

**Ikano Property FE A/S**  
Stationsparken 24  
2600 Glostrup  
Central Business Registration No  
25327896

## **Annual report 2018**

The Annual General Meeting adopted the annual report on 31.05.2019

### **Chairman of the General Meeting**



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Name: Steen Jensen

## **Contents**

	<b><u>Page</u></b>
Entity details	1
Statement by Management on the annual report	2
Independent auditor's report	3
Management commentary	6
Income statement for 2018	7
Balance sheet at 31.12.2018	8
Statement of changes in equity for 2018	10
Notes	11
Accounting policies	12

## **Entity details**

### **Entity**

Ikano Property FE A/S  
Stationsparken 24  
2600 Glostrup

Central Business Registration No: 25327896

Registered in: Danmark

Financial year: 01.01.2018 - 31.12.2018

### **Board of Directors**

Steen Jensen  
Lee Thomas Hartigan  
Christian Røjkjær

### **Executive Board**

Christian Røjkjær, CEO

### **Auditors**

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
0900 København C

## **Statement by Management on the annual report**

The Board of Directors and the Executive Board have today considered and approved the annual report of Ikano Property FE A/S for the financial year 01.01.2018 - 31.12.2018.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 01.01.2018 - 31.12.2018.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Glostrup, 31.05.2019

### **Executive Board**

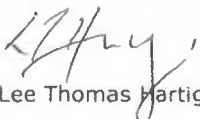


Christian Røjkjær  
CEO

### **Board of Directors**



Steen Jensen



Lee Thomas Hartigan



Christian Røjkjær

# Independent auditor's report

## To the Owners of Ikano Property FE A/S

### Opinion

We have audited the financial statements of Ikano Property FE A/S for the financial year 01.01.2018 - 31.12.2018, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 01.01.2018 - 31.12.2018 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Management's responsibilities 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 as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark 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 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:

## Independent auditor's report

- Identify and assess the risks of material misstatement of the 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

## **Independent auditor's report**

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

Copenhagen, 31.05.2019

### **Deloitte**

Statsautoriseret Revisionspartnerselskab

Central Business Registration No: 33963556

Jens Ringbæk

State Authorised Public Accountant

Identification number (MNE) mne27735

## Management commentary

### Primary activities

The objective of the company is investments in property companies and projects in the Far East and other related business.

### Development in activities and finances

The income statement for 2018 shows a profit after tax of DKK 25,993k, which is in accordance with expectations.

The increase in the balance sheet date exchange rate between Malaysian Ringgit (RM) and Danish Kroner (DKK) has led to an exchange rate adjustment of DKK 12,948k, which has been recognised directly in the equity.

### Outlook

The Company expects positive results at the same level in the future for the property companies owned. The expectations are based on rental prices being at the same level as prior years and the occupancy being unchanged

### Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.



## Income statement for 2018

<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK'000</u>
Other external expenses	(112.437)	(115)
<b>Operating profit/loss</b>	<b>(112.437)</b>	<b>(115)</b>
Income from investments in group enterprises	26.082.198	6.599
Other financial expenses	(1.557)	0
<b>Profit/loss before tax</b>	<b>25.968.204</b>	<b>6.484</b>
Tax on profit/loss for the year	25.078	25
<b>Profit/loss for the year</b>	<b>25.993.282</b>	<b>6.509</b>
<b>Proposed distribution of profit/loss</b>		
Transferred to reserve for net revaluation according to the equity method	26.082.198	6.599
Retained earnings	(88.916)	(90)
	<b>25.993.282</b>	<b>6.509</b>

## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK'000</u>
Income tax receivable		<u>25.078</u>	<u>25</u>
<b>Receivables</b>		<u><b>25.078</b></u>	<u><b>25</b></u>
Investments in group enterprises	1	<u>516.787.327</u>	<u>477.757</u>
<b>Other investments</b>		<u><b>516.787.327</b></u>	<u><b>477.757</b></u>
<b>Cash</b>		<u><b>217.809</b></u>	<u><b>194</b></u>
<b>Current assets</b>		<u><b>517.030.214</b></u>	<u><b>477.976</b></u>
<b>Assets</b>		<u><b>517.030.214</b></u>	<u><b>477.976</b></u>

## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK'000</u>
Contributed capital	2	44.190.000	44.190
Reserve for net revaluation according to the equity method		473.135.475	434.105
Retained earnings		(512.458)	(424)
<b>Equity</b>		<b><u>516.813.017</u></b>	<b><u>477.871</u></b>
Payables to group enterprises		112.629	0
Other payables		104.568	105
<b>Current liabilities other than provisions</b>		<b><u>217.197</u></b>	<b><u>105</u></b>
<b>Liabilities other than provisions</b>		<b><u>217.197</u></b>	<b><u>105</u></b>
<b>Equity and liabilities</b>		<b><u>517.030.214</u></b>	<b><u>477.976</u></b>
Contingent liabilities	3		
Related parties with controlling interest	4		
Group relations	5		

## Statement of changes in equity for 2018

	<b>Contributed capital DKK</b>	<b>Reserve for net revaluation according to the equity method DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
	<u>DKK</u>	<u>DKK</u>	<u>DKK</u>	<u>DKK</u>
Equity beginning of year	44.190.000	434.104.861	(423.542)	477.871.319
Exchange rate adjustments	0	12.948.416	0	12.948.416
Profit/loss for the year	0	26.082.198	(88.916)	25.993.282
<b>Equity end of year</b>	<b>44.190.000</b>	<b>473.135.475</b>	<b>(512.458)</b>	<b>516.813.017</b>

## Notes

	<b>Registered in</b>	<b>Corpo- rate form</b>	<b>Equity inte- rest %</b>
	_____	_____	_____
<b>1. Investments in group enterprises</b>			
Ikano Corporation Sdn. Bhd.	Kuala Lumpur	Sdn. Bhd.	100,0

	<b>Number</b>	<b>Par value DKK</b>	<b>Nominal value DKK</b>
	_____	_____	_____
<b>2. Contributed capital</b>			
Shares	44.190	1.000	44.190.000
	<b>44.190</b>		<b>44.190.000</b>

### 3. Contingent liabilities

The Company is joint taxation arrangement which group-affiliated entities. In accordance with the Corporation Tax Act rules the Company is held liable for any obligation to withholding tax on royalties and dividends for the jointly taxed companies, in addition the Company is jointly and severally liable for corporation taxes falling upon the jointly taxed companies.

### 4. Related parties with controlling interest

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

Ikano Private Limited (Singapore).

### 5. Group relations

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:  
Ikano Private Limited (Singapore).

## Accounting policies

### Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

Following the exemption clause in section 112 of the Danish Financial Statements Act, consolidated financial statements have not been prepared.

The accounting policies applied to these financial statements are consistent with those applied last year.

### Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

### Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the one in effect at the payment date, or the rate at the balance sheet date are recognised in the income statement as financial income or financial expenses.

When recognising foreign subsidiaries and associates that are independent entities, the income statements are translated at average exchange rates for the months that do not significantly deviate from the rates at the transaction date. Balance sheet items are translated using the exchange rates at the balance sheet date. Exchange differences arising out of the translation of foreign subsidiaries' equity at the beginning of the year at the balance sheet date exchange rates as well as out of the translation of income statements from average rates to the exchange rates at the balance sheet date are classified directly as equity.

## Accounting policies

### Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Derivative financial instruments are recognised under other receivables or other payables.

Changes in the fair value of derivative financial instruments classified as and complying with the requirements for hedging the fair value of a recognised asset or a recognised liability are recorded in the income statement together with changes in the value of the hedged asset or the hedged liability.

Changes in the fair value of derivative financial instruments classified as and complying with the requirements for hedging future transactions are recognised directly in equity. When the hedged transactions are realised, the accumulated changes are recognised as part of cost of the relevant financial statement items.

For derivative financial instruments that do not comply with the requirements for being treated as hedging instruments, changes in fair value are recognised currently in the income statement as financial income or financial expenses.

Changes in the fair value of derivative financial instruments applied for hedging net investments in independent foreign subsidiaries or associates are classified directly as equity.

### Income statement

#### Other external expenses

Other external expenses comprise expenses incurred for the Entity's administrative functions.

#### Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of internal profits or losses.

#### Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

#### Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all sister companies. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

## Accounting policies

### Balance sheet

#### Income tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax calculated on this year's taxable income, adjusted for prepaid tax.

#### Investments in group enterprises (current assets)

Investments in group enterprises are measured at cost and are written down to the lower of recoverable amount and carrying amount.

#### Cash

Cash comprises cash in hand and bank deposits.

#### Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.