Confidential

VIGA RE 2022 Newsletter I

April, 2022

Dear Viga RE Investors
We are off to a fantastic start in 2022.

Q1 2022 Highlights
- ✓ We kick-started the year by closing the €10.5mn acquisition of Rådhusvej on February 1.
- ✓ In March we called the remaining 70% of Q4 2021 commitments and finalised a new €15mn capital increase.
- ✓ In March we signed SPAs from two sellers for 11 properties (~€112mn) with closing in the first week of April.
- ✓ *For more property details: vigarealestate.com or LinkedIn where they are published over the coming weeks.*
- ✓ Total Viga portfolio: 19 properties, 42,500 sqm (82% residential), 438 tenancies and ~€235mn in asset value. Start portfolio net yield of around 3.4% based on Q1 2022 acquisition values and 2021 year end valuations.
- ✓ Signed Letters of Intent in February for 2 properties (expected closing is Q2 2022 and no new capital required).
- ✓ On March 15, Kim Dal started as Technical Director & Asset Manager (see bio below).
- ✓ On April 1, Bjarke Frederiksen started as CFO (see bio below).


H.C Andersens Boulevard 49


Rådhusstræde 8-10


H.C. Ørstedsvej 63

New Hires

Bjarke Jasper Frederiksen, CFO (joined April 1, 2022)



- ✓ Prior to joining Viga, Bjarke worked as finance manager for Heimstaden
- ✓ He was head of finance for Akelius Residential Property AB in Denmark from 2018-2021. In 2021 Heimstaden acquired Akelius' real estate portfolio for EUR 9bn.
- ✓ He began his career in 1997 with nearly 10 years at IKANO Bank followed up by various finance management positions within real estate and construction.
- ✓ Bjarke has a strong track record in setting up professional, digitalized and transparent reporting structures in finance departments.
- ✓ Graduated as cand.merc.aud (Msc. Business administration and accounting) from Copenhagen Business School in 2002.

Kim Dal, Technical Director & Asset Manager (joined March 15, 2022)



- ✓ Kim has 18 years of experience with a focus on technical asset management having overseen various construction, conversion and renovation projects.
- ✓ Prior to joining Viga he worked for Kongeengen/Fast Ejendom as project manager, responsible for larger development projects and certain asset management function.
- ✓ He began his real estate career at CW Obel Ejendomme (6 years) and subsequently worked 5 years as head of technical affairs at Akelius Denmark and Einar Kornerup Ejendomsadministration.
- ✓ Graduated as Bachelor in Architectural Technology and Construction Management, Constructing Architect, in 1999.

Viga Strategy
Viga's strategy is to build a strong diversified residential portfolio in the Copenhagen area with a focus on properties in good locations, low vacancy risk and upside potential. With a successful implementation of this strategy, we aim to achieve a meaningful portfolio premium at exit.

We look forward to continuing the successful expansion of Viga RE in 2022 and truly value your support of the team and strategy.

Please don't hesitate to contact us should you have any questions and remember to check out our website for more information: vigarealestate.com

Kind regards

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