
Valad Denmark A/S

Stamholmen 151, 5, DK-2650 Hvidovre

Annual Report for 1. july 2015 - 30. june 2016

CVR No 27 20 88 27

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
24/11 2016

Klaus Larsen
Chairman



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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of Valad Denmark A/S for the financial year 1 July 2015 - 30 June 2016.

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 2016 of the Company and of the results of the Company operations for 2015/16.

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, 24 November 2016

Executive Board

Tomas Hans Beck

Board of Directors

Claire Treacy
Chairman

Tomas Hans Beck

Klaus Larsen

Independent Auditor's Report on the Financial Statements

To the Shareholder of Valad Denmark A/S

Report on the Financial Statements

We have audited the Financial Statements of Valad Denmark A/S for the financial year 1 July 2015 - 30 June 2016, which comprise income statement, balance sheet, notes and summary of significant accounting policies. The Financial Statements are prepared in accordance with the Danish Financial Statements Act.

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 as Management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Financial Statements based on our audit. We conducted our audit in accordance with International Standards on Auditing and additional requirements under Danish audit regulation. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the Financial Statements are free from material misstatement.

An audit involves performing audit procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of Financial Statements that give a true and fair view 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the Financial Statements.

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

Our audit has not resulted in any qualification.

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 30 June 2016 and of the results of the Company operations for the financial year 1 July 2015 - 30 June 2016 in accordance with the Danish Financial Statements Act.

Independent Auditor's Report on the Financial Statements

Statement on Management's Review

We have read Management's Review in accordance with the Danish Financial Statements Act. We have not performed any procedures additional to the audit of the Financial Statements. On this basis, in our opinion, the information provided in Management's Review is in accordance with the Financial Statements.

Copenhagen, 24 November 2016

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Jesper Wiinholt
State Authorised Public Accountant

Mark Philip Beer
State Authorised Public Accountant

Company Information

The Company

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Stamholmen 151, 5
DK-2650 Hvidovre

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Website: www.valad.dk

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

Board of Directors

Claire Treacy, Chairman
Tomas Hans Beck
Klaus Larsen

Executive Board

Tomas Hans Beck

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Bankers

Danske Bank
Holmens Kanal 2
1090 København K

Management's Review

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.valad.dk.

Development in the year

The income statement of the Company for 2015/16 shows a loss of DKK 87,630, and at 30 June 2016 the balance sheet of the Company shows negative equity of DKK 2,249,133.

The Company shows a negative equity but the owners of the Company have issued a letter of support in respect of the going concern of the Company.

Subsequent events

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

Income Statement 1 July - 30 June

	Note	2015/16 DKK	2014/15 DKK
Gross profit/loss		3.519.236	3.403.370
Staff expenses	2	-3.524.988	-3.614.769
Depreciation and impairment of property, plant and equipment	3	-104.906	-12.573
Resultat før finansielle poster		-110.658	-223.972
Financial income	4	23.781	0
Financial expenses	5	-753	-51.937
Resultat før skat		-87.630	-275.909
Tax on profit/loss for the year		0	0
Net profit/loss for the year		-87.630	-275.909

Distribution of profit

Proposed distribution of profit

Retained earnings	-87.630	-275.909
	-87.630	-275.909

Balance Sheet 30 June

Assets

	Note	2015/16 DKK	2014/15 DKK
Fixtures and fittings, tools and equipment		351.584	421.223
Tangible assets	6	351.584	421.223
Fixed assets		351.584	421.223
Trade receivables		1.902.869	1.934.619
Prepayments		35.913	39.091
Receivables		1.938.782	1.973.710
Cash at bank and in hand		1.386.010	712.123
Currents assets		3.324.792	2.685.833
Assets		3.676.376	3.107.056

Balance Sheet 30 June

Liabilities and equity

	Note	2015/16 DKK	2014/15 DKK
Share capital		600.000	600.000
Retained earnings		-2.849.133	-2.761.503
Equity	7	-2.249.133	-2.161.503
Trade payables		131.606	34.944
Payables to group enterprises		4.476.637	3.472.024
Other payables		1.317.266	1.761.591
Short term debt		5.925.509	5.268.559
Debt		5.925.509	5.268.559
Liabilities and equity		3.676.376	3.107.056
Going concern	1		
Contingent assets, liabilities and other financial obligations	8		

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>2015/16</u> DKK	<u>2014/15</u> DKK
2 Staff expenses		
Wages and salaries	3.164.860	3.180.363
Pensions	254.153	298.981
Other social security expenses	28.959	42.196
Other staff expenses	77.016	93.229
	<u>3.524.988</u>	<u>3.614.769</u>
Average number of employees	<u>5</u>	<u>4</u>
3 Depreciation and impairment of property, plant and equipment		
Depreciation of property, plant and equipment	104.906	12.573
	<u>104.906</u>	<u>12.573</u>
4 Financial income		
Other financial income	13	0
Exchange adjustments	23.768	0
	<u>23.781</u>	<u>0</u>
5 Financial expenses		
Other financial expenses	753	1.317
Exchange adjustments	0	50.620
	<u>753</u>	<u>51.937</u>

Notes to the Financial Statements

6 Tangible assets

	Fixtures and fittings, tools and equipment DKK
Cost at 1 July	4.431.637
Additions for the year	<u>35.267</u>
Cost at 30 June	<u>4.466.904</u>
Impairment losses and depreciation at 1 July	4.010.414
Depreciation for the year	<u>104.906</u>
Impairment losses and depreciation at 30 June	<u>4.115.320</u>
Carrying amount at 30 June	<u>351.584</u>
Depreciated over	<u>3-5 years</u>

7 Equity

	Share capital DKK	Retained earnings DKK	Total DKK
Equity at 1 July	600.000	-2.761.503	-2.161.503
Net profit/loss for the year	<u>0</u>	<u>-87.630</u>	<u>-87.630</u>
Equity at 30 June	<u>600.000</u>	<u>-2.849.133</u>	<u>-2.249.133</u>

The share capital consists of 6.000 shares of a nominal value of DKK 100. No shares carry any special rights.

There have been no changes in the share capital during the last 5 years.

Notes to the Financial Statements

	<u>2015/16</u>	<u>2014/15</u>
	DKK	DKK
8 Contingent assets, liabilities and other financial obligations		
Rental agreements and leases		
Lease obligations under operating leases. Total future lease payments:		
Within 1 year	32.116	270.900
Between 1 and 5 years	35.424	164.910
	<u>67.540</u>	<u>435.810</u>

Accounting Policies

Basis of Preparation

The Annual Report of Valad Denmark A/S for 2015/16 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied remain unchanged from last year.

Financial Statements for 2015/16 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.

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

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses 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 transaction date rates are recognised in financial income and expenses in the income statement.

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

Accounting Policies

Income Statement

Gross profit

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

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.

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.

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

Accounting Policies

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

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.

Dividend

Dividend distribution proposed by Management for the year is disclosed as a separate equity item.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement.

Financial debts

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