplus cash in excess of cash requirements from the SPVs to Fund level, and from there to investors. Sometimes the bank loans may contain restrictions (like cash covenants) on upstream cash distributions from the SPVs, which may require that additional cash is held at SPV level. These restrictions are taken into account in the cash management process.

A summary table, with maturity of financial assets and liabilities, is presented below. This is used by key management personnel to manage liquidity risk and is derived from management reports at investment level. The amounts disclosed in the tables below are the contractual undiscounted cash flows. Undiscounted cash flows in respect of balances due within 12 months generally equal their carrying amounts in the statement of financial position, as the impact of discounting is not significant.

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The maturity analysis of financial instruments at 31 December 2022 is as follows:

in TEUR	No fixed maturity	On demand	Less than 1 year	From 1 to 5 years	More than 5 years	Total
Assets						
Cash and cash equivalents	-	56,519	-	-	-	56,519
Derivative financial instruments	-	-	-	5,127	-	5,127
Rent receivables	-	-	558	-	-	558
Other financial assets (1)	-	-	528	-	-	528
Total assets	**-**	**56,519**	**1,086**	**5,127**	**-**	**62,732**
Liabilities						
Net assets attributable to unitholders	208,313	-	-	-	-	208,313
Loans from financial institutions	-	-	56,397	230,729	-	287,126
Future interest payable on financial institution loans	-	-	10,215	45,333	-	55,548
Derivative financial instruments	-	-	-	-	251	251
Other loans	-	-	-	2,307	610	2,917
Future interest payable on other loans	-	-	175	252	37	464
Lease liabilities	-	-	423	1,692	7,399	9,514
Non-current liabilities	-	-	-	1,349	-	1,349
Accrued and other liabilities(2)	-	16,537	-	-	-	16,537
Total liabilities	**208,313**	**16,537**	**67,210**	**281,662**	**8,297**	**582,019**

(1) other financial assets includes other receivables and accrued income

(2) excluding VAT payables and advances received

The maturity analysis of financial instruments at 31 December 2021 is as follows:

in TEUR	No fixed maturity	On demand	Less than 1 year	From 1 to 5 years	More than 5 years	Total
Assets						
Cash and cash equivalents	-	9,848	-	-	-	9,848
Derivative financial instruments	-	-	-	367	-	367
Rent receivables	-	-	521	-	-	521
Other financial assets(1)	-	-	1,313	-	-	1,313
Total assets	**-**	**9,848**	**1,834**	**367**	**-**	**12,049**
Liabilities						
Net assets attributable to unitholders	107.215	-	-	-	-	107,215
Loans from financial institutions	-	-	14,378	78,838	-	93,216
Future interest payable on financial institution loans	-	-	3,112	8,685	-	11,797
Other loans	-	-	-	885	610	1,495
Lease liabilities	-	-	45	148	100	293
Accrued and other liabilities(2)	-	15,252	-	1,485	-	16,737
Total liabilities	**107,215**	**15,252**	**17,535**	**90,041**	**710**	**230,753**

(1) excluding income tax receivables, prepayments and VAT receivables

(2) excluding VAT payables and advances received

The amount of contractual undiscounted cash flows related to loans from financial institutions is based on variable interest rates and other loans based on fixed interest rate. The amount disclosed regarding loans from financial institutions is determined by reference to the conditions existing at the reporting date - that is, the actual spot interest rates effective as of 31 December are used for determining the related undiscounted cash flows.

6.C. Capital risk management

For the purpose of this section, capital means Net assets attributable to unitholders of non-redeemable units as well as investors' loans and their related interest, as these loans are considered invested capital.

The Fund's objectives when managing capital are to safeguard the Fund's ability to continue as a going concern, provide returns for unitholders, and maintain an optimal capital structure to reduce the cost of capital. In order to maintain or manage the capital structure, the Fund may adjust and control the amount of distributions paid to unitholders, draw down new capital from unitholders or change the leverage used to finance its investment in properties.

The actions taken to maintain or adjust the capital structure are done within the limits of remaining commitments of the Fund and taking into account the rules in the management regulations of the Fund.

Capital structure is managed based on the loan-to-value (LTV) ratio. According to the management regulations of the Fund the maximum LTV of investments is 75% at acquisition. Within 12 months from the end of the investment period the Fund shall use reasonable endeavours to reduce the Fund level LTV to 60% of gross asset value in maximum. The Fund monitors its capital structure and LTV ratio on quarterly basis.

The LTV ratio at period-end was as follows:

in TEUR	As at December 31, 2022	As at December 31, 2021
Loans from financial institutions [1]	**289,687**	**89,357**
Fair value of the portfolio [2]	477,722	213,086
Cash and cash equivalents	56,519	9,848
Gross Asset Value (GAV)	**534,241**	**222,934**
LTV (%)	**54%**	**40%**

[1] gross amount, the unamortized transaction costs are not deducted (See Note 12)
[2] includes investment properties (See Note 8)

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6.D. Fair value estimation

The fair value of the financial assets and liabilities of the Fund by level of valuation hierarchy as of 31 December 2022 are presented in the table below:

Assets (in TEUR)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Assets measured at fair value:					
Investment property	-	-	477,722	**477,722**	**477,722**
Derivative financial instruments	-	5,127	-	**5,127**	**5,127**
Assets for which fair values are disclosed:					
Rent receivables	-	-	558	**558**	**558**
Other financial assets [1]	-	-	528	**528**	**528**
Cash and cash equivalents	56,519	-	-	**56,519**	**56,519**

Liabilities (in TEUR)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Liabilities measured at fair value:					
Derivative financial liabilities	-	251	-	**251**	**251**
Lease liability	-	-	9,514	**9,514**	**9,514**
Liabilities for which fair values are disclosed:					
Net assets attributable to unitholders	-	-	208,313	**208,313**	**208,313**
Loans from financial institutions	-	-	287,126	**287,126**	**287,126**
Other loans	-	-	2,917	**2,917**	**2,917**
Other financial liabilities [2]	-	-	16,537	**16,537**	**16,537**

[1] Does not include VAT receivables, prepayments and current income tax receivables.
[2] Does not include Income tax liability, advances and VAT liability.

The fair value of the financial assets and liabilities of the Fund by level of valuation hierarchy as of 31 December 2021 are presented in the table below:

Assets (in TEUR)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Assets measured at fair value:					
Investment property	-	-	213,086	**213,086**	**213,086**
Derivative financial instruments	-	367	-	**367**	**367**
Assets for which fair values are disclosed:					
Rent receivables	-	-	521	**521**	**521**
Other financial assets [1]	-	-	1,313	**1,313**	**1,313**
Cash and cash equivalents	9,848	-	-	**9,848**	**9,848**

Liabilities (in TEUR)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Liabilities for which fair values are disclosed:					
Net assets attributable to unitholders	-	-	107,215	**107,215**	**107,215**
Loans from financial institutions	-	-	93,216	**93,216**	**93,216**
Other loans	-	-	1,495	**1,495**	**1,495**
Other financial liabilities [2]	-	-	16,737	**16,737**	**16,737**

[1] Does not include VAT receivables, prepayments and current income tax receivables.
[2] Does not include Income tax liability, advances and VAT liability..

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 maximize the use of observable market data where it is available and rely as little as possible on entity specific estimates. As all significant inputs are observable in order to fair value those instruments, they are included in Level 2.

Derivative financial instruments

The fair value of derivative financial instruments is the estimated amount that the Fund would receive or pay to settle the related agreements. The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves.

Other financial assets and liabilities

The management assessed that cash, trade and other financial assets and trade and other financial liabilities, approximate their carrying amounts largely due to the short-term maturities of these instruments.

Loans and borrowings

Fair values of the Fund's interest-bearing borrowings and loans are determined by using the DCF method, using a discount rate that reflects the issuer's borrowing rate including its own non-performance risk as at 31 December 2022.

7. Critical accounting estimates and judgements

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenue, expenses and unrealised gains or losses during the year. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

7.A. Judgements

In the process of applying the Fund's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

Business combination and asset acquisition

The Fund acquires subsidiaries that own real estate. At the time of acquisition, the Fund considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Fund accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. More specifically, consideration is given to the extent to which substantive processes are acquired and, in particular, the extent of services provided by the subsidiary (e.g., maintenance, cleaning, security, bookkeeping, hotel services, etc.).

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

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During the year the Fund acquired 5 portfolios of investment properties (refer to Note 8 and 21). The Fund assessed if the assets acquired include an input and a substantive process that, together, significantly contribute to the ability to create outputs. The acquired process is not considered substantive as it is not critical to the ability to continue producing outputs, nor includes an organized workforce with the necessary skills, knowledge, or experience to perform that process or is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs. Therefore, acquisitions of all portfolios were accounted for as the acquisition of properties (refer to Note 8 and 21).

Principal versus agent considerations – services to tenants

The Fund arranges for certain services provided to tenants of investment property included in the contract the Fund enters into as a lessor, to be provided by third parties. The Fund has determined that it controls the services before they are transferred to tenants, because it has the ability to direct the use of these services and obtain the benefits from them. In making this determination, the Fund has considered that it is primarily responsible for fulfilling the promise to provide these specified services because it directly deals with tenants' complaints and it is primarily responsible for the quality or suitability of the services. In addition, the Fund has discretion in establishing the price that it charges to the tenants for the specified services.

Therefore, the Fund has concluded that it is the principal in these contracts. In addition, the Fund has concluded that it transfers control of these services over time, as services are rendered by the third-party service providers, because this is when tenants receive and, at the same time, consume the benefits from these services.

7.B Estimates and assumptions

The key assumptions concerning future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Fund based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Fund. Such changes are reflected in the assumptions when they occur.

Valuation of Investment Properties

The fair value of investment property is determined by real estate valuation experts using recognised valuation techniques and the principles of IFRS 13 Fair Value Measurement. Investment property is measured based on estimates prepared by independent real estate valuation experts, except where such values cannot be reliably determined.

The key assumptions used to determine the fair value of the properties and sensitivity analyses are provided in Note 8.

Principal assumptions for income taxes

The Fund is subject to income taxes currently in Denmark, Sweden, Finland, Norway and Luxembourg. Uncertainties exist with respect to the interpretation of complex tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of international business relationships and the long-term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expenses already recorded. The Fund establishes provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective countries in which it operates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences in interpretation may arise for a wide variety of issues depending on the conditions prevailing in the respective Fund Company's domicile.

Fair value of derivatives and other financial instruments

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques based on quoted prices in active markets. When the fair values of financial assets and financial liabilities recorded in the statement of financial position cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions relating to these factors could affect the reported fair value of financial instruments.

8. Investment property

During the year, the Fund made several investments in office, warehouse and residential properties located in the Nordic Region.

On 22 April 2022, the Fund acquired Verdict, a mixed-use office building situated in Denmark , through an asset acquisition. Total acquisition cost was EUR 53.4 million including transaction cost of EUR 2.6 million.

On 20 May 2022, the Fund acquired Henry portfolio composed of four office properties situated in Finland in an acquisition where three properties were acquired trough an asset acquisition and one in a share acquisition. Total acquisition cost of portfolio properties was EUR 49.8 million including transaction cost of EUR 0.5 million.

On 15 June 2022, the Fund acquired a warehouse property, situated in Finland, to Warehouse Collection through an asset acquisition of the property. Total acquisition cost was EUR 10.29 million including transaction costs of EUR 0.54 million.

On 21 September 2022, the Fund acquired a residential development project Pukkila in Finland trough a share deal. Total acquisition cost was EUR 4.5 million including transactions costs of EUR 0.09 million.

On 1 November 2022, the Fund acquired Royal Park composed of a hotel and office building situated in Sweden, by acquiring the asset. Total acquisition cost was EUR 64.9 million including transaction costs of EUR 2.8 million.

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The Fund's investment property is measured at fair value. Movements during the year were as follows:

	As at December 31, 2022 TEUR	As at December 31, 2021 TEUR
Fair value hierarchy	Level 3	Level 3
Fair value - Opening balance	**213,086**	**25,542**
Acquisitions :		
Direct acquisitions of investment property	166,130	11,060
Acquisitions of subsidiaries	17,254	149,060
Acquisition of right-of-use assets	8,025	1,983
Capital Expenditure	51,395	11,138
Other changes :		
Net gain from fair value adjustments on investment property	34,966	13,743
Fair value change of right-of-use assets	(402)	(157)
Foreign exchange difference	(12,732)	717
Fair value - Closing balance[1]	**477,722**	**213,086**

[1] During the year 2022, the Fund acquired a portfolio of properties in Finland, including a leasholds of land which is classified as investment property. During the year 2021, the Fund acquired a portfolio of properties in Sweden including a leasholds of land which is classified as investment property. For the year ended December 31, 2022 includes right-of-use assets MEUR 9.5. For the year ended December 31, 2021 includes right-of-use assets MEUR 1.8.

Valuation processes

In accordance with the Management Regulations fair value of Investment property is defined based on external valuations, performed at acquisition of investment properties and thereafter annually.

The Fund's investment properties are valued 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. The external valuer is appointed annually by local deal teams. The valuations of Fund's investment properties as at 31 December 2022 were made by Cushman & Wakefield , Nordicals and CBRE (previously DTZ, Nordicals).

The valuations performed by the independent valuers are reviewed by the Fund's Investment Advisor. Investment Advisor's team reviewing the valuations include the case responsible investment professional, the local deal teams approve the valuation report, the partner responsible for Fund's operations and the Chief Financial Officer. This team reports directly to the Management Company of the Fund.

The process of valuation at acquisition is similar to the annual valuation process.

At each financial year end all major inputs to the independent valuation report are verified, valuation movements are assessed compared to the prior year valuation report and discussions are held with the independent valuers.

For all investment properties, their current use equates to the highest and best use.

The fair value of right-of-use assets is not included in the valuation report prepared by external valuer. The Fund assumed, that the fair value of right–of–use asset corresponds to the fair value of lease liability as at 31 December 2022.

Investment properties fair values are cathegorised at Level 3 fair value hierarchy. There were no transfers between Levels 1, 2 or 3 during 2022 and 2021.

Valuation techniques underlying management's estimation of fair value of investment property

The fair value of investment property is determined using a discounted cash flow (DCF) method.

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment, and refurbishment. The appropriate durations are typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flows are typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

IFRS requires to state the fair values of investments properties net of purchasers' costs. Considering the local market practice in Denmark, Norway and Sweden the independent valuer does not include deductions for purchaser's costs. In management view, it is a prudent assessment which reflects local market practices and the expected market price to be received by the Fund.

The table below presents the following for each class of the investment property:

- The fair value measurements at the end of the reporting period;
- A description of the valuation technique applied;
- The inputs used in the fair value measurement, including the ranges of rent charged to different units within the same building;
- For Level 3 fair value measurements, quantitative information about the significant unobservable inputs used in the fair value measurement.

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Investments	Fair Value 2022 TEUR	Fair Value 2021 TEUR	Valuation technique	Key unobservable inputs	2022	2021
KA-10 – Office Norway	13,906	13,785	DCF	• Exit yield	4.50%	4.13%
				• Rental income p.a.	990,413	796,492
				• Rental growth p.a.	2.00%	2.00%
				• Structural vacancy	0.00%	0.00%
				• Discount rate	6.50%	5.25%
Lindevangs Allé – Office Denmark	25,213	20,588	DCF	• Exit yield	4.25%	4.00%
				• Rental income p.a.	1,392,801	1,283,905
				• Rental growth p.a.	2.00%	1.50%
				• Structural vacancy	2.00%	5.00%
				• Discount rate	6.25%	5.50%
CC Residential (1) Denmark	72,709	24,312	DCF	• Exit yield	3.75%	4.00%
				• Rental income p.a.	4,859,988	4,733,201
				• Rental growth p.a.	2.00%	1.50%
				• Structural vacancy	NA*	NA*
				• Discount rate	5.75%	5.41%
Jaguar – Office Sweden	35,516	24,390	DCF	• Exit yield	4.75%	4.75%
				• Rental income p.a.	2,530,256	2,049,208
				• Rental growth p.a.	4.00%	2.00%
				• Structural vacancy	4.70 %	9.50%
				• Discount rate	6.95%	6.75%
Rocky – Office [2] Sweden	65,637	79,182	DCF	• Exit yield	5.51%	5.11%
				• Rental income p.a.	7,031,209	6,962,138
				• Rental growth p.a.	2.21%	2.00%
				• Structural vacancy	6.5 %	6.70%/ 6.90%[1]
				• Discount rate	7.71%	7.11%
Städet – Office Sweden	33,268	38,048	DCF	• Exit yield	5.75%	5.25%
				• Rental income p.a.	2,944,308	2,946,645
				• Rental growth p.a.	2.00%	2.00%
				• Structural vacancy	6.60%	7.25%
				• Discount rate	7.95%	6.80%
Tool – Industrial Sweden	10,790	12,780	DCF	• Exit yield	7.00%	6.50%
				• Rental income p.a.	1,402,651	1,519,077
				• Rental growth p.a.	2.00%	2.00%
				• Structural vacancy	9.80%	8.50%
				• Discount rate	9.20%	8.50%

Investments	Fair Value	Fair Value	Valuation	Key unobservable inputs	2022	2021
Royal Park – Hotel Sweden	73,729	-	DCF	• Exit yield	5.00%	-
				• Rental income p.a.	6,219,137	-
				• Rental growth p.a.	2.00%	-
				• Structural vacancy	3.30 %	-
				• Discount rate	7.20%	-
Verdict – Office Denmark	61,077	-	DCF	• Exit yield	5.50%	-
				• Rental income p.a.	4,308,900	-
				• Rental growth p.a.	2.00%	-
				• Structural vacancy	0.00 %	-
				• Discount rate	7.50%	-
Henry – Office[2] Finland	55,200	-	DCF	• Exit yield	6.30%	-
				• Rental income p.a.	7,836,000	-
				• Rental growth p.a.	2.00%	-
				• Structural vacancy	8.90 %	-
				• Discount rate	8.50%	-
Pukkila – Residential Funland	10,964	-	Direct capitalization	• Exit yield	4.00%	-
				• Rental income p.a.	1,192,424	-
				• Rental growth p.a.	2.00%	-
				• Structural vacancy	2.5 %	-
				• Capitalization rate	4.00%	-
Warehouse Collection – Warehouse[2] Finland	10,200	-	DCF	• Exit yield	6.00%	-
				• Rental income p.a.	1,040,851	-
				• Rental growth p.a.	2.75%	-
				• Structural vacancy	2.50%	-
				• Discount rate	8.75%	-

[1]The investment properties in CC Residential JV are both development projects that are valued as land value plus cost to complete and thus do not assume vacancy.
[2]excluding right-of-use assets

CapMan Nordic Real Estate III FCP-RAIF

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The unobservable inputs are inter-related and change in one variable is likely to have an effect on one or more other variables, for example expected vacancy rates may impact the yield with higher vacancy rates resulting in higher yields. An increase in the future rental income may be linked with higher costs like increased tenant improvement expenditure. If the remaining lease term increases the yield may decrease.

Significant increases (decreases) in estimated rental value (ERV) and rent growth per annum in isolation would result in a significantly higher (lower) fair value of the property. Significant increases (decreases) in the long-term vacancy rate, discount rate and exit yield in isolation would result in a significantly lower (higher) fair value.

Generally, a change in the assumption made for the ERV is accompanied by a directionally similar change in the rent growth per annum and discount rate (and exit yield), and an opposite change in the long-term vacancy rate.

Investment	Sensitivity on discount rate			Sensitivity on cap rate			Sensitivity on rental growth			Sensitivity on structural vacancy		
	+0.5% higher EUR	Applied rate EUR	-0.5% lower EUR	+0.5% higher EUR	Applied rate EUR	-0.5% lower EUR	+1.0% higher EUR	Applied rate EUR	-1.0% lower EUR	+1.0% higher EUR	Applied rate EUR	-1.0% lower EUR
Kristian Augusts gate 10	12,726,131	13,905,534	15,056,402	12,764,177	13,905,534	15,332,230	14,133,805	13,905,534	13,677,262	13,800,909	13,905,534	14,000,647
Lindevangs Allé	23,747,731	25,213,474	30,834,398	23,371,210	25,213,474	27,539,837	25,711,020	25,213,474	24,742,823	24,890,742	25,213,474	25,536,207
CC Residential JV K/S	59,530,693	72,708,936	90,002,017	67,760,371	72,708,936	88,495,932	75,075,640	72,708,936	70,490,150	71,512,136	72,708,936	72,708,936
CMNRE Sadelplatsen HoldCo AB (Jaguar)	33,938,751	35,515,834	37,171,141	32,895,035	35,515,834	38,753,349	35,852,830	35,515,834	35,178,838	35,152,134	35,515,834	35,879,534
Rocky TopCo AB[1]	62,884,425	65,636,857	68,524,879	61,661,781	65,636,857	70,405,420	66,474,222	65,636,857	64,799,493	64,632,703	65,636,857	66,641,011
Centria Städet Invest AB	32,035,822	33,267,996	34,558,974	31,638,404	33,267,996	35,207,970	33,697,963	33,267,996	32,838,030	32,862,396	33,267,996	33,673,596
CMNRE III Tool AB	10,407,668	10,789,620	11,190,275	10,343,739	10,789,620	11,304,105	10,946,070	10,789,620	10,633,171	10,652,862	10,789,620	10,926,379
RoyalPark	70,241,957	73,729,073	77,392,239	68,021,094	73,729,073	80,705,461	74,856,498	73,729,073	72,601,647	72,667,374	73,729,073	74,790,771
Verdict	55,617,562	61,077,120	67,625,899	57,822,901	61,077,120	64,976,804	62,529,416	61,077,120	59,705,507	60,337,524	61,077,120	61,077,120
Henry*	52,921,000	55,200,000	56,264,000	52,100,000	55,200,000	58,838,000	63,657,000	55,200,000	47,388,000	54,010,000	55,200,000	56,361,000
Pukkila	9,663,572	10,963,572	13,763,572	9,663,572	10,963,572	13,763,572	11,163,572	10,963,572	10,863,572	10,863,572	10,963,572	11,163,572
Warehouse Collection[1]	9,800,000	10,200,000	10,500,000	9,700,000	10,200,000	10,700,000	11,300,000	10,200,000	9,000,000	10,100,000	10,200,000	10,200,000
Total	**423,851,740**	**468,208,015**	**499,120,225**	**437,742,283**	**468,208,015**	**516,022,681**	**421,441,035**	**468,208,015**	**404,830,492**	**407,772,352**	**468,208,015**	**355,220,652**

[1] excluding right-of-use assets

9. Lease liabilities

During the year 2021, the Fund acquired a portfolio of leasehold properties, throgh the entity Rocky TopCo AB. These leases has lease terms ranging from 11 to 43 years (Note 8).

Additionally to Rocky TopCo AB during the year 2022 the Fund acquired a portfolios of leasehold properties (Downtown Diamonds Ky and Warehouse Collection Ky) , through the entity CMNRE III Finland Ky. These leases has lease terms ranging from 18 to 55 years (Note 8). Set out below are the carrying amounts of lease liabilities and the movements during the year:

	2022	2021
	in TEUR	in TEUR
As at 1 January 2022	1,891	-
Lease Liability	8,025	1,983
Accretion of interest	(26)	43
Payments	(190)	(131)
Foreign exchange effect	(186)	(4)
As at 31 December 2022	**9,514**	**1,891**

10. Derivative financial instruments

The derivative financial instruments of the Fund as at December 31, 2022 include interest rate swaps entered into to hedge the interest rate risk in variable rate loans (please refer to Note 12.A.).

	As at December 31, 2022		As at December 31, 2021	
	Assets TEUR	Liabilities TEUR	Assets TEUR	Liabilities TEUR
Interest rate swaps	1,856	(251)	206	-
Interest rate cap	3,271	-	161	-
Total	**5,127**	**(251)**	**367**	-

The Fund does not apply hedge accounting in accordance with IFRS 9, but the financial instruments have been designated to be valued at fair value through profit and loss. Nevertheless, interest rates swaps and caps are part of economic hedge relationships. Interest rate swaps are used to fix the interest payments of variable debt instruments.

The notional amounts of the outstanding interest rate swap contracts at December 31, 2022 were TEUR 160,139 (2021: TEUR 19,783).

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The terms and conditions of the derivative instruments as at December 31, 2022 are summarised in the table below:

Entities	Fair value TEUR	Counterpart	Maturity date	Notional amount TEUR	Fixed rate paid, %	Floating rate received, %
Kristian Augusts gate 10 AS	303	SpareBank 1 SMN	15/10/2025	6,468	1.43%	3.25%
Rocky TopCo AB	889	SEB	29/04/2026	11,958	1.00%	2.66%
Rocky TopCo AB	1,082	SEB	29/04/2026	11,958	0.40%	2.66%
CMNRE III Finland Ky	2,382	Aareal Bank AG	20/05/2027	28,662	1.25%	2.20%
Sorkedalsveien 6	(251)	SpareBank 1 SMN	15/01/2028	69,623	3.12%	N/A
Royal Park	471	SWEDBANK	31/10/2025	31,470	3.50%	2.66%
Total	**4,876**			**160,139**		

The terms and conditions of the derivative instruments as at December 31, 2021 are summarised in the table below:

Entities	Fair value TEUR	Counterpart	Maturity date	Notional amount TEUR	Fixed rate paid, %	Floating rate received, %
Kristian Augusts gate 10 AS	77	SpareBank 1 SMN	15/10/2025	6,808	1.430%	0.680%
Rocky TopCo AB	161	SEB	29/04/2026	12,975	-	-0.089%
Rocky TopCo AB	129	SEB	29/04/2026	12,975	0.398%	-0.089%
Total	**367**			**32,758**		

11. Rent and other receivables

	As at 31-Dec-22 TEUR	As at 31-Dec-21 TEUR
Rent receivables	558	521
Prepayment	275	70
VAT receivables[(1)]	2,252	1,012
Current income tax receivables	672	146
Receivables from unitholders (Note 22)	-	1,084
Other receivables	528	229
Total rent and other trade receivables	**4,285**	**3,062**

[(1)]The amount of TEUR 711 refers to capex for properties under construction

As at 31 December 2022, expected credit losses recognised amounted to TEUR 13 (2021: TEUR 13).

12. Borrowings

	As at December 31, 2021 TEUR	As at December 31, 2021 TEUR
Non-current borrowings		
Loans from financial institutions	230,729	78,838
Other loans	2,917	1,495
	233,646	**80,333**
Current borrowings		
Loans from financial institutions	56,397	14,378
	56,397	**14,378**
Total borrowings	**290,043**	**94,711**

12.A. Loans from financial institutions

As at 31 December 2022, Fund's loans from financial institutions relate to the bank loans borrowed to finance the acquisition of properties. The loans are denominated in Danish crowns, in Norway crowns or in Sweden crowns depending on the country where the investment is located. The Loans from Casa Project are presented in Note 12.B.

As at 31 December 2021 and 2022, the carrying amount of the loans is as follows in EUR and in original currency.

	In Group currency		In original currency					
	2022	2021	2022	2021	2022	2021	2022	2021
	TEUR		TDKK		TSEK		TNOK	
Loans from financial institutions	289,687	94,343	824,938	70,387	1,099,131	749,131	68,000	68,000
Amortised transaction costs	(2,561)	(1,127)	(8,526)	(539)	(11,482)	(10,462)	(188)	(334)
	287,126	**93,216**	**816,412**	**69,848**	**1,087,649**	**738,669**	**67,812**	**67,666**

CapMan Nordic Real Estate III FCP-RAIF

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As at 31 December 2022, terms and condition related to loans from financial institutions are as follows:

Borrower	Lender	Currency	Nominal amount (Original currency, in thousand)	Nominal amount (TEUR)	Final repayment date	Contractual interest rate	Effective interest rate, % p.a.
Lindenangs Alle 8-12	Nordea Bank	DKK	86,241	11,597	31/08/2023	CIBOR 6 + 0.8 %	1.93%
Kristian Augusts gate 10 AS	BN Bank ASA	NOK	68,000	6,468	15/12/2025	CIBOR 3M+2.85%	6.21%
CC Residential JV K/S	Spar Nord Bank A/S	DKK	192,071	25,828	30/09/2024	CIBOR 3M+2%	3.99%
CC Residential JV K/S	Nykredit	DKK	325,260,	43,738	31/12/2025	CIBOR 3M+2%	1.35%
CMNRE Sadelplatsen HoldCo AB (Jaguar)	Pareto Bank ASA	SEK	150,000	13,487	31/03/2024	CIBOR 3M+4.9%	8.80%
CMNRE Städet HoldCo AB	Skandia	SEK	220,000	19,781	30/06/2024	STIBOR 3M+4%	5.47%
CMNRE Rocky HoldCo AB	Skandinaviska Enskilda Banken AB	SEK	379,130	34,089	30/04/2026	CIBOR 3M+2.05%	4.98%
Verdict	Nykredit	DKK	221,366,	29,767	31/12/2041	CIBOR 3M+1.75%	2.83%
Henry	Aareal Bank AG	EUR	28,662	28,662	31/05/2027	CIBOR 6M	3.60%
RoyalPark	Collector Bank AB	SEK	350,000	31,470	31/10/2025	CIBOR 3M+2.07%	6.93%
CMNRE III FCP - RAIF *	Credit Suisse AG, London Branch	EUR	44,800	44,800	31/03/2023	1.95%	1.95%
Total borrowings				**289,687**			

* Equity calls were done subsequently to cover the loan (Note 24).

The loans from financial institutions have standard market practice financial covenants, which include loan to value (LTV), interest cover ratio (ICR), solvency ratios and a covenant on net working capital level. The bank loans are collateralized by the pledges of owners' mortgages over the properties and shares and shareholder loans in the relevant SPVs. As at December 31, 2022 and December 31, 2021 the Fund complied with all these covenants.

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As at 31 December 2021, terms and condition related to loans from financial institutions are as follows:

Borrower	Lender	Currency	Nominal amount (Original currency, in thousand)	Nominal amount (TEUR)	Final repayment date	Contractual interest rate	Effective interest rate, % p.a.
Lindenangs Alle 8-12	Nordea Bank	DKK	40,387	5,431	30/09/2022	CIBOR 6 + 0.8 %	2.42%
Kristian Augusts gate 10 AS	BN Bank ASA	NOK	68,000	6,808	15/12/2025	CIBOR 3M+2.85%	3.66%
CC Residential JV K/S*	Spar Nord Bank A/S	DKK	30,000	4,034	31/01/2022	CIBOR 3M+2%	2.23%
CMNRE Sadelplatsen HoldCo AB (Jaguar)	Pareto Bank ASA	SEK	150,000	14,634	31/03/2024	CIBOR 3M+4.9%	5.95%
CMNRE Städet HoldCo AB	Skandia	SEK	220,000	21,463	30/06/2024	STIBOR 3M+4%	4.62%
CMNRE Rocky HoldCo AB	Skandinaviska Enskilda Banken AB	SEK	379,130	36,987	30/04/2026	CIBOR 3M+2.05%	2.26%
Total borrowings				**89,357**			

The interest rate risk and the maturity profile of the borrowings of the Fund is presented in Note 6.B.

Mortgages and securities given on loans from financial institutions are disclosed in Note 23.

Movements on bank loans as at 31 December 2022 and 2021:

	Outstanding principal 31/12/2021	Outstanding principal EUR 31/12/2021	Drawdown / Reimbur-sement CCY	Currency	Outstanding principal 31/12/2022	Outstanding principal EUR 31/12/2022
Nordea Bank	40,387,000	5,431,061	45,853,549	DKK	86,240,549	11,596,927
BN Bank ASA	68,000,000	6,807,625	-	NOK	68,000,000	6,467,690
Spar Nord Bank A/S	30,000,000	4,034,264	487,331,000	DKK	517,331,000	69,566,462
Pareto Bank ASA	150,000,000	14,633,718	-	SEK	150,000,000	13,487,025
Skandinaviska Enskilda Banken AB	379,130,723	36,987,281	-	SEK	379,130,723	34,088,970
Skandia	220,000,000	21,462,786	-	SEK	220,000,000	19,780,970
Nykredit	-	-	221,366,290	DKK	221,366,290	29,767,537
Aareal Bank AG	-	-	28,662,000	EUR	28,662,000	28,662,000
Collector Bank AB	-	-	350,000,000	SEK	350,000,000	31,469,725
Credit Suisse AG, London Branch	-	-	44,800,000	EUR	44,800,000	44,800,000
Total borrowings	**89,356,735**					**289,687,306**

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12.B. Other loans

As at 31 December 2022, the Fund has other loans relate to the loans denominated in DKK from the minority shareholder, Casa Projekt.

			2022			2021		
Borrower	**Final repayment date**	**Interest rate**	**Nominal amount (TEUR)**	**Accrued interest (TEUR)**	**Nominal amount (TDKK)**	**Nominal amount (TEUR)**	**Accrued interest (TEUR)**	**Nominal amount (TDKK)**
CC Residential JV K/S	30/06/ 2024	6%	2,307	131	17,161	885	44	6,586
Lindenangs Alle 8-12	31/12/2030	6%	610	77	4,534	610	41	4,533
			2,917	**207**	**21,695**	**1,495**	**85**	**11,119**

The Fund agreed on two shareholder loans with Casa Projekt with amounts of TEUR 2,307 (TDKK 17,161) and TEUR 610 (TDKK 4,533) related to acquisition of investment properties relating to CC Reisidential JV K/S and Lindevangs Allé respectively.

13. Income tax

Total income taxes in the consolidated statement of profit and loss are as follows:

Statement of profit or loss	**As at December 31, 2022** TEUR	**As at December 31, 2021** TEUR
Current tax	477	344
Deferred tax	7,761	2,948
Income tax expense	**8,238**	**3,292**

Income taxes are calculated based on the tax rates in the countries where the Fund and its subsidiaries have operations, taking into account tax-exempt income and tax losses carried forward.

Income tax reconciliation is as follows:

	2022	2021
Profit before income tax	**27,485**	**7,835**
Average tax at the theorical domestic rates applicable to profits in the respective countries		
Tax expenses calculated at domestic tax rates	**(6,371)**	**(2,410)**
Tax effect of:		
- Effect of unrecognised deferred taxes on temporary differences	(2,108)	-
- Expense not deductible for tax purposes	(458)	(882)
- Income not subject to tax	699	-
	(8,238)	**(3,292)**

In 2022, the Fund was subject to income tax in Denmark, Norway, Finland and Sweden. The tax rate applied on results generated in Denmark and Norway are 22% (2021: 22%), in Sweden is 20.6% (2021: 20.6%), in Finland is 20% (2021: 20%).

In Luxembourg, the income tax rate is 24.94% (2021: 24.94%). The Fund is not subject to an income tax but to an annual subscription tax of 0.01%, calculated and payable quarterly, on the aggregate Net assets value of the outstanding units of the Fund at the end of each quarter.

	Consolidated statement of financial position		Consolidated statement of profit or loss	
(in EUR '000)	31 Dec. 2022	31 Dec. 2021	31 Dec. 2022	31 Dec. 2021
Tax loss carried forward	508	250	258	224
Revaluations of Investment properties	(11,417)	(3,750)	(7,668)	(3,201)
Other	3	10	(351)	29
Deferred tax expense/ (income)			**(7,761)**	**(2,948)**
Net deferred tax liabilities	**(10,906)**	**(3,490)**		
Reported as assets	**511**	**260**	-	-
Reported as liabilities	**(11,417)**	**(3,750)**	-	-

At initial recognition, a temporary difference of TEUR 20,185 (2021: TEUR 4,134) exists between the carrying amount of investment property and its tax base, for which no deferred taxation has been provided.

This temporary difference resulted from acquisition of single asset entities that own investment property which were not considered to constitute a business.

Deferred income tax assets and deferred income tax liabilities presented separately as they are coming from different entities with different tax authorities.

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14. Other liabilities

As at 31 December 2022, other current liabilities include:

	As at 31-Dec-22 TEUR	As at 31-Dec-21 TEUR
Current liabilities to third parties	3,334	3,136
Tenant deposits	3,105	-
Capital expenditure and utilities	7,553	848
Development costs	2,087	-
Accrued interest	428	207
VAT payable	1,280	687
Advances received	532	405
Management fees	30	-
Purchase price payable[1]	-	11,060
Total	**18,349**	**16,343**

[1]In 2021 purchase price payable in the amount of TDKK 82,250 (TEUR 11,060) relates to CC Residential JV's acquisition of Campus.

As at 31 December 2022, other non-current liabilities consist of retention buffer from Stadet entity TSEK 15,000 (TEUR 1,349).

15. Net assets attributable to Unitholders

Investors in the RAIF hold units (the "Units"). Except for persons engaged in the management of the RAIF , only well-informed investors, as defined by the article 2 of the RAIF law may invest in the RAIF.

Class A Units

The subscription price for each Class A Unit is EUR 100 and up to EUR 5.5 million Class A Units may be issued.

Investors hold Units in the RAIF ("Class A Units") in return for advancing their commitments to the RAIF in accordance with the Management Regulations. Class A Units may be issued in separate sub-classes but all A Units will entitle the relevant unitholders to receive the distributions to the extent that the RAIF has funds available for distribution and otherwise subject to the terms of the Management Regulations.

Class B Units

The subscription price for each Class B is EUR 0.01 and up to 2 million Class B Units may be issued.

The Carried Interest Partners (means CapMan, any of its Associates, any Key Executive, any director, officer, member or employee of CapMan or its Associates and/or any personal or collective holding vehicle of any of the aforementioned persons) will be issued with carried interest units in the RAIF ("Class B Units") which may be issued in separate sub-classes but which will entitle the Unitholders, to the extent that the RAIF has funds available for distribution and otherwise subject to the terms of the Management Regulations disclosing the criteria, to receive distributions of Carried Interest made by the RAIF. During the year ended 31 December 2022 and 31 December 2021, no carried interest has been paid as the required rate of return (IRR) have not been met.

Class A Units and Class B Units are together referred to herein as "Units". All Units are issued in registered form and fully paid-up. The total amount called since inception is TEUR 190,799 (2021: TEUR 104,367).

	December 31, 2022		*December 31, 2021*	
in TEUR	**Commitment**	**NAV**	**Commitment**	**NAV**
Class A units	563,677	208,293	563,677	107,195
Class B units	20	20	20	20
	563,697	**208,313**	**563,697**	**107,215**

	December 31, 2022		*December 31, 2021*	
in TEUR	**Units outstanding**	**Net assets value per unit**	**Units outstanding**	**Net assets value per unit**
Class A units	1,907,793	109	1,043,471	102
Class B units	2,000,000	-	2,000,000	-

Distributions:

After the RAIF have fulfilled its obligation in regard to its liability, meaning all the fees, expenses and liabilities related to the business and operations of the RAIF including liabilities related to the loans, hedging and taxes (as the AIFM may reasonably determine), the RAIF can distribute to Unitholders pro-rata to each subject to the following order of priority:

(i) to the investor in repayment of its capital contributions which have been drawn down and which remain outstanding;
(ii) to the investor until it has received the preferred return (internal rate of 8% per annum on its drawn down commitment);
(iii) as to 40% to such investor and 60% to the carried interest partners in their respective catchup percentages until the carried interest partners have, in aggregate, received in respect of such investor an amount equal to the carried interest percentage (20%) of the aggregate amount of distributions made under paragraph (ii) and this paragraph (iii); and
(iv) thereafter 80% to the investor and 20% to the carried interest partners in their respective profit sharing percentages.

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16. Rental income and revenue from contracts with customers

	2022 TEUR	2021 TEUR
Rental income retail	468	145
Rental income office	10,137	3,497
Rental income industrial	852	413
Rental income-others	1,993	608
Rental income	**13,450**	**4,663**
Services to tenants	1,366	419
Total rental income and revenue from contracts with customers	**14,816**	**5,082**

The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

	As at December 31, 2022	As at December 31, 2021
Not later than 1 year	13,925	6,299
Later than 1 year and not later than 5 years	32,523	9,759
Over 5 years	7,082	1,397
	53,530	**17,455**

17. Property operating expenses

Details of the operating expenses are as follows:

	2022 TEUR	2021 TEUR
Maintenance	1,181	535
Property tax	1,116	439
Electricity and gas	1,099	227
Administration	813	426
Heating	872	324
Asset / property management fee to third parties	149	86
Asset management fees (Note 20)	837	-
Insurance (property full value insurance)	195	64
Water and Waste water	139	55
Other expenses	297	77
Total	**6,698**	**2,233**

18. Administrative and other expenses

Administrative and other expenses are split by expenses incurred by the Fund and expenses incurred by the property companies.

Expenses incurred by the property companies are as follows:

	2022 TEUR	2021 TEUR
Non-recoverable VAT	322	122
Advisory expenses	158	28
Total	**480**	**150**

Expenses incurred by the Fund are as follows:

	2022 TEUR	2021 TEUR
Management fee expense (Note 20)	3,762	3,490
Administrator's fee	681	480
Audit fees	145	95
Legal fees	203	327
Other advisory services	220	176
Custodian fees*	(2)	63
Other administration expenses	2,554	1,050
	7,563	**5,681**

*The income of TEUR 2 is due to the release of the over accrual of 2021 custodian fees.

Other administrative expenses consists with aborted projects costs and debt and other miscellaneous external charges.

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19. Finance income and costs

Details of the finance income and costs are as follows:

	2022 TEUR	2021 TEUR
Foreign exchange gain	4	-
Fair value gains from derivatives	3,424	267
Other interest income	-	2
Other financial income	28	-
Finance income	**3,456**	**269**
Interest expense on bank borrowings	(4,930)	(1,949)
Amortization of loan transaction costs	(741)	(269)
Interest expense on other liabilities	(163)	(184)
Fair value losses from derivatives	(345)	-
Foreign exchange losses	(4,160)	(312)
Loan arrangement fees	(98)	(130)
Other financial expenses	(173)	(194)
Finance costs	**(10,610)**	**(3,038)**
Finance costs - net	**(7,154)**	**(2,769)**

20. Related parties transactions

The Fund's related parties correspond to the subsidiaries shareholders, investors and to the Manager of the Fund (Refer to note 15 for the transactions with Fund's Investors).

Shareholder Loan

On 9 April 2021 and 10 December 2021, two Shareholder Loan Agreements were signed between the Fund and CASA Projekt, the minority shareholder for the project CC Residential and Lindevangs Alle, with maturity dates 30 June 2024 and 31 December 2030 respectively (refer to note 12).

On 13 June 2022 Shareholder Loan Agreement was signed between the Fund and CASA Projekt, the minority shareholder for the project CC Residential and Lindevangs Alle, with maturity date 31 December 2030 (refer to note 12).

Non-controlling interest

	December 31, 2022 TEUR	December 31, 2021 TEUR
Capital contribution	2,309	427
Increase in net asset	835	69
Total	**3,144**	**496**

There were no dividends paid to Non-Controlling interest during the year. (2021: 0 TEUR)

On 30 September 2021, CASA Projekt A/S increased its share capital by 1,000 shares.

On January 1st 2022, February 28th 2022 and May 23rd 2022, CASA Projekt A/S increased its share capital by 3 shares respectively.

Fund Management fee
The Management Company is entitled to a management fee in relation to the management of the Fund. The management fee is computed at the level of the Fund and depends on the commitment of each investor of the Fund.

For each of the periods specified below (including, for the avoidance of doubt, the balance of the accounting period in which the relevant date occurs), the management fee shall be:
(A) from the date of the First Closing until the fourth anniversary of such date, the Management Fee will be:
(i) in respect of an Investor whose Commitment is less than €50 million:
- 1.5 per cent. per annum of such Investor's Share of the Invested Capital; plus
- 1 per cent. per annum of such Investor's undrawn Commitment; and

(ii) in respect of an Investor whose Commitment is at least €50 million:
- 1.25 per cent. per annum of such Investor's Share of the Invested Capital; plus
- 0.75 per cent. per annum of such Investor's undrawn Commitment; and

(B) after the fourth anniversary of the date of the First Closing:
(i) in respect of an Investor whose Commitment is less than €50 million:
- 1.5 per cent. per annum of such Investor's Share of the Invested Capital; and

(ii) in respect of an Investor whose Commitment is at least €50 million:
- 1.25 per cent. per annum of such Investor's Share of the Invested Capital

and provided that the rates above shall be reduced by 25 basis points for those Investors who make their Commitment at the first closing or any other closing held prior to 1 September 2020 (the "First Closing Reduction").

The Fund pays an Fund Management fee to CapMan Real Estate Manager S.A. Fund Management fees are based on the committed equity, with a division based on drawn and undrawn equity, held by each party at a prescribed percentage over the financial year multiplied by the percentage of the equity held.

The management fees that were paid by the Fund to the Management Company are further detailed in Note 17.

Carried interest
There is no carried interest paid or accrued for the year 2022 as no required IRR rate has been met (refer to Note 15 for calculation approach).

Asset management fees
During the year, CapMan group companies provided asset management services to certain Fund's entities holding the investments and are entitled to charge asset management fees in addition to Fund Management fees for those services in accordance with the Management Regulations. During the year, the asset management fees are amounting to TEUR 837.

AIFMD reporting fee
The Fund pays an AIFMD reporting fee, amounting to TEUR 1 to CapMan Real Estate Manager S.A. during the year ended December 31, 2022.

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21. List of consolidated entities

Entities included in the scope of consolidation are disclosed in the tables below.

			As at December 31, 2022		As at December 31, 2021	
Name	Country	Consolidation method	Percentage of control	Percentage of interest	Percentage of control	Percentage of interest
CapMan Nordic Real Estate III FCP-RAIF	Luxembourg	Parent	-	-	-	-
CMNRE III Holding SCSp	Luxembourg	Full integration	100.0%	100.0%	0.0%	100.0%
CMNRE III Holding GP S.à r.l.	Luxembourg	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE III Investments S.à r.l.	Luxembourg	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE III Admin ApS	Denmark	Full integration	100.0%	100.0%	100.0%	100.0%
Lindevangs Alle 8-12 ApS	Denmark	Full integration	85.0%	85.0%	85.0%	85.0%
CC Residential JV K/S	Denmark	Full integration	85.0%	85.0%	85.0%	85.0%
General Partner CC JV ApS	Denmark	Full integration	90.0%	90.0%	90.0%	90.0%
Campus Aarhus PropCo ApS	Denmark	Full integration	100.0%	100.0%	0.0%	0.0%
Centrum Kontorerene RK 2020 ApS	Denmark	Full integration	100.0%	100.0%	100.0%	100.0%
Verdict ApS	Denmark	Full integration	100.0%	100.0%	0.0%	0.0%
CMNRE III Finland Ky	Finland	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE III Finland GP Oy	Finland	Full integration	100.0%	100.0%	100.0%	100.0%
Downtown Diamonds Ky	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Downtown Offices GP Oy	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Pasilanraitio 5 Holding Oy	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Kiinteistö Oy Pasilanraitio 5	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Kiinteistö Oy Kumpulantie 3	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Kiinteistö Oy Kuortaneenkatu 1	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Kiinteistö Oy Vanha Talvitie 11	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Warehouse Collection GP Oy	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Warehouse Collection Ky	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Kiinteistö Oy Lentorahdintie 141	Finland	Full integration	100.0%	100.0%	0.0%	0.0%

Pukkila Housing GP Oy	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Pukkila Housing Ky	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
Asunto Oy Turun Hygge	Finland	Full integration	100.0%	100.0%	0.0%	0.0%
CMNRE III KA10 HoldCo AS	Norway	Full integration	100.0%	100.0%	100.0%	100.0%
Kristian Augusts gate 10 AS	Norway	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE 6 AS	Norway	Full integration	100.0%	100.0%	0.0%	0.0%
CMNRE Sadelplatsen AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE Rocky TopCo AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE Rocky HoldCo AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE Rocky GP AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE VRETEN 8 KOMMANDITBOLAG	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE VRETEN 17 AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE VRETEN 25 AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE Häggvik HoldCo AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
Centria Städet Invest AB[1]	Sweden	Full integration	0.0%	0.0%	100.0%	100.0%
CMNRE III Tool AB[1]	Sweden	Full integration	0.0%	0.0%	100.0%	100.0%
CMNRE III Tool PropCo AB	Sweden	Full integration	100.0%	100.0%	100.0%	100.0%
CMNRE III Kasernen ab	Sweden	Full integration	99.8%	99.8%	0.0%	0.0%

[1] During the year 2022 Centria Städet Invest AB merged to CMNRE Häggvik HoldCo AB and CMNRE III Tool AB merged to CMNRE III Tool PropCo AB

During the year 2022 two new properties was acquired in Finland through a share purchase agreement. The CMNRE III Investments S.à.r.l (LuxCo) owns 100% of the shares of new acquisition.

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Set out below are purchase price for acquisitions during the year 2022 and their investment properties fair value reconciliations:

	Pukkila Housing Ky	Pasilanraitio 5 Holding Oy*	Total
	TEUR	**TEUR**	**TEUR**
Investment property	4,430	12,283	16,713
Transaction cost	139	402	541
Total Investment property	**4,569**	**12,685**	**17,254**
Current assets	-	792	792
Current liabilities	-	(88)	(88)
Purchase price	**4,569**	**13,389**	**17,958**
Purchase Price net of cash acquired	**4,569**	**13,389**	**17,958**

*Pasilanraitio 5 Holding Oy is one of the investments of Downtown Dimond

Name	Country	Date of acquisition	% of control	IP acquisition cost	Add-on investment	Fair value adjustment	Forex effect
				TEUR	**TEUR**	**TEUR**	**TEUR**
Pukkila Housing Ky	Finland	25.08.2022	100.00%	4,569	3,884	2,511	-
Pasilanraitio 5 Holding Oy	Finland	04.05.2022	100.00%	12,685	215	(600)	-

Set out below are purchase price for acquisitions during the year 2021 and their investment properties fair value reconciliations:

	Centria Städet Invest AB	CMNRE III Tool AB	CMNRE Sadelplatsen HoldCo AB (Jaguar)	Rocky TopCo AB	CC Residentia 1 JV K/S	Total
	TEUR	**TEUR**	**TEUR**	**TEUR**	**TEUR**	**TEUR**
Investment property	36,584	5,853	25,365	75,803	8,210	**151,815**
Deferred Tax	(1,045)	(211)	(461)	(2,820)	403	**(4,134)**
Transaction cost	242	50	171	523	393	**1,379**
Total Investment property	**35,781**	**5,692**	**25,075**	**73,506**	**9,006**	**149,060**
Current assets	**530**	13	56	272	29	**900**
Borrowings	**(4,613)**	(1,566)	(16,947)	(41,942)	(5,727)	**(70,795)**
Current liabilities	**(18,355)**	(199)	(90)	(1,059)	(180)	**(19,883)**
Purchase price	**13,343**	**3,940**	**8,094**	**30,777**	**3,128**	**59,282**
Rental guarantee	**(1,463)**					
Cash acquired	**(392)**	(5)	-	(173)	-	**(570)**
Purchase Price net of cash acquired	**11,488**	**3,935**	**8,094**	**30,604**	**3,128**	**57,249**
NCI share in acquired NAV	-	-	-	-	469	**469**

Name	Country	Date of acquisition	% of control	IP acquisition cost	Add-on investment	Fair value adjustment	Forex effect
				TEUR	TEUR	TEUR	TEUR
CMNRE Sadelplatsen HoldCo AB (Jaguar)	Sweden	26.03.2021	100.00%	25,075	36	(693)	(28)
Centria Städet Invest AB	Sweden	22.04.2021	100.00%	35,781	204	2,084	(21)
Rocky TopCo AB*	Sweden	24.04.2021	100.00%	73,505	63	3,835	(39)
CMNRE III Tool AB	Sweden	13.07 2021	100.00%	5,693	-	7,160	(73)
CC Residential JV K/S(Homeland)	Denmark	14.04.2021	85.00%	9,006	13,624	1,362	162

* Rocky TopCo AB is composed of 4 connected entities (KB VRTN 8, VRTN 25 AB, VRTN 17 AB and CMNRE Rocky GP AB).

For more details please refer to the Note 8.

22. Changes in liabilities arising from financing activities

2022:

	1 January 2022	Cash flows	Loan from share deal	Foreign exchange movements	Other movements	Change in fair value	31 December 2022
	TEUR	TEUR		TEUR	TEUR	TEUR	TEUR
Borrowings	93,216	201,412	-	(6,443)	(1,059)	-	287,126
Liabilities to unitholders and non controlling interest	109,480	90,164	-	-	15,500	-	215,144
Total	**202,696**	**291,576**	**-**	**(6,443)**	**14,441**	**-**	**502,270**

2021:

	1 January 2021	Cash flows	Loan from share deal	Foreign exchange movements	Other movements	Change in fair value	31 December 2021
	TEUR	TEUR		TEUR	TEUR	TEUR	TEUR
Borrowings	14,941	8,217	70,795	316	(1,053)	-	93,216
Liabilities to unitholders and non controlling interest	15,844	85,854	-	-	7,782	-	109,480
Total	**30,785**	**94,071**	**70,795**	**316**	**6,729**	**-**	**202,696**

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23. Contingencies and commitment

Mortgages on land and buildings

As at 31 December 2022, project Lindevangs was pledged against the loan of MDKK 84.5 equivalent to MEUR 11.4 (2021: MDKK 84.5, MEUR 11.4).

As at 31 December 2022, the project Kristian August Gate 10 was pledged against the loan of MNOK 72 equivalent to MEUR 6.8 (2021: MNOK 72, MEUR 6.8).

As at 31 December 2022, the project Jaguar was pledged against the loan of MSEK 150 equivalent to MEUR 13.5 (2021: MSEK 150, MEUR 13.5).

As at 31 December 2022, the project Städet was pledged against the loan of MSEK 240 equivalent to MEUR 21.6 (2021: MSEK 240, MEUR 21.6).

As at 31 December 2022, the project Rocky was pledged against the loan of MSEK 429 equivalent to MEUR 38.6 (2021: MSEK 429, MEUR 38.6).

As at 31 December 2022, the project CC Residential JV was pledged against the loan of MDKK 517.3 equivalent to MEUR 69.6 (2021: MDKK 30.5, MEUR 4.1).

As at 31 December 2022, the project Verdict was pledged against the loan of MDKK 228 equivalent to MEUR 30.7.

As at 31 December 2022, the project Henry was pledged against the loan of MEUR 54.4.

As at 31 December 2022, the project Royal Park was pledged against the loan of MSEK 350 equivalent to MEUR 31.5.

Shares and partnership interest

As at 31 December 2022, the partnership interest in CMNRE VRETEN 8 KB and shares in the following entities have been pledged as collaterals on loans from financial institutions::

CMNRE Sadelplatsen HoldCo AB
CMNRE Häggvik HoldCo AB
CMNRE Städet AB
CMNRE Rocky GP AB
CMNRE VRETEN 17 AB
CMNRE VRETEN 25 AB
CentrumKontorerne RK 2020 ApS
Pasilanraitio 5 Holding Oy
Kiinteistö Oy Pasilanraitio 5
Kiinteistö Oy Kumpulantie 3
Kiinteistö Oy Kuortaneenkatu 1
Kiinteistö Oy Vanha Talvitie 11
CMNRE III Kasernen AB

Shareholder loans

As at 31 December 2022, shareholder loans in the following entities have been pledged as collaterals on loans from financial institutions:

CMNRE Sadelplatsen HoldCo AB
CMNRE Häggvik HoldCo AB
CMNRE III Investments S.A.R.L
CMNRE VRETEN 8 KB
CMNRE VRETEN 17 AB
CMNRE VRETEN 25 AB
Verdict ApS
Pasilanraitio 5 Holding Oy
Kiinteistö Oy Pasilanraitio 5
Kiinteistö Oy Kumpulantie 3
Kiinteistö Oy Kuortaneenkatu 1
Kiinteistö Oy Vanha Talvitie 11
CMNRE III Kasernen AB

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24. Events after the date of the consolidated statement of financial position

The RAIF restructured its holding structure effective February 3, 2023, by transferring the ownership of CMNRE III Finland Ky and CMNRE III Finland GP Oy from the RAIF to CMNRE III Investments S.à r.l.

The RAIF has negotiated a loan agreement for Warehouse Collection with Someron Säästöpankki on March 13th 2023 in the amount of TEUR 5,865. This 5 years loan matures on 27 Feb 2028 and has a fixed interest rate of 5,2%. Also, The RAIF is negotiating a bank financing with Someron Säästöpankki for Pukkila.

The RAIF has a credit facility with Credit Suisse AG. To repay the facility of EUR 44,8 million maturing in H1/2023 the Fund has issued two capital calls from the Unitholders of the Fund.

CapMan Nordic Real Estate III FCP-RAIF

Annex – Alternative Investment Fund Managers' Directive ("AIFMD") Disclosures (unaudited)

Remuneration

CapMan AIFM Oy acted as Fund's alternative investment fund manager, which had during year 2022 paid remuneration to 32 persons total amount of 2 849 673 euros. From the total amount, the fixed remuneration was 2 025 320 euros and variable remuneration 824 353 euros. CapMan AIFM has identified 7 employees acting risk takers and working in control functions (identified employees). Of the total remuneration, 2 071 809 euros were paid as remuneration to identified employees. From this amount, the fixed remuneration was 1 251 706 euros and variable remuneration was 820 103 euros.

Leverage

As at 31 December 2022, the following leverage ratios have been calculated:

Following the Gross Method	99.73%
Following the Commitment Method	100.00%

Internal control and risk management

The aim of the CapMan AIFM Ltd's internal control and risk management is to ensure that the company's operations are efficient, appropriate, reliable and in compliance with regulation, and that risks associated with the operations and investments are identified and appropriately monitored and managed. The internal control system consists of policies, processes, working instructions, allocation of tasks and responsibilities, approval authorizations, manual and automated controls, monitoring reports and reviews. The CapMan AIFM Ltd Board of Directors is responsible for the internal control and the risk management but the internal control is conducted on all levels of the organization, and every employee is individually responsible for the compliance of policies and instructions and for reporting the faults and malpractice to his/her supervisor or other designated persons. Internal audit function examines and evaluates the adequacy and effectiveness of the AIFM's systems, internal control mechanisms and arrangements.

Risk profile and partnership

The risk profile of the Fund is comparable with the similar kinds of unleveraged closed-ended private equity funds with investments in minority stakes in growth companies predominantly located in Finland. The Fund is exposed to several risks that may have an effect to the Fund's performance:

Market risks: Market risks are risks arising from changes in market variables which are not directly under the Fund's control. These include changes in macroeconomic factors and changes in capital markets, changes in interest rate levels and foreign exchange rates as well as price and liquidity risks in the private equity market.

Financial risks: Financial risks relate to the availability and use of financing, liquidity between the Fund and its investors and the Fund and its obligors as well as credit risk. Financing risks arise from financial instruments to which the Fund including its investments are exposed in the Fund operations.

Operational risks: Operational risks are risks relating to the general closed-ended alternative investment fund management and investee company businesses that are not classified market, financial, regulatory and legal, counterparty or ESG risks.

Regulatory, tax and legal risks: Regulatory, tax and legal risks are risks arising from changes in legislation, regulations or their interpretation in the operating environment of the Fund or its investments.

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Counterparty risks: Counterparty risk relates to the potential failure by the counterparty to meet its obligations in a transaction between the parties. The counterparty risk typically arises in connection with the trading and settlement of transactions.

Sustainability risks: Sustainability risks arise from environmental, social and governance issues. The risk may be caused by internal decisions or practices of the Fund or a portfolio company, or by changes in the physical or business environment. These risks can be material and result in both direct and indirect economic losses, as well as reputational issues.

The sensitivity of the Fund's portfolio to the most relevant risks, particularly exposures to risk of fluctuations in fair values of individual investments, currency risk and liquidity risk, is assessed on a regular basis. In addition, these factors, as well as any other relevant risks, are considered as a part of all investment decisions. During the reporting period, the performed stress tests indicated the Fund's risk-bearing capacity is sufficient and the results of the tests as such do not call into question the adequacy of the Fund's risk-bearing capacity and liquidity level or feasibility of its investment strategy

In 2022 the markets have faced uncertainty. Highest inflation levels in decades, increases in energy prices and the continuing Russian war in Ukraine are increasing the uncertainty in the financial markets.

Based on European Central Bank (ECB) calculations, consumer price inflation peaked in December and has in 2022 been on a historically high level. This has led to a sharp increase in ECB Euribor reference rates, which turned positive in the first half of 2022. Rising interest rates and high inflation, together with general market uncertainty in the capital markets has resulted in decreased valuation levels and a less active transaction market. The valuation levels may face continued pressure also in 2023.

Although the current market conditions and continuing uncertainty may have a negative impact on the portfolio or valuation levels, the situation may also create interesting new investment opportunities. The market situation has so far had only a limited impact on the Fund. The alternative investment fund manager continues to monitor the evolving situation and seeks to actively manage and mitigate any negative impacts.