

K/S Hardy Avenue

Gl. Ringstedvej 61, 4300 Holbæk
CVR no. 28 67 82 58

Annual report for 2018

Årsrapporten er godkendt på den
ordinære generalforsamling, d. 31.05.19

Peter Christian Møgelberg Hansen
Dirigent

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The company

K/S Hardy Avenue
c/o Advodan I/S
Gl. Ringstedvej 61
4300 Holbæk
Tel.: 22 12 14 16
Registered office: Holbæk
CVR no.: 28 67 82 58
Financial year: 01.01 - 31.12

Board Of Directors

Peter Christian Møgelberg Hansen

Auditors

Beierholm
Statsautoriseret Revisionspartnerselskab

Statement of the Board of Directors on the annual report

I have on this day presented the annual report for the financial year 01.01.18 - 31.12.18 for K/S Hardy Avenue.

The annual report is presented in accordance with Danish Financial Statements Act (Årsregnskabsloven).

In my opinion, the financial statements give a true and fair view of the company's assets, liabilities and financial position as at 31.12.18 and of the results of the company's activities for the financial year 01.01.18 - 31.12.18.

I believe that the management's review includes a fair review of the matters dealt with in the management's review.

The annual report is submitted for adoption by the general meeting.

Holbæk, May 31, 2019

Board Of Directors

Peter Christian Møgelberg Hansen
Chairman

To the owner of K/S Hardy Avenue**Opinion**

We have conducted an extended review of the financial statements of K/S Hardy Avenue for the financial year 01.01.18 - 31.12.18 comprising the income statement, balance sheet, statement of changes in equity and notes, inclusive of accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act (Årsregnskabsloven).

In our opinion, the financial statements present fairly, in all material respects, the company's assets, equity and liabilities and financial position as at 31.12.18 and the company's financial performance for the financial year 01.01.18 - 31.12.18 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR – Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the 'Auditor's responsibilities for the extended review 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 rules and requirements. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Statement regarding the management's review

Management is responsible for management's review.

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

In connection with our extended review of the financial statements, it is our responsibility to read the management's review and in this connection consider whether the management's review is materially inconsistent with the financial statements or the knowledge we have obtained during our extended review, or in any other way appears to be materially misstated.

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

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

Management's responsibility for the financial statements

The management is responsible for the preparation and fair presentation of the financial statements in accordance with the Danish Financial Statements Act and for such internal control as the 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 extended review of the financial statements

Our responsibility is to conduct an ex-extended review of the financial statements in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR – Danish Auditors' standard on extended review of financial statements financial statements prepared in accordance with the Danish Financial Statements Act and to issue an extended review report. However, because of the matter described in the 'Basis for disclaimer of opinion' section of our report, we were not able to obtain sufficient appropriate evidence to provide a basis for an audit opinion on these financial statements

An extended review comprises procedures primarily consisting of enquiries to the management and, if appropriate, other company employees, analytical procedures, the specifically required supplementary procedures as well as an assessment of the evidence obtained.

The scope of procedures performed in an extended review is not as extensive as for an audit. Consequently, we do not express an audit opinion on the financial statements.

Slagelse, May 31, 2019

Beierholm

Statsautoriseret Revisionspartnerselskab
CVR no. 32 89 54 68

Anders Søding Paulsen
State Authorized Public Accountant
MNE-no. mne34326

Primary activities

The company's activities comprise of renting out the property located at Brierfiel House, Hardy Avenue, Brierfield, Nelson, Lancashire BB9 5RN

Development in activities and financial affairs

The income statement for the period 01.01.18 - 31.12.18 shows a profit/loss of DKK 2,498,361 against DKK 2,418,000 for the period 01.01.17 - 31.12.17. The balance sheet shows equity of DKK 24,721,870.

Adjustment of property and debt at fair value is a net income of DKK 763k the rent will be adjusted in accordance with the development of price index, however a minimum of 2.0% and a maximum of 4.0% per year.

The Company's care home is leased out to a UK operator who runs the home. The management wishes to step in and take over the daily operation in cooperation with a local partner. Therefore, the management is trying to reach an agreement with the current operator whereby they leave the care home/cancels the lease agreement. The company's bank supports this strategy.

Subsequent events

No important events have occurred after the end of the financial year.

Income statement

Note	2018 DKK	2017 DKK '000
Revenue	1,289,291	1,262
Other external expenses	-132,568	-43
Gross profit	1,156,723	1,219
Fair value adjustment of investment properties	340,260	79
Operating profit/loss	1,496,983	1,298
Income from equity investments in group enterprises	1,733,529	1,564
1 Financial income	1,378,435	2,024
2 Financial expenses	-2,110,586	-2,468
Profit/loss for the year	2,498,361	2,418
Proposed appropriation account		
Reserve for net revaluation according to the equity method	1,733,529	1,572
Retained earnings	764,832	846
Total	2,498,361	2,418

ASSETS		31.12.18	31.12.17
		DKK	DKK '000
Note	Investment properties	19,977,031	19,637
3	Total property, plant and equipment	19,977,031	19,637
4	Equity investments in group enterprises	19,550,171	17,817
5	Receivables from group enterprises	14,963,867	15,180
	Total investments	34,514,038	32,997
	Total non-current assets	54,491,069	52,634
	Receivables from group enterprises	58,205	58
	Other receivables	11,044	39
	Total receivables	69,249	97
	Cash	3,500,810	3,056
	Total current assets	3,570,059	3,153
	Total assets	58,061,128	55,787

EQUITY AND LIABILITIES		31.12.18	31.12.17
		DKK	DKK '000
Note			
6	Share capital	100,000	100
	Reserve for net revaluation according to the equity method	19,550,169	17,817
	Retained earnings	5,071,701	4,956
	Total equity	24,721,870	22,873
7	Mortgage debt	29,307,342	29,730
7	Payables to group enterprises	3,693,587	2,781
	Total long-term payables	33,000,929	32,511
	Payables to associates	187,465	180
	Other payables	150,864	123
	Deferred income	0	100
	Total short-term payables	338,329	403
	Total payables	33,339,258	32,914
	Total equity and liabilities	58,061,128	55,787

8 Charges and security

Statement of changes in equity

Figures in DKK	Share capital	Reserve for net revaluation according to the equity method	Retained earnings	Total equity
Statement of changes in equity for 01.01.18 - 31.12.18				
Balance pr. 01.01.18	100,000	17,816,640	4,956,095	22,872,735
Other changes in equity	0	0	-649,226	-649,226
Net profit/loss for the year	0	1,733,529	764,832	2,498,361
Balance as at 31.12.18	100,000	19,550,169	5,071,701	24,721,870

	2018 DKK	2017 DKK '000
1. Financial income		
Interest, group enterprises	944,865	982
Other interest income	10,890	7
Foreign currency translation adjustments	422,680	1,035
Other financial income	433,570	1,042
Total	1,378,435	2,024

2. Financial expenses

Interest, group enterprises	8,927	9
Other interest expenses	1,817,570	1,821
Foreign currency translation adjustments	284,089	639
Total	2,110,586	2,469

3. Property, plant and equipment

Figures in DKK	Investment properties
Cost pr. 01.01.18	36,053,087
Cost as at 31.12.18	36,053,087
Revaluations pr. 01.01.18	-16,416,316
Revaluations during the year	340,260
Revaluations as at 31.12.18	-16,076,056
Carrying amount as at 31.12.18	19,977,031

The investment of the Entity is recognised in the annual report at market value according to a yield based valuation model. The property is leased to one tenant on a very long tenure (until september 2035) and with an obligation for the tenant to incur all expenses regarding the property throughout the tenure. Thus, the property generates a very steady and predictable operating return. Therefore, a yield based valuation model is preferable. The property is recognised at a valuation of DKK 19,977k at 31.12.2018 according to the management's valuation model using af yield of 6.5

4. Equity investments in group enterprises

Figures in DKK	Equity invest- ments in group enterprises
Cost pr. 01.01.18	1
Cost as at 31.12.18	1
Revaluations pr. 01.01.18	17,816,641
Net profit/loss from equity investments	1,733,529
Revaluations as at 31.12.18	19,550,170
Carrying amount as at 31.12.18	19,550,171

5. Receivables from group enterprises

Figures in DKK	Receivables from group enterprises
Cost pr. 01.01.18	15,702,120
Cost as at 31.12.18	15,702,120
Impairment losses pr. 01.01.18	-522,439
Foreign currency translation adjustment of foreign enterprises	-215,814
Impairment losses as at 31.12.18	-738,253
Carrying amount as at 31.12.18	14,963,867

6. Share capital

The Entity's share capital amounts to DKK 100k. DKK 100k has been paid to the Entity.

7. Longterm payables

	Outstanding debt after 5 years DKK	Total payables at 31.12.18 DKK	Total payables at 31.12.17 DKK '000
Mortgage debt	29,307,342	29,307,342	29,730
Payables to group enterprises	3,693,587	3,693,587	2,781
Total	33,000,929	33,000,929	32,511

The Entity's debt to mortgage lender is based on a fixed term and interest rates and tenure until 31 July 2024. Prepayments of the mortgage debt are subject to fixed rate breakage costs.

8. Charges and security

The Entity has entered into a loan agreement with Bank of Ireland together with K/S Hardy Avenue, K/S Crane Lane and K/S Meadow Way. The loan is secured through legal charge of the entities' property and rental income. The book value of the mortgaged property is DKK 19,977k. Furthermore, the Entity's cash assets have been pledged in favor of the bank. The pledged accounts comprise DKK 3,501k

9. Accounting policies

GENERAL

The annual report is presented in accordance with the provisions of the Danish Financial Statements Act (*Årsregnskabsloven*) for enterprises in reporting class B with application of provisions for a higher reporting class.

The accounting policies have been applied consistently with previous years.

Basis of recognition and measurement

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

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company, and the value of such assets can be measured reliably. Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company, and the value of such liabilities can be measured reliably. On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

On recognition and measurement, account is taken of foreseeable losses and risks arising before the date at which the annual report is presented and proving or disproving matters arising on or before the balance sheet date.

CURRENCY

The annual report is presented in Danish kroner (DKK).

On initial recognition, transactions denominated in foreign currencies are translated using the exchange rates applicable at the transaction date. Exchange rate differences between the exchange rate applicable at the transaction date and the exchange rate at the date of payment are recognised in the income statement as a financial item. Receivables, payables and other monetary items denominated in foreign currencies are translated using the exchange rates applicable at the balance sheet date. The difference between the exchange rate applicable at the balance sheet date and at the date at which the receivable or payable arose or was recognised in the latest annual report is recognised under financial income or expenses in the income statement. Fixed assets and other non-monetary assets acquired in foreign currencies are translated using historical exchange rates.

9. Accounting policies - continued -**INCOME STATEMENT****Rental income**

Income from the rental of properties is recognised in the income statement for the relevant period. Rental income is measured at fair value and determined exclusive of VAT and discounts.

Other external expenses

Other external expenses comprise expenses relating to the Entity's ordinary activities.

Depreciation, amortisation and impairment losses

Investment properties are not depreciated.

Fair value adjustment of investment properties

Unrealised value adjustments of investment properties and realised gains and losses on the sale of assets are recognised in the fair value adjustment of investment properties.

Income from equity investments in group enterprises

For equity investments in subsidiaries, measured using the equity method, the share of the enterprises' profit or loss is recognised in the income statement after elimination of unrealised intercompany profits and losses and less any goodwill amortisation and impairment losses.

Income from equity investments in subsidiaries also comprises gains and losses on the sale of equity investments.

Other net financials

Interest income and interest expenses, foreign exchange gains and losses on transactions denominated in foreign currencies etc. are recognised in other net financials.

Amortisation of capital losses and borrowing costs relating to financial liabilities is recognised on an ongoing basis as financial expenses.

9. Accounting policies - continued -**Tax on profit/loss for the year**

The company is not an independent tax entity. Tax is therefore not recognised in the financial statements, as current and deferred tax is payable by the limited partners and the general partner.

BALANCE SHEET**Property, plant and equipment***Investment properties*

Investment properties comprise investments in land and buildings for the purpose of earning a return on such investments in the form of regular operating income and capital gains on sale. Investment properties are recognised at cost at the date of acquisition. Cost comprises the purchase price plus expenses resulting directly from the purchase until the asset is ready for use. Investment properties are subsequently measured at fair value with value adjustments in the income statement. The fair value is calculated by applying an individually determined discount rate to the capitalisation of a market-based operating income from the property. A valuer has not been used to determine the fair value.

Gains and losses on the disposal of property, plant and equipment are determined as the difference between the selling price, if any, less selling costs and the carrying amount at the date of disposal less any costs of disposal.

Equity investments in group enterprises

Equity investments in subsidiaries are recognised and measured according to the equity method, meaning that these equity investments are measured at the proportionate share of the enterprises' equity value, determined according to the accounting policies of the parent, adjusted for the remaining value of positive or negative goodwill and gains and losses on transactions with the enterprises in question.

Gains or losses on the divestment of subsidiaries are determined as the difference between the divestment consideration and the carrying amount of net assets at the time of sale, including non-amortised goodwill, as well as the expected costs of divestment or discontinuation. Gains and losses are recognised in the income statement under income from equity investments.

9. Accounting policies - continued -

Impairment losses on fixed assets

The carrying amount of fixed assets which are not measured at fair value is assessed annually for indications of impairment over and above what is reflected in depreciation and amortisation.

If the company's realised return on an asset or a group of assets is lower than expected, this is considered an indication of impairment.

If there are indications of impairment, an impairment test is conducted of individual assets or groups of assets.

The assets or groups of assets are impaired to the lower of recoverable amount and carrying amount.

The higher of net selling price and value in use is used as the recoverable amount. The value in use is determined as the present value of expected net cash flows from the use of the asset or group of assets as well as expected net cash flows from the sale of the asset or group of assets after the expiry of their useful lives.

Impairment losses are reversed when the reasons for the impairment no longer exist.

Receivables

Receivables are measured at amortised cost, which usually corresponds to the nominal value, less write-downs for bad debts.

Write-downs for bad debts are determined based on an individual assessment of each receivable if there is no objective evidence of individual impairment of a receivable.

Cash

Cash includes deposits in bank accounts as well as operating cash.

Equity

The net revaluation of equity investments in subsidiaries is recognised in the net revaluation reserve in equity according to the equity method to the extent that the carrying amount exceeds the cost.

9. Accounting policies - continued -**Payables**

Long-term payables are measured at cost at the time of contracting such liabilities (raising of the loan). The payables are subsequently measured at amortised cost where capital losses and loan expenses are recognised in the income statement as a financial expense over the term of the payable on the basis of the calculated effective interest rate in force at the time of contracting the liability.

Short-term payables are measured at amortised cost, normally corresponding to the nominal value of such payables.

Deferred income

Deferred income under liabilities comprises payments received in respect of income in subsequent financial years.