
CBRE A/S

Rued Langgaards Vej 8, 5., DK-2300 København S

Annual Report for 1 January - 31 December 2021

CVR No 14 79 90 79

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
08/07 2022

Anne-Marie Thygesen
Chairman of the General
Meeting

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Management's Statement

The Executive and Supervisory Boards have today considered and adopted the Annual Report of CBRE A/S for the financial year 1 January - 31 December 2021.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the financial position at 31 December 2021 of the Company and of the results of the Company operations for 2021.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

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

Copenhagen, 8 July 2022

Executive Board

Per Alexandar H.G. Weinreich

Supervisory Board

Marco Stephan Clemens Hekman
Chairman

Paul Robert Shackleton

Per Alexandar H.G. Weinreich

Christopher David Bailey

Christian Bro Jansen

Independent Auditor's Report

To the Shareholders of CBRE A/S

Opinion

We have audited the financial statements of CBRE A/S for the financial year 1 January – 31 December 2021 comprising income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report.

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

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

Management's responsibility for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act and for such internal control, that Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic

Independent Auditor's Report

decisions of financial statement users made on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also

- Identify and assess the risks of material misstatement of the company financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Statement on the Management's Review

Management is responsible for the Management's Review.

Our opinion on the financial statements does not cover the Management's review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the Management's review and, in doing so, consider whether the Management's review is materially inconsistent with the

Independent Auditor's Report

financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 8 July 2022

KPMG

Statsautoriseret Revisionspartnerselskab

CVR No 25 57 81 98

Martin Eiler
State Authorised Public Accountant
mne32271

Ilhan Dogan
State Authorised Public Accountant
mne47842

Company Information

The Company

CBRE A/S
Rued Langgaards Vej 8, 5.
DK-2300 København S

Telephone: + 45 70229601
Facsimile: + 45 35439606

CVR No: 14 79 90 79
Financial period: 1 January - 31 December
Municipality of reg. office: Copenhagen

Supervisory Board

Marco Stephan Clemens Hekman, Chairman
Paul Robert Shackleton
Per Alexandar H.G. Weinreich
Christopher David Bailey
Christian Bro Jansen

Executive Board

Per Alexandar H.G. Weinreich

Auditors

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
DK-2100 København Ø

Financial Highlights

Seen over a five-year period, the development of the Company is described by the following financial highlights:

	<u>2021</u> TDKK	<u>2020*</u> TDKK	<u>2019</u> TDKK	<u>2018</u> TDKK	<u>2017</u> TDKK
Key figures					
Profit/loss					
Gross profit/loss	93.000	74.324	70.447	62.889	73.169
Profit/loss before financial income and expenses	13.214	6.444	3.038	-1.972	8.310
Net profit/loss for the year	9.675	5.125	165	-1.433	6.822
Balance sheet					
Balance sheet total	95.752	57.603	53.215	59.146	62.113
Equity	41.447	31.772	26.647	26.482	27.915
Investment in property, plant and equipment	387	125	99	298	913
Number of employees	70	78	84	86	71
Ratios					
Return on assets	13,8%	17,8%	5,4%	-3,3%	14,7%
Solvency ratio	43,3%	55,2%	50,1%	44,8%	44,9%

* Key figures in 2020 have been changed due to reclassification, cf. accounting policy for more information.

Management's Review

Key activities

The objective of the Company is to carry out business in the field of real estate services and any other related activities.

Financial review

The income statement of the Company for 2021 shows a profit of TDKK 9,675, and at 31 December 2021 the balance sheet of the Company shows equity of TDKK 41,447.

The profit for the year is better than management expectations due to better markets conditions in 2021 and the coronavirus outbreak had not any affect on the profit.

A reclassification for 2020 of TDKK 3.665 has been made between financial expenses and other external expenses, a reclassification for 2020 of TDKK 414 has been made between financial expenses and financial income, a reclassification for 2020 of TDKK 2.614 has been made between trade receivables and other payables and a reclassification for 2020 of TDKK 2.277 has been made between other payables and corporation tax.

Significant events occurring after the end of the financial year

No events materially affecting the Company's financial position have occurred after the financial year-end.

Expected development of the company

Management expects a profit for 2022 similar to 2021. The Russia / Ukraine conflict could affect the expectations.

Income Statement 1 January - 31 December

	<u>Note</u>	<u>2021</u> TDKK	<u>2020</u> TDKK
Gross profit/loss		93.000	74.324
Staff expenses	2	-79.603	-67.490
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		<u>-183</u>	<u>-390</u>
Profit/loss before financial income and expenses		13.214	6.444
Financial income	3	86	414
Financial expenses	4	<u>-120</u>	<u>-214</u>
Profit/loss before tax		13.180	6.644
Tax on profit/loss for the year	5	<u>-3.505</u>	<u>-1.519</u>
Net profit/loss for the year		<u>9.675</u>	<u>5.125</u>

Balance Sheet 31 December

Assets

	Note	2021 TDKK	2020 TDKK
Other fixtures and fittings, tools and equipment		806	602
Property, plant and equipment	7	806	602
Other investments		0	1
Fixed asset investments	8	0	1
Fixed assets		806	603
Trade receivables		38.844	21.840
Receivables from group enterprises		14.546	4.466
Other receivables		1.908	1.952
Deferred tax asset	10	0	54
Corporation tax receivable from group enterprises		148	145
Prepayments	9	293	1.885
Receivables		55.739	30.342
Cash at bank and in hand		39.207	26.658
Currents assets		94.946	57.000
Assets		95.752	57.603

Balance Sheet 31 December

Liabilities and equity

	Note	2021 TDKK	2020 TDKK
Share capital		2.000	2.000
Retained earnings		39.447	29.772
Equity		41.447	31.772
Provision for deferred tax	10	14	0
Provisions		14	0
Trade payables		9.292	5.378
Payables to group enterprises		9.473	1.292
Corporation tax		2.953	2.277
Other payables		32.573	16.884
Short-term debt		54.291	25.831
Debt		54.291	25.831
Liabilities and equity		95.752	57.603
Subsequent events	1		
Distribution of profit	6		
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Statement of Changes in Equity

	Share capital	Retained earnings	Total
	TDKK	TDKK	TDKK
Equity at 1 January	2.000	29.772	31.772
Net profit/loss for the year	0	9.675	9.675
Equity at 31 December	2.000	39.447	41.447

Notes to the Financial Statements

1 Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

	<u>2021</u> TDKK	<u>2020</u> TDKK
2 Staff expenses		
Wages and salaries	78.993	67.135
Other social security expenses	<u>610</u>	<u>355</u>
	<u>79.603</u>	<u>67.490</u>
Average number of employees	<u>70</u>	<u>78</u>

Remuneration to the Executive Board has not been disclosed in accordance with section 98 B(3) of the Danish Financial Statements Act.

3 Financial income

Other financial income	1	0
Exchange adjustments	<u>85</u>	<u>414</u>
	<u>86</u>	<u>414</u>

4 Financial expenses

Other financial expenses	94	24
Exchange loss	<u>26</u>	<u>190</u>
	<u>120</u>	<u>214</u>

5 Tax on profit/loss for the year

Current tax for the year	2.892	1.543
Deferred tax for the year	68	-24
Adjustment of tax concerning previous years	<u>545</u>	<u>0</u>
	<u>3.505</u>	<u>1.519</u>

Notes to the Financial Statements

	2021 <u>TDKK</u>	2020 <u>TDKK</u>
6 Distribution of profit		
Retained earnings	9.675	5.125
	<u>9.675</u>	<u>5.125</u>
7 Property, plant and equipment		Other fixtures and fittings, tools and equipment <u>TDKK</u>
Cost at 1 January		2.713
Additions for the year		387
Transfers for the year		99
Cost at 31 December		<u>3.199</u>
Impairment losses and depreciation at 1 January		2.111
Depreciation for the year		183
Transfers for the year		99
Impairment losses and depreciation at 31 December		<u>2.393</u>
Carrying amount at 31 December		<u>806</u>
8 Fixed asset investments		Other investments <u>TDKK</u>
Cost at 1 January		1
Disposals for the year		-1
Cost at 31 December		<u>0</u>
Carrying amount at 31 December		<u>0</u>

Notes to the Financial Statements

9 Prepayments

Prepayments consist of prepaid expenses concerning subsequent financial years.

	2021 TDKK	2020 TDKK
10 Provision for deferred tax		
Provision for deferred tax at 1 January	-54	-30
Amounts recognised in the income statement for the year	68	-24
Provision for deferred tax at 31 December	14	-54

11 Contingent assets, liabilities and other financial obligations

Rental and lease obligations

Lease obligations under operating leases. Total future lease payments:

Rental obligations in the notice period	7.663	11.382
Lease obligations	0	54
	7.663	11.436

Other contingent liabilities

The company is jointly taxed with the other Danish companies in the CBRE group. The Danish companies of the group are jointly and severally liable for the Group's jointly taxed income etc. CBRE A/S is the administration company in relation to the joint taxation. Furthermore, the Danish companies of the Group are jointly and severally liable for the Danish withholding taxes in the form of dividend tax, royalty tax and interest tax. Any future corrections to the corporate taxes and withholdings taxes may result in the company's tax increasing.

12 Related parties

	Basis
Controlling interest	
CBRE Group Inc.	Ultimate parent company
CBRE Global Acquisition Company SARL	Parent company

Notes to the Financial Statements

12 Related parties (continued)

Transactions

During the year, the Company had the following transactions with group enterprises:

Sale of services to group enterprises, 2021 - DKK 24,847 thousand (2020 - DKK 9,693 thousand). Purchase of services from group enterprises, 2021 - DKK 12,086 thousand, (2020 - DKK 9,296 thousand). Royalties to/from group enterprises, 2021 - DKK -7,164 thousand (2020 - DKK -0,530 thousand).

The company's balances with group enterprises at December 31, 2021 are recognized in the balance sheet. Further, balances with group enterprises comprise trade balances related to the purchase and sale of services. Purchases of services from group enterprises consists of facility services, management fee, marketing services, shared service centres.

Ownership

The following shareholder is recorded in the Company's register of shareholders as holding at least 5% of the votes or at least 5% of the share capital:

CBRE Global Aquisition Company SARL, 6 Rue Guillaume Schneider, L-2522 Luxembourg
CBRE Global Holdings SARL, 6 Rue Guillaume Schneider, L-2522 Luxembourg

Consolidated Financial Statements

The accounts of the Company are included in the consolidated accounts of

<u>Name</u>	<u>Place of registered office</u>
CBRE Group Inc.	400, South Hope Street, 25th Floor, Los Angeles, CA 90071, USA

The Group Annual Report of CBRE Group Inc. may be obtained at the following address:

400, South Hope Street, 25th Floor, Los Angeles, CA 90071, USA

Notes to the Financial Statements

13 Accounting Policies

The Annual Report of CBRE A/S for 2021 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to medium-sized enterprises of reporting class C.

The accounting policies applied remain unchanged from last year. However, a reclassification for 2020 of TDKK 3.665 has been made between financial expenses and other external expenses, a reclassification for 2020 of TDKK 414 has been made between financial expenses and financial income, a reclassification for 2020 of TDKK 2.614 has been made between trade receivables and other payables and a reclassification for 2020 of TDKK 2.277 has been made between other payables and corporation tax.

The Financial Statements for 2021 are presented in TDKK.

Cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act and to the cash flow statement included in the consolidated financial statements of CBRE Group Inc., the Company has not prepared a cash flow statement.

Recognition and measurement

Revenues are recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

Recognition and measurement take into account predictable losses and risks occurring before the presentation of the Annual Report which confirm or invalidate affairs and conditions existing at the balance sheet date.

Notes to the Financial Statements

13 Accounting Policies (continued)

Translation policies

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Income Statement

Revenue

Revenue is related to real estate services and recognised in the income statement at the final acquisition of the right to the fee, when the agreed services been delivered, point in time. The fee is recognised excluding VAT, taxes and discounts in connection with the delivery of services.

Other external expenses

Other external expenses comprise expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

Staff expenses

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc. made to the entity's employees. The item is net of refunds made by public authorities.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

Notes to the Financial Statements

13 Accounting Policies (continued)

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

The company is subject to the Danish rules on compulsory joint taxation.

The company acts as management company for all jointly taxed entities and, in its capacity as such, pays all income taxes to the Danish tax authorities.

Balance Sheet

Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Other fixtures and fittings, tools and equipment	3-5	years
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The fixed assets' residual values are determined at nil.

Depreciation period and residual value are reassessed annually.

Notes to the Financial Statements

13 Accounting Policies (continued)

Impairment of fixed assets

The carrying amounts of intangible assets and property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of the net present value and the value in use less expected costs to sell. The net present value is determined as the present value of the anticipated net cash flows from the use of the asset or group of assets and the anticipated net cash flows from the disposal of the asset or group of assets after the end of their useful life.

Fixed asset investments

Fixed asset investments consist of deposits.

Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

Receivables for which there is no objective evidence of individual impairment are tested for impairment on a portfolio basis. The portfolios are primarily based on debtors' domicile and credit ratings in accordance with the Company's credit risk management policy. The objective indicators used for portfolios are determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received, using the effective interest rate of individual receivables or portfolios of receivables as discount rate.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

Cash and cash equivalents

Cash and cash equivalents comprise cash and deposits at banks.

Notes to the Financial Statements

13 Accounting Policies (continued)

Equity

Dividend

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Deferred tax assets and liabilities

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

Current tax receivables and liabilities

As management company, CBRE A/S is liable for payment of the subsidiaries' corporate income taxes to the tax authorities.

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

The company and all its Danish group entities are taxed on a joint basis. The current income tax charge is allocated between the jointly taxed entities relative to their taxable income. Tax losses are allocated based on the full absorption method. The jointly taxed entities are eligible for the Danish Tax Prepayment Scheme.

Joint taxation contributions payable and receivable are recognised in the balance sheet as 'Joint taxation contributions receivable' or 'Joint taxation contributions payable'.

Financial debts

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

Notes to the Financial Statements

13 Accounting Policies (continued)

Financial Highlights

Explanation of financial ratios

Return on assets

$$\frac{\text{Profit before financials} \times 100}{\text{Total assets}}$$

Solvency ratio

$$\frac{\text{Equity at year end} \times 100}{\text{Total assets at year end}}$$