

# **FINBRO HOLDING ApS**

Bredgade 3, 3  
1260 København K

Annual report  
1 January 2017 - 31 December 2017

**The annual report has been presented and  
approved on the company's general meeting the**

**27/07/2018**

**Stefano Oragano**  
**Chairman of general meeting**

**Content****Company informations**

Company informations .....	3
----------------------------	---

**Reports**

Statement by Management .....	4
-------------------------------	---

**Management's Review**

Management's Review .....	5
---------------------------	---

**Financial statement**

Accounting Policies .....	6
---------------------------	---

Income statement .....	8
------------------------	---

Balance sheet .....	9
---------------------	---

Disclosures .....	11
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# Company information

**Reporting company** FINBRO HOLDING ApS  
Bredgade 3, 3  
1260 København K

CVR-nr: 29771057

Reporting period: 01/01/2017 - 31/12/2017

# Statement by Management

The Management has today presented the Annual Report for the 2017 financial year of Finbro Holding ApS.

The Annual Report, which is unaudited is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2017, and the results for the financial year 1 January – 31 December 2017. Also, we believe that the Management report contains a fair review of the affairs and conditions referred to therein.

The Annual Report is submitted for adoption by the General Meeting.

, the

**Management**

Ivan Zammit

## **Opting out of auditing financial statements in next reporting period due to exemption**

The general meeting has decided that the annual report for the next year should not be audited.

# Management's Review

## Principal activities

The Company's object is to conduct trade and financial activities, including the acquisition of and investment in share capital as a holding company in Danish and foreign companies, and any other similar business in accordance with the decision of the management board.

## Development in activities and economic conditions

The company considers the results for the year to be in line with expectation.

The company's continued operation is subject to future contributions from shareholder. The financial statements are prepared based on the assumption of continued operation. The parent company FinBro Holding Limited, Malta, has provided a letter of support to ensure that the company is a going concern.

## Restoring the share capital

The company is covered by the rules regarding capital loss in the Danish Companies Act § 119. The Management expects that the capital will be re-established through the company's operations in future financial years.

## Events after the end of the financial year

No events have occurred after the year-end of the financial year that may have a significant impact on the financial position of the company.

# Accounting Policies

The annual report has been prepared in accordance with the regulation applying to Reporting class B.

## Changes in accounting policies

There are no changes in accounting policies.

## GENERAL

Income is recognised in the income statement as and when it is earned, including recognition of value adjustments of financial assets and liabilities. Any costs, including depreciation, amortisation and impairment, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is likely that future economic benefits will accrue to the Company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is likely that future economic benefits will not accrue to the Company and the value of the liability can be measured reliably.

The initial recognition measures assets and liabilities at cost. Subsequently, assets and liabilities are measured as described in the following for each item.

Certain financial assets and liabilities are measured at amortised cost, recognising a constant yield to maturity. Amortised cost is stated at initial cost less any deductions and with addition/deduction of the accumulated amortisation on the difference between cost and nominal amount.

The recognition and measurement takes into account predictable losses and risks arising before the year-end reporting and which prove or disprove matters that existed at the balance sheet date.

The carrying amount of intangible and tangible fixed assets should be estimated annually to determine if there is any indication of impairment in excess of the amount reflected by normal amortisation or depreciation. If this is the case, write-down should be made to the lower recoverable amount.

The Annual Report has been prepared in EUR.

## INCOME STATEMENT

### Administrative expenses

Administrative expenses comprise expenses incurred during the year for management and administration. Also in this items are write-downs for bad debt losses.

### Financial income and financial expenses

Financial income and financial expenses include interest, financial expenses in connection with capital leases, realised and unrealised exchange rate gains and losses of securities, loans and transactions in foreign currencies, write-off of financial assets and financial commitments, and on account transactions, etc. Financial income and expenses are recognised in the income statement with the amounts concerning the financial year.

Dividend from investments is recognised as income in the year the dividend is declared.

### Tax for the year

The tax for the year consists of the current tax and the deferred tax for the year. The tax relating to the results is recognised in the income statement, whereas the tax directly relating to equity entries is taken directly to equity.

## BALANCE SHEET

### Financial non-current assets

Investments in group companies are measured at acquisition cost. Under circumstances where the acquisition cost exceeds the net realisable value, then the value of the investments is written down to the lower value.

### Receivables

Receivables are measured at amortised cost. The value will be reduced by the provision for bad debts.

### Current tax and deferred tax

Current tax liabilities and tax receivables are recognised in the balance sheet as calculated tax of taxable income for the financial year adjusted for the tax paid in previous years and paid tax on account.

Deferred tax is measured on all temporary differences arising between the tax values of assets and liabilities and their carrying amounts in the financial statements.

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

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the balance sheet date would be applicable when the deferred tax is expected to crystallise as current tax. A change in the deferred tax, which is a result of changes to tax rates, is recognised in the income statement with the exception of items that are taken directly to equity.

### Financial liabilities

Financial liabilities are recognised initially at the proceeds net of loan expenses incurred. In the subsequent periods the financial liabilities are measured at amortised cost equal to the capitalised value by using the effective yield method in order for the difference between the proceeds and the redemption value to be recognised in the income statement over the period of the loan.

Other liabilities are measured at amortised cost corresponding substantially to nominal value.

### Translation of foreign currencies

Transactions in foreign currencies are translated at exchange rates approximating those in effect at the date of each transaction. Exchange rate differences arising between the transaction date rates and the rates at the date of payment are recognised under financial income and expenses in the income statement. When exchange rate transactions are considered as hedging of future cash flows, the adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign exchange not settled at the balance sheet date are translated at the average of the buy and sell exchange rates available at the close of business on the balance sheet date. Differences between the exchange rates at the balance sheet date and the transaction date rates are recognised under financial income and expenses in the income statement.

# Income statement 1 Jan 2017 - 31 Dec 2017

	Disclosure	2017	2016
		EUR	EUR
Administrative expenses .....		-12,959	-13,857
<b>Gross Result .....</b>		<b>-12,959</b>	<b>-13,857</b>
<b>Profit (loss) from ordinary operating activities .....</b>		<b>-12,959</b>	<b>-13,857</b>
Other finance income .....		5,303	-9,552
Other finance expenses .....		-10,204	-9,934
<b>Profit (loss) from ordinary activities before tax .....</b>		<b>-17,860</b>	<b>-33,343</b>
<b>Profit (loss) .....</b>		<b>-17,860</b>	<b>-33,343</b>
<b>Proposed distribution of results</b>			
Retained earnings .....		-17,860	-33,343
<b>Proposed distribution of profit (loss) .....</b>		<b>-17,860</b>	<b>-33,343</b>



# Balance sheet 31 December 2017

## Assets

	Disclosure	2017 EUR	2016 EUR
Investments in group enterprises .....		3,332,228	3,332,228
Investments in associates .....		34,000	34,000
<b>Investments</b> .....	<b>1</b>	<b>3,366,228</b>	<b>3,366,228</b>
<b>Total non-current assets</b> .....		<b>3,366,228</b>	<b>3,366,228</b>
Receivables from group enterprises .....		0	347,859
<b>Receivables</b> .....		<b>0</b>	<b>347,859</b>
<b>Current assets</b> .....		<b>0</b>	<b>347,859</b>
<b>Total assets</b> .....		<b>3,366,228</b>	<b>3,714,087</b>

# Balance sheet 31 December 2017

## Liabilities and equity

	Disclosure	2017	2016
		EUR	EUR
Contributed capital .....		17,000	17,000
Retained earnings .....		-102,234	-84,374
<b>Total equity .....</b>		<b>-85,234</b>	<b>-67,374</b>
Payables to group enterprises .....		3,445,253	863,233
Other payables, including tax payables, liabilities other than provisions .....		6,209	2,000
Payables to shareholders and management .....		0	2,916,228
<b>Short-term liabilities other than provisions, gross .....</b>		<b>3,451,462</b>	<b>3,781,461</b>
<b>Liabilities other than provisions, gross .....</b>		<b>3,451,462</b>	<b>3,781,461</b>
<b>Liabilities and equity, gross .....</b>		<b>3,366,228</b>	<b>3,714,087</b>

# Disclosures

## 1. Investments

	<b>2016</b>	<b>2015</b>
	<b>EUR</b>	<b>EUR</b>
Historical cost, beginning of year	3,366,228	3,366,228
<b>Historical cost, end of year</b>	<b>3,366,228</b>	<b>3,366,228</b>

Investments in associated enterprises include:

<b>Name, legal form and homeplace</b>	<b>Equity</b>	<b>Profit/loss</b>	<b>Ownership</b>	<b>Carry value</b>
International Gamble S.R.L., Italy	441,646	-13,678	28.57%	34,000

Investments in group enterprises include:

<b>Name, legal form and homeplace</b>	<b>Equity</b>	<b>Profit/loss</b>	<b>Ownership</b>	<b>Carry value</b>
Immobiliare America Group S.R.L., Italy	5,065,956	-36,791	90.3%	2,528,227
MA.SA. Immobiliare S.R.L., Italy	695,473	-334,950	70.54%	804,000
Adest AG, Bulgaria	468,855	-17,342	100%	1

## 2. Disclosure of contingent liabilities

The company has no contingent liabilities and has not provided any security.