

K/S Fen Lane

c/o Advodan I/S, Kanalstræde 10
4300 Holbæk
Central Business Registration No
28984375

Annual report 2017

The Annual General Meeting adopted the annual report on 08.06.2018

Chairman of the General Meeting

Name: Peter Møgelberg Hansen

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Entity details

Entity

K/S Fen Lane

c/o Advodan I/S, Kanalstræde 10

4300 Holbæk

Central Business Registration No: 28984375

Registered in: Holbæk

Financial year: 01.01.2017 - 31.12.2017

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 Fen Lane for the financial year 01.01.2017 - 31.12.2017.

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 31.12.2017 and of the results of its operations for the financial year 01.01.2017 - 31.12.2017.

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, 08.06.2018

Board of Directors

Peter Møgelberg Hansen

Independent auditor's reports

To the shareholders of K/S Fen Lane

Report on extended review of the financial statements

We have performed an extended review of the financial statements of K/S Fen Lane for the financial year 01.01.2017 - 31.12.2017. 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 31.12.2017 and of the results of its operations for the financial year 01.01.2017 - 31.12.2017 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, 08.06.2018

Deloitte

Statsautoriseret Revisionspartnerselskab

Central Business Registration No: 33963556

Anders Søding Paulsen

State Authorised Public Accountant

Identification number (MNE) mne34326

Management commentary

Primary activities

The Entity's primary activities consist of renting out the property located at Ladyville Lodge, Fen Lane, Ockendon, Upminster, Essex RM 14 3PR, England.

Development in activities and finances

The Entity's net profit is DKK 925k before fair value adjustment etc.

Adjustment of property and debt at fair value is a net income of DKK 645k. 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 1.572k. The Entity's equity is DKK 17.817k at 31 December 2017.

The management has since October 2017 had discussions with the tenant about taking over daily operations of the Company's nursing home and these discussions are ongoing. The management wishes to take over the operation of the nursing home in cooperation with a local partner and the company's bank supports this strategy. The management has agreed the key terms for cooperation with a local partner about the operation and is now working to reach a conclusion with the tenant.

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 2017

	<u>Notes</u>	<u>2017 DKK</u>	<u>2016 DKK'000</u>
Revenue		1.963.754	2.085
Fair value adjustments of investment property		123.603	(4.248)
Fair value adjustments of debt		522.439	2.590
Other external expenses		<u>(52.976)</u>	<u>(173)</u>
Operating profit/loss		2.556.820	254
Other financial income	1	2.721	0
Other financial expenses	2	<u>(988.025)</u>	<u>(1.088)</u>
Profit/loss for the year		<u>1.571.516</u>	<u>(834)</u>
Proposed distribution of profit/loss			
Retained earnings		<u>1.571.516</u>	<u>(834)</u>
		<u>1.571.516</u>	<u>(834)</u>

Balance sheet at 31.12.2017

	<u>Notes</u>	<u>2017 DKK</u>	<u>2016 DKK'000</u>
Investment property		<u>30.565.104</u>	<u>30.441</u>
Property, plant and equipment	3	<u>30.565.104</u>	<u>30.441</u>
Receivables from group enterprises		<u>2.780.916</u>	<u>1.925</u>
Fixed asset investments	4	<u>2.780.916</u>	<u>1.925</u>
Fixed assets		<u>33.346.020</u>	<u>32.366</u>
Other receivables		<u>64.465</u>	<u>11</u>
Receivables		<u>64.465</u>	<u>11</u>
Current assets		<u>64.465</u>	<u>11</u>
Assets		<u>33.410.485</u>	<u>32.377</u>

Balance sheet at 31.12.2017

	<u>Notes</u>	<u>2017 DKK</u>	<u>2016 DKK'000</u>
Contributed capital	5	100.000	100
Retained earnings		<u>17.716.641</u>	<u>16.145</u>
Equity		<u>17.816.641</u>	<u>16.245</u>
Payables to group enterprises		<u>15.179.681</u>	<u>15.702</u>
Non-current liabilities other than provisions	6	<u>15.179.681</u>	<u>15.702</u>
Payables to group enterprises		58.205	58
Payables to associates		171.283	163
Other payables	7	28.750	44
Deferred income		<u>155.925</u>	<u>165</u>
Current liabilities other than provisions		<u>414.163</u>	<u>430</u>
Liabilities other than provisions		<u>15.593.844</u>	<u>16.132</u>
Equity and liabilities		<u>33.410.485</u>	<u>32.377</u>
Mortgages and securities	8		

Statement of changes in equity for 2017

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	100.000	16.145.125	16.245.125
Profit/loss for the year	0	1.571.516	1.571.516
Equity end of year	100.000	17.716.641	17.816.641

Notes

	2017	2016
	DKK	DKK'000
1. Other financial income		
Exchange rate adjustments	2.721	0
	2.721	0

	2017	2016
	DKK	DKK'000
2. Other financial expenses		
Financial expenses from group enterprises	988.025	1.083
Exchange rate adjustments	0	5
	988.025	1.088

	Investment property DKK
3. Property, plant and equipment	
Cost beginning of year	63.766.177
Cost end of year	63.766.177
Revaluations beginning of year	(33.324.676)
Revaluations for the year	123.603
Revaluations end of year	(33.201.073)
Carrying amount end of year	30.565.104

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 30,565k at 31.12.2017 according to the management's valuation model using a yield of 6.5%

4. Fixed asset investments

Receivables from group enterprises relates to a portion of the balance of the parent company's bank account, since the parent is the custodian of the Entity's bank.

Notes

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

	<u>2017 DKK</u>	<u>2016 DKK</u>	<u>2015 DKK</u>	<u>2014 DKK</u>	<u>2013 DKK</u>
Changes in contributed Capital					
Contributed capital beginning of year	100.000	500.000	500.000	500.000	660
Increase of capital	0	0	0	0	499.340
Decrease of capital	0	-400.000	0	0	0
Contributed capital end of year	100.000	100.000	500.000	500.000	500.000

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

	<u>Outstanding after 5 years DKK</u>
6. Liabilities other than provisions	
Payables to group enterprises	15.179.681
	15.179.681

The Entity's debt to group enterprises 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.

	<u>2017 DKK</u>	<u>2016 DKK'000</u>
7. Other payables		
Other costs payable	28.750	44
	28.750	44

Notes

8. 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 30,565k.

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.

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.

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.