



Progress report

Issuer	Gammelhavn Vejle ApS
Bond maturity	11-2-2026 (after Written Procedure)
Option to prolong maturity	N/A
Reporting date	2024-06-30
Overall development status	See attached report
Current plan to repay bonds	Sale of constructed GHV Micro Living project plus sale of building rights of remaining structure.
Status financials	The GHV structure is depending on further indebtedness or sale of building rights to pay for infrastructure investments, operating- and management costs.
Issued amount of bonds	DKK 206,6m equivalent in SEK and EUR
Subordinated loan from	NPV Development DKK 49,6m (48,1m)
Downstream loan to	GHV 5 DKK 66,8m (64,8m)
Downstream loan to	GHV 3 og 7 DKK 85,0 (82,4m)
Downstream loan to	GHV 6B DKK 73,0 (70,3m)
Downstream loan to	
Other information	

Progress report

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Progress report period:	2024-06-30 Combined (Residential- and Commercial plot)
Info:	Volume (frame): The plan is to construct the micro living project and sell off the constructed building and to sell all other assets as building rights. Maturity (due date): Bonds expire 12-2-2026.
Status permit/agreements:	<ul style="list-style-type: none"> • Zoning plan: Yes • Construction permit: We have a construction permit for plot 6A, the commercial plot, however we are working on to convert it partly into residential. Still await building permit. Plot 3, 4 and 5 has not been applied for and is still on hold. The rest is under construction. • Contractor agreement: Contract on micro living plot 6B is in place and the project is under construction. • Execution of construction loan in Q2. • There has been made amendments of the corporate structure following the extension of the bonds expiry (Written Procedure). <p>Comments:</p>
Lettings and sales:	<p>Lettings:</p> <ul style="list-style-type: none"> • New terms of the Coop/Kvickly (groceries) contract (primarily an increase in rent due to higher construction costs) is still being investigated by the tenant. By Q3 we expect to know whether terms are agreed or if the contract becomes void. • Since the office building is being turned into residential use, an amendment of the parking house lease has been signed. • No new commercial lettings since last reporting • The sales- and representative office in Vejle is up and running. Retail letting of GHV 2 has not started but will begin during Q3-24. <p>Sales:</p> <ul style="list-style-type: none"> • Marketing towards local and international investors. We are in negotiations regarding sale of building rights in 6A. Regarding sale of micro living project, we await the right timing. • The sales- and representative office in Vejle is up and running. Retail sale of GHV 1 has started. We are seeing interest but are still waiting full pick-up when the first condo has been furnished in August.
Status financials:	<ul style="list-style-type: none"> • Construction loan: S6 micro living - construction started in Q4 2023. All building elements have been raised to full height at seven floors and windows are currently being installed for climate securing. Construction following plan and budget. • Development of S3, S4, S5 and S6 B and payment of interests and general purposes going forward requires further financing or sale of building rights. This will have our full focus in 2024.

	 <p>In October 2021, the Company commenced a TAP issue of Approx. DKK 50m (total bond value DKK 146m). Outstanding volume DKK 213m.</p>															
<p>Project timeline: Actual vs plan</p>	<table border="1"> <thead> <tr> <th></th> <th>Actual</th> <th>Plan</th> <th>Deviation</th> <th>New plan</th> </tr> </thead> <tbody> <tr> <td>Construction Infrastructure</td> <td colspan="4">Mainly paid by the city of Vejle.</td> </tr> <tr> <td>Comm. to dev.:</td> <td colspan="4">Status: Demolition of existing properties is almost done. Infrastructure works by the City of Vejle and “Vejdirektoratet” are completed.</td> </tr> </tbody> </table>		Actual	Plan	Deviation	New plan	Construction Infrastructure	Mainly paid by the city of Vejle.				Comm. to dev.:	Status: Demolition of existing properties is almost done. Infrastructure works by the City of Vejle and “Vejdirektoratet” are completed.			
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<p>Other information:</p>	<p>https://gammelhavn-vejle.dk/</p>															
<p>Visuals (pictures)</p>	<p>June 2024 – GHV 1+2 are getting frontside completed. Micro living construction following plan.</p>  <p>April 2024 – GHV 1+2 and Microliving under construction</p>															



January 2024 – GHV 1+2 and Micro Living under construction



September 2023 – on going construction of residential structure – sold part of project. Pile foundation of S6 (machine) 50% complete.



June 2023 – works on S1 and S2 project – sold part



June 2022



May 2022



March 2022