
Cromwell Denmark A/S

Kay Fiskers Plads 9, st., DK-2300 København S

Annual Report for 1. july 2017 - 30. june 2018

CVR No 27 20 88 27

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
1 /10 2018

Pontus Flemme Gärdsell
Chairman of the General
Meeting



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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of Cromwell Denmark A/S for the financial year 1 July 2017 - 30 June 2018.

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 30 June 2018 of the Company and of the results of the Company operations for 2017/18.

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

Copenhagen, 1 October 2018

Executive Board

Tomas Beck

Board of Directors

Claire Treacy
Chairman

Pontus Flemme Gärdsell

Tomas Beck

Independent Auditor's Report

To the Shareholder of Cromwell Denmark A/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 30 June 2018 and of the results of the Company's operations for the financial year 1 July 2017 - 30 June 2018 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Cromwell Denmark A/S for the financial year 1 July 2017 - 30 June 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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' 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 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.

Independent Auditor's Report

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:

- 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 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.

Independent Auditor's Report

- 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.

Hellerup, 1 October 2018

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Jesper Wiinholt
State Authorised Public Accountant
mne13914

Mark Philip Beer
State Authorised Public Accountant
mne29472

Company Information

The Company

Cromwell Denmark A/S
Kay Fiskers Plads 9, st.
DK-2300 København S
Website: www.cromwellpropertygroup.dk

CVR No: 27 20 88 27
Financial period: 1 July - 30 June
Municipality of reg. office: Copenhagen

Main activity

The company's activities consists of establishing and administration of property funds for institutional investors, and professional services related to administration of large property portfolios.

For further information please visit the company's homepage www.cromwellpropertygroup.dk

Board of Directors

Claire Treacy, Chairman
Pontus Flemme Gärdsell
Tomas Beck

Executive Board

Tomas Beck

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Bankers

Danske Bank
Holmens Kanal 2
1090 København K

Income Statement 1 July - 30 June

	Note	2017/18 DKK	2016/17 DKK
Gross profit/loss		-491.169	2.143.064
Staff expenses	2	-2.703.331	-2.671.658
Depreciation and impairment of property, plant and equipment		-173.274	-157.430
Profit/loss before financial income and expenses		-3.367.774	-686.024
Financial income		20.750	16.189
Financial expenses		-8.147	-26
Profit/loss before tax		-3.355.171	-669.861
Tax on profit/loss for the year		0	0
Net profit/loss for the year		-3.355.171	-669.861

Distribution of profit

Proposed distribution of profit

Retained earnings	-3.355.171	-669.861
	-3.355.171	-669.861

Balance Sheet 30 June

	Note	2017/18 DKK	2016/17 DKK
Assets			
Fixtures and fittings, tools and equipment		161.963	231.568
Tangible assets	3	161.963	231.568
Fixed assets		161.963	231.568
Trade receivables		1.575.664	2.077.150
Receivables from group enterprises		4.300.000	0
Other receivables		194.061	0
Prepayments		78.100	19.920
Receivables		6.147.825	2.097.070
Cash at bank and in hand		2.161.766	2.059.629
Currents assets		8.309.591	4.156.699
Assets		8.471.554	4.388.267
Liabilities and equity			
Share capital		600.000	600.000
Retained earnings		125.835	-3.518.994
Equity		725.835	-2.918.994
Trade payables		112.564	43.351
Payables to group enterprises		6.035.279	4.923.825
Other payables		1.597.876	2.340.085
Short term debt		7.745.719	7.307.261
Debt		7.745.719	7.307.261
Liabilities and equity		8.471.554	4.388.267
Going concern	1		
Contingent assets, liabilities and other financial obligations	4		
Accounting Policies	5		

Statement of Changes in Equity

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity at 1 July	600.000	-3.518.994	-2.918.994
Contribution from group	0	7.000.000	7.000.000
Net profit/loss for the year	0	-3.355.171	-3.355.171
Equity at 30 June	600.000	125.835	725.835

Notes to the Financial Statements

1 Going concern

The owners of the Company have issued a letter of support in respect of the going concern of the Company.

	<u>2017/18</u>	<u>2016/17</u>
	DKK	DKK
2 Staff expenses		
Wages and salaries	2.397.758	2.385.713
Pensions	194.406	205.032
Other social security expenses	11.230	32.569
Other staff expenses	99.937	48.344
	<u>2.703.331</u>	<u>2.671.658</u>
Average number of employees	<u>4</u>	<u>4</u>

Notes to the Financial Statements

3 Tangible assets

	Fixtures and fittings, tools and equipment DKK
Cost at 1 July	496.129
Additions for the year	<u>103.670</u>
Cost at 30 June	<u>599.799</u>
Impairment losses and depreciation at 1 July	264.561
Depreciation for the year	<u>173.275</u>
Impairment losses and depreciation at 30 June	<u>437.836</u>
Carrying amount at 30 June	<u>161.963</u>
Depreciated over	<u>3-5 years</u>

	<u>2017/18</u> DKK	<u>2016/17</u> DKK
4 Contingent assets, liabilities and other financial obligations		
Rental and lease obligations		
Lease obligations under operating leases. Total future lease payments:		
Within 1 year	205.199	197.966
Between 1 and 5 years	<u>115.040</u>	<u>345.825</u>
	<u>320.239</u>	<u>543.791</u>

Notes to the Financial Statements

5 Accounting Policies

The Annual Report of Cromwell Denmark A/S for 2017/18 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2017/18 are presented in DKK.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been 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.

Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Notes to the Financial Statements

5 Accounting Policies (continued)

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Income Statement

Revenue

Revenue from the sale of goods is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Other external expenses

Other external expenses comprise expenses for premises, sales and distribution as well as office expenses, etc.

Gross profit

With reference to section 32 of the Danish Financial Statements Act, revenue has not been disclosed in the Annual Report.

Staff expenses

Staff expenses comprise wages and salaries as well as payroll expenses.

Amortisation, depreciation and impairment losses

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

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

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.

Notes to the Financial Statements

5 Accounting Policies (continued)

Balance Sheet

Tangible assets

Tangible assets are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

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:

Fixtures and fittings, tools and equipment 3-5 years

Impairment of fixed assets

The carrying amounts of 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.

If so, the asset is written down to its lower recoverable amount.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

Financial debts

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