

**Deloitte.**

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**BRE/Copenhagen Hotel  
Holding ApS**  
Holbergsgade 14  
1057 Copenhagen K  
Central Business Registration No  
30176758

**Annual report 2016**

The Annual General Meeting adopted the annual report on 28.04.2017

**Chairman of the General Meeting**

  
Name: Diana Hoffmann

Member of Deloitte Touche Tohmatsu Limited

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## Entity details

### Entity

BRE/Copenhagen Hotel Holding ApS  
Holbergsgade 14  
1057 Copenhagen K

Central Business Registration No: 30176758  
Registered in: Copenhagen  
Financial year: 01.01.2016 - 31.12.2016

### Executive Board

Ole Meier Sørensen  
Diana Hoffmann  
Johannes W. Groen

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Weldekampsgade 6  
Postboks 1600  
0900 København C

## Statement by Management on the annual report

The Executive Board have today considered and approved the annual report of BRE/Copenhagen Hotel Holding ApS for the financial year 01.01.2016 - 31.12.2016.

The annual report is presented in accordance with the Danish Financial Statements Act.

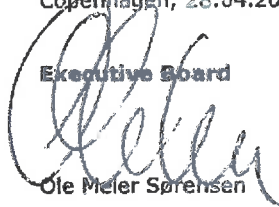
In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2016 and of the results of its operations for the financial year 01.01.2016 - 31.12.2016.

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.

Copenhagen, 28.04.2017

Executive Board



Ole Møller Sørensen



Diana Hoffmann



Johannes W. Groen

## Independent auditor's report

### To the shareholders of BRE/Copenhagen Hotel Holding ApS

#### Opinion

We have audited the financial statements of BRE/Copenhagen Hotel Holding ApS for the financial year 01.01.2016 - 31.12.2016, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared 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 in accordance with the Danish Financial Statements Act.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the Auditor's responsibilities for the audit of the financial statements section of this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of 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 requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Emphasis of matter regarding circumstances in the financial statements

Please refer to Accounting Policies section "Changes in accounting policies" stating that the Executive board is planning to perform a solvent liquidation of the company during 2017. The accounting policies are therefore changed compared to last year, so that the financial statements are prepared in accordance with the net realizable principles.

#### Management's responsibilities 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.

In preparing the financial statements, Management is responsible for assessing the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if,

## Independent auditor's report

individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **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.

In connection with our audit 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

## Independent auditor's report

the financial statements or our knowledge obtained in the audit 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.

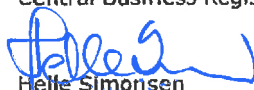
Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Copenhagen, 28.04.2017

**Deloitte**

Statsautoriseret Revisionspartnerselskab

Central Business Registration No: 33963556



Helle Simonsen

State Authorised Public Accountant

## Management commentary

### **Primary activities**

The object of the Company is to be a holding company, including to grant credits and loans, make investments in subsidiaries, carry on commercial and manufacturing business and activities related hereto.

### **Development in activities and finances**

The company has been inactive in 2016 after sale of shares in the subsidiary Hotelinvest Kalvebod A/S in 2015.

### **Events after the balance sheet date**

The Executive board is planning to perform a solvent liquidation of the company during 2017.

Besides these plans, 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</u> <u>DKK</u>	<u>2015</u> <u>DKK</u>
Other external expenses		(408.083)	(242.994)
<b>Operating profit/loss</b>		<b>(408.083)</b>	<b>(242.994)</b>
Income from investments in group enterprises	1	0	15.708.869
Other financial income	2	520.185	301.963
Other financial expenses		(63.405)	(175.681)
<b>Profit/loss before tax</b>		<b>48.697</b>	<b>15.592.157</b>
Tax on profit/loss for the year	3	(152.390)	189.770
<b>Profit/loss for the year</b>		<b>(103.693)</b>	<b>15.781.927</b>
<b>Proposed distribution of profit/loss</b>			
Ordinary dividend for the financial year		51.765.060	0
Retained earnings		(51.868.753)	15.781.927
		<b>(103.693)</b>	<b>15.781.927</b>

**Balance sheet at 31.12.2016**

	<u>Notes</u>	<u>2016</u> <u>DKK</u>	<u>2015</u> <u>DKK</u>
Receivables from group enterprises		52.515.473	52.067.023
Other receivables		0	1.260.973
Prepayments		<u>17.711</u>	<u>0</u>
<b>Receivables</b>		<b><u>52.533.184</u></b>	<b><u>53.327.996</u></b>
<b>Cash</b>		<b><u>60.783</u></b>	<b><u>192.094</u></b>
<b>Current assets</b>		<b><u>52.593.967</u></b>	<b><u>53.520.090</u></b>
<b>Assets</b>		<b><u>52.593.967</u></b>	<b><u>53.520.090</u></b>

**Balance sheet at 31.12.2016**

	<u>Notes</u>	<u>2016</u> <u>DKK</u>	<u>2015</u> <u>DKK</u>
Contributed capital		156.336	156.336
Retained earnings		274.673	52.143.426
Proposed dividend		<u>51.765.060</u>	<u>0</u>
<b>Equity</b>		<b><u>52.196.069</u></b>	<b><u>52.299.762</u></b>
Trade payables		228.499	149.125
Income tax payable		169.399	0
Other payables		<u>0</u>	<u>1.071.203</u>
<b>Current liabilities other than provisions</b>		<b><u>397.898</u></b>	<b><u>1.220.328</u></b>
<b>Liabilities other than provisions</b>		<b><u>397.898</u></b>	<b><u>1.220.328</u></b>
<b>Equity and liabilities</b>		<b><u>52.593.967</u></b>	<b><u>53.520.090</u></b>
Group relations	4		

**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	156.336	52.143.426	0	52.299.762
Profit/loss for the year	0	(51.868.753)	51.765.060	(103.693)
<b>Equity end of year</b>	<b>156.336</b>	<b>274.673</b>	<b>51.765.060</b>	<b>52.196.069</b>

## Notes

### 1. Income from investments in group enterprises

Relates to profit from sale of 100% of shares in the Company's subsidiary Hotelinvest Kalvebod A/S

	<b>2016</b>	<b>2015</b>
	<b>DKK</b>	<b>DKK</b>
<b>2. Other financial income</b>		
Financial Income arising from group enterprises	519.955	301.963
Other financial income	230	0
	<b>520.185</b>	<b>301.963</b>

	<b>2016</b>	<b>2015</b>
	<b>DKK</b>	<b>DKK</b>
<b>3. Tax on profit/loss for the year</b>		
Adjustment concerning previous years	152.390	(189.770)
	<b>152.390</b>	<b>(189.770)</b>

### 4. Group relations

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:  
BRE/Europe 3p Sarl, 2-4 rue Eugène Ruppert, L2453 Luxembourg

## 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.

### Changes in accounting policies

The Executive board is planning to perform a solvent liquidation of the company during 2017. The accounting policies are therefore changed compared to last year, so that the financial statements are prepared in accordance with the net realizable principles.

### 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

#### Other external expenses

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

#### Income from investments in group enterprises

Income from investments in group enterprises comprises profit from sale of shares in subsidiary in the financial year.

## Accounting policies

### Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises 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 as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

### Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

### Balance sheet

#### Receivables

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

#### Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

#### 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.

#### Other financial liabilities

Other financial liabilities are measured at net realizable value.

#### Income tax receivable or payable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax