

## **K/S Crane Lane**

c/o Advodan I/S, Kanalstræde 10  
4300 Holbæk  
Central Business Registration No  
28983859

## **Annual report 2016**

The Annual General Meeting adopted the annual report on 29.05.2017

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

---

Name: Peter Møgelberg Hansen

# Contents

	<b><u>Page</u></b>
Entity details	1
Statement by Management on the annual report	2
Independent auditor's reports	3
Management commentary	5
Income statement for 2016	6
Balance sheet at 31.12.2016	7
Statement of changes in equity for 2016	9
Notes	10
Accounting policies	14

## Entity details

### Entity

K/S Crane Lane  
c/o Advodan I/S, Kanalstræde 10  
4300 Holbæk

Central Business Registration No: 28984375

Registered in: Holbæk

Financial year: 01.01.2016 - 31.12.2016

### Board of Directors

Peter Møgelberg Hansen

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Ndr. Ringgade 70A  
4200 Slagelse

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

The Board of Directors and the Executive Board have today considered and approved the annual report of K/S Crane Lane for the financial year 01.01.2016 - 31.12.2016.

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 31.12.2016 and of the results of its operations for the financial year 01.01.2016 - 31.12.2016.

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.

Holbæk, 29.05.2017

### **Board of Directors**

Peter Møgelberg Hansen

## Independent auditor's reports

### To the shareholders of K/S Crane Lane

#### Report on extended review of the financial statements

We have performed an extended review of the financial statements of K/S Crane Lane for the financial year 01.01.2016 - 31.12.2016. The financial statements, which comprise the accounting policies, income statement, balance sheet, statement of changes in equity and notes, 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. We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors.

This requires that we comply with the Danish Public Accountants Act and FSR – Danish Auditors' Code of Conduct and plan and perform procedures to obtain limited assurance about our opinion on the financial statements and that we perform specifically required supplementary procedures for purpose of obtaining additional assurance about our opinion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical procedures and specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

#### Conclusion

Based on our extended review, in our opinion, the financial statements give a true and fair view of the Entity's assets, liabilities and financial position at 31.12.2016 and of the results of its operations for the financial year 01.01.2016 - 31.12.2016 in accordance with the Danish Financial Statements Act.

#### 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.

## Independent auditor's reports

In connection with our extended review 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 extended review 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.

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.

Slagelse, 29.05.2017

### **Deloitte**

Statsautoriseret Revisionspartnerselskab

Central Business Registration No: 33963556

Anders Søding Paulsen

State Authorised Public Accountant

## Management commentary

### Primary activities

The Entity's primary activities consist of renting out the property located at Highfield Hall, Crane Road, Haslingden, Rossingdale BB4 5ES, England.

### Development in activities and finances

The Entity's net profit is DKK 1,294 before fair value adjustment etc.

Adjustment of property and debt at fair value is a net income of DKK (1,729k). 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.

Net profit for the year is DKK (434k). The Entity's equity is DKK 22,455k at December 2016

### 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 2016

	<u>Notes</u>	<u>2016 DKK</u>	<u>2015 DKK'000</u>
Revenue		3.968.982	3.967
Fair value adjustments of investment property		(7.934.909)	8.198
Fair value adjustments of debt		6.205.917	(2.432)
Other external expenses		<u>(55.842)</u>	<u>(80)</u>
<b>Operating profit/loss</b>		<b>2.184.148</b>	<b>9.653</b>
Other financial income	1	66.034	38
Other financial expenses	2	(2.684.067)	(2.782)
Other taxes		<u>0</u>	<u>(38)</u>
<b>Profit/loss for the year</b>		<b><u>(433.885)</u></b>	<b><u>6.871</u></b>
<b>Proposed distribution of profit/loss</b>			
Retained earnings		<u>(433.885)</u>	<u>6.871</u>
		<b><u>(433.885)</u></b>	<b><u>6.871</u></b>



## Balance sheet at 31.12.2016

	<u>Notes</u>	<u>2016 DKK</u>	<u>2015 DKK'000</u>
Investment property		<u>58.778.585</u>	<u>66.714</u>
<b>Property, plant and equipment</b>	3	<u><b>58.778.585</b></u>	<u><b>66.714</b></u>
<b>Fixed assets</b>		<u><b>58.778.585</b></u>	<u><b>66.714</b></u>
Other receivables		<u>25.034</u>	<u>13</u>
<b>Receivables</b>		<u><b>25.034</b></u>	<u><b>13</b></u>
<b>Cash</b>		<u><b>1.640.554</b></u>	<u><b>1.607</b></u>
<b>Current assets</b>		<u><b>1.665.588</b></u>	<u><b>1.620</b></u>
<b>Assets</b>		<u><b>60.444.173</b></u>	<u><b>68.334</b></u>

## Balance sheet at 31.12.2016

	<u>Notes</u>	<u>2016 DKK</u>	<u>2015 DKK'000</u>
Contributed capital	4	100.000	500
Retained earnings		22.649.198	23.083
Proposed dividend		<u>(294.037)</u>	<u>0</u>
<b>Equity</b>		<b><u>22.455.161</u></b>	<b><u>23.583</u></b>
Mortgage debts		<u>36.962.211</u>	<u>43.509</u>
<b>Non-current liabilities other than provisions</b>	5	<b><u>36.962.211</u></b>	<b><u>43.509</u></b>
Current portion of long-term liabilities other than provisions	5	390.744	415
Payables to group enterprises		0	165
Payables to associates		159.200	148
Other payables	6	165.742	178
Deferred income		<u>311.115</u>	<u>336</u>
<b>Current liabilities other than provisions</b>		<b><u>1.026.801</u></b>	<b><u>1.242</u></b>
<b>Liabilities other than provisions</b>		<b><u>37.989.012</u></b>	<b><u>44.751</u></b>
<b>Equity and liabilities</b>		<b><u>60.444.173</u></b>	<b><u>68.334</u></b>
Mortgages and securities	7		

## Statement of changes in equity for 2016

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Proposed dividend DKK</b>	<b>Total DKK</b>
Equity beginning of year	500.000	23.083.083	0	23.583.083
Decrease of capital	(400.000)	0	0	(400.000)
Dividends from treasury shares	0	0	(294.037)	(294.037)
Profit/loss for the year	0	(433.885)	0	(433.885)
<b>Equity end of year</b>	<b>100.000</b>	<b>22.649.198</b>	<b>(294.037)</b>	<b>22.455.161</b>

## Notes

	<b>2016</b>	<b>2015</b>
	<b>DKK</b>	<b>DKK'000</b>
<b>1. Other financial income</b>		
Financial income arising from group enterprises	65.165	0
Interest income	869	0
Exchange rate adjustments	0	38
	<b>66.034</b>	<b>38</b>
	<b>2016</b>	<b>2015</b>
	<b>DKK</b>	<b>DKK'000</b>
<b>2. Other financial expenses</b>		
Financial expenses from group enterprises	0	21
Interest expenses	2.457.927	2.761
Exchange rate adjustments	226.140	0
	<b>2.684.067</b>	<b>2.782</b>

## Notes

	<b>Investment property DKK</b>
<b>3. Property, plant and equipment</b>	
Cost beginning of year	68.317.628
<b>Cost end of year</b>	<b>68.317.628</b>
Revaluations beginning of year	(1.604.134)
Revaluations for the year	(7.934.909)
<b>Revaluations end of year</b>	<b>(9.539.043)</b>
<b>Carrying amount end of year</b>	<b>58.778.585</b>

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 58,779k at 31.12.2016 according to the management's valuation model using a yield of 6.5%

	<b>Number</b>	<b>Par value DKK</b>	<b>Nominal value DKK</b>
<b>4. Contributed capital</b>			
Ordinary shares	100	1000	100.000
	<b>100</b>		<b>100.000</b>

  

	<b>2016 DKK</b>	<b>2015 DKK</b>	<b>2014 DKK</b>	<b>2013 DKK</b>	<b>2012 DKK</b>
<b>Changes in contributed Capital</b>					
Contributed capital beginning of year	500.000	500.000	500.000	660	660
Increase of capital	0	0	0	499.340	0
Decrease of capital	-400.000	0	0	0	0
<b>Contributed capital end of year</b>	<b>100.000</b>	<b>500.000</b>	<b>500.000</b>	<b>500.000</b>	<b>660</b>

## Notes

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

	<b>Instalments within 12 months 2016 DKK</b>	<b>Instalments within 12 months 2015 DKK'000</b>	<b>Instalments beyond 12 months 2016 DKK</b>
<b>5. Liabilities other than provisions</b>			
Mortgage debts	390.744	415	36.962.211
Payables to group enterprises	<u>0</u>	<u>0</u>	<u>0</u>
	<b><u>390.744</u></b>	<b><u>415</u></b>	<b><u>36.962.211</u></b>

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.

	<b>2016 DKK</b>	<b>2015 DKK'000</b>
<b>6. Other payables</b>		
Accrued interests	121.992	142
Other costs payable	<u>43.750</u>	<u>36</u>
	<b><u>165.742</u></b>	<b><u>178</u></b>

## Notes

### **7. Mortgages and securities**

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 58,779k. Furthermore, the Entity's cash assets have been pledged in favor of the bank. The pledged accounts comprise DKK 1,641k.

## 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.

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 rate 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.

### Income statement

#### Revenue

Rental income is recognised in the income statement for the period to which the income relates.

#### Fair value adjustments of investment property

Fair value adjustment of investment property comprises adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

#### Other external expenses

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

#### Other financial income



## Accounting policies

Other financial income comprises dividends etc received on other investments, interest income, including interest income on receivables from group enterprises, net capital gains on securities, payables and transactions in foreign currencies, amortisation of financial assets as well as tax relief under the Danish Tax Prepayment Scheme etc.

### 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.

### Other taxes

The item includes tax amounts calculated on another basis than income for the year, including environmental tax etc, which are not refunded to the Entity.

### Balance sheet

#### Investment property

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date. Fair value is determined by applying the return-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required rate of return that reflects current market required rates of return for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

#### Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

#### Cash

Cash comprises cash in hand and bank deposits.

#### Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

#### Mortgage debt

## **Accounting policies**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

### **Other financial liabilities**

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

### **Deferred income**

Deferred income comprises income received for recognition in subsequent financial years. Deferred income is measured at cost.