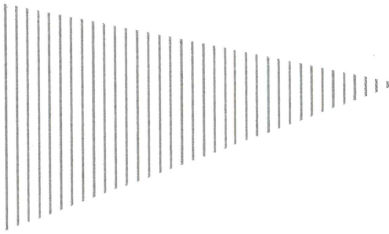


# Crowne Plaza Copenhagen Towers A/S

Ørestads Boulevard 114-116, 2300 København S

CVR no. 30 54 80 43



## Annual report 2016

Approved at the annual general meeting of shareholders on 31 May 2017

Chairman:

A handwritten signature in blue ink, appearing to read 'Pernille Damm Nielsen'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Pernille Damm Nielsen



Building a better  
working world



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Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Crowne Plaza Copenhagen Towers A/S for the financial year 1 January - 31 December 2016.

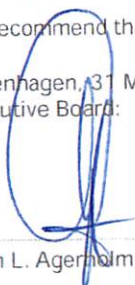
The annual report is prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2016 and of the results of the Company's operations for the financial year 1 January - 31 December 2016.

Further, in our opinion, the Management's review gives a fair review of the development in the Company's operations and financial matters and the results of the Company's operations and financial position.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 31 May 2017  
Executive Board:



Allan L. Agerholm



Pernille Damm Nielsen

Board of Directors:



Oscar Claudius Crohn  
Chairman



David Overby



Mette Kapsch

## Independent auditor's report

To the shareholder of Crowne Plaza Copenhagen Towers A/S

### Opinion

We have audited the financial statements of Crowne Plaza Copenhagen Towers A/S for the financial year 1 January - 31 December 2016, which comprise an income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 December 2016 and of the results of the Company's operations for the financial year 1 January - 31 December 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 the 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 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 audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### 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 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 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, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the 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 skepticism 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 Company's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

### Independent auditor's report

- ▶ 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 Company'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 conclusion is based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and contents of the financial statements, including the note disclosures, 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 Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the Management's review, 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's review and, in doing so, consider whether the Management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

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

Based on our procedures, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 31 May 2017  
Ernst & Young  
Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28

  
Anders Stig Lauritsen  
State Authorised Public Accountant

  
Peter Jensen  
State Authorised Public Accountant

## Management's review

### Financial highlights

DKK	2016	2015	2014	2013	2012
<b>Key figures</b>					
Gross margin	48,560,188	40,686,872	39,818,486	43,419,529	40,635,924
Operating profit/loss	-374,889	-619,870	-646,647	4,682,278	1,846,456
Net financials	4,335	-4,001	7,917	-5,331,722	-2,899,843
Profit/loss for the year	-370,554	-593,796	-525,664	-649,444	-803,421
<b>Total assets</b>					
Equity	90,837,442	86,530,953	87,090,184	81,271,424	56,121,523
<b>Equity</b>					
Equity	3,099,376	3,469,930	4,063,726	4,589,390	5,238,835
<b>Financial ratios</b>					
Return on assets	-0.4%	-0.7%	-0.8%	6.8%	3.3%
Solvency ratio	3.4%	4.0%	4.7%	5.6%	9.3%
Return on equity	-11.3%	-15.8%	-12.1%	-13.2%	-15.3%
<b>Average number of employees</b>					
Average number of employees	137	124	129	131	118

Financial ratios are calculated in accordance with the Danish Finance Society's recommendations on the calculation of financial ratios "Recommendations and Financial Ratios 2015". For terms and definitions, please see the accounting policies.

## Management's review

### Management commentary

#### Business review

The objective of the Company is to operate hotels.

#### Financial review

In 2016, the Company continued the co-operation with the world's largest hotel company group, Intercontinental Hotel Group (IHG).

The income statement for 2016 shows a loss of DKK 370,554 against a loss of DKK 593,796 last year, and the balance sheet at 31 December 2016 shows equity of DKK 3,099,376.

The positive development in operating loss compared to last year, is mainly due to a significant growth in rooms revenue by 8.9%, primarily driven by an increase in room rates of 7.2%, and at the same time a very positive growth in the new business area "facility services", supplying the new tenants such as Vestas and Ericsson in Copenhagen Towers. In 2016, the hotel again took full year advantage of being part of the BC Hospitality operational model, and as on-property costs were also well controlled throughout the year, GM (gross margin) improved with DKK 7.9 million compared to 2015.

In 2016, IHG Guest Satisfaction Survey improved over the year and went from a score of 82.6% in 2015 to 84.6% in 2016, improving the ranking from number 21 in 2015 to number 5 out of 86 Crowne Plaza hotels in Europe.

Tripadvisor score improved from rank number 5 in 2015 to impressive number 2 out of 117 hotels in Copenhagen in 2016.

The Company's financial position at 31 December 2016 and the results of the activities of the Company for the financial year for 2016 have not been affected by any unusual events.

#### *Non-financial matters*

#### Special risks

##### *Significant uncertainties and cash resources*

In 2012, the Copenhagen Skyline Group entered into financing agreements with the Group's bank. The financing agreements comprise financing for the phase-in of the Crowne Plaza Hotel and are due for re-negotiation in 2018.

It is Management's assessment that the operations of Crowne Plaza Copenhagen Towers A/S and the agreed credit facility means that the necessary liquidity is available for the Company to meet its obligations when they fall due, and to cover the necessary working capital until the presentation of the financial statements for 2017.

#### Impact on the external environment

##### *Environment, social responsibility and sustainability*

The Company continued working proactively on reducing its environmental impact resulting from the Company's activities, and in connection with the CSR certification, action plans were prepared in this respect. The plans contain goals for the reduction of waste, reduction of CO2 emissions from the Company's transport needs and a targeted effort to improve the environmental initiatives at the Company's suppliers.

These plans and standards are based on the principles of the UN Global Compact, and include industry specific sustainability requirements. The Danish Standard 49001 certification and ISO 14001 certification were renewed in 2016.

The hotel also participated in the "Great Place to Work" team member satisfaction survey with a positive score development from 77% in 2015 to very high 83% in 2016 in Trust Index; this again ranked the hotel as being in the top 30 of Denmark's best places to work.



## Management's review

### Management commentary

#### Events after the balance sheet date

No events materially affecting the assessment of the financial statements have occurred after the balance sheet date.

#### Outlook

The Company expects to continue to improve the efficiency of the hotel operations during 2017. Investments in 2017 will focus on continued improvements in the guest experience, together with focus on a team and service performance. New tenants such as Novo Nordisk will continuously move into the office towers, and the demand is steadily increasing. At the same time, we expect a higher level of activities in the hotel conference and event department, with estimated revenue growth by 16%. Since the opening of the Royal Arena next door in February 2017, activities in both 360 venue catering, all restaurant, bar and café outlets and the number of hotel rooms sold at higher rates have improved significantly. Management is confident that the Company will be able to deliver the expected results in 2017.





## Financial statements for the period 1 January - 31 December

### Income statement

Note	DKK	<u>2016</u>	<u>2015</u>
	Gross margin	48,560,188	40,686,872
3	Staff costs	-48,119,995	-40,991,838
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	<u>-815,082</u>	<u>-314,904</u>
	<b>Profit/loss before net financials</b>	-374,889	-619,870
4	Financial income	9,924	0
5	Financial expenses	<u>-5,589</u>	<u>-4,001</u>
	<b>Profit/loss before tax</b>	-370,554	-623,871
6	Tax for the year	<u>0</u>	<u>30,075</u>
	<b>Profit/loss for the year</b>	<u><u>-370,554</u></u>	<u><u>-593,796</u></u>



## Financial statements for the period 1 January - 31 December

### Balance sheet

Note	DKK	<u>2016</u>	<u>2015</u>
	<b>ASSETS</b>		
	Non-current assets		
7	Intangible assets		
	Acquired intangible assets	<u>1,136,130</u>	<u>1,224,660</u>
		<u>1,136,130</u>	<u>1,224,660</u>
8	Property, plant and equipment		
	Other fixtures and fittings, tools and equipment	<u>6,015,378</u>	<u>1,332,811</u>
		<u>6,015,378</u>	<u>1,332,811</u>
	Financial assets		
	Other receivables	<u>22,639,775</u>	<u>22,639,775</u>
		<u>22,639,775</u>	<u>22,639,775</u>
	<b>Total non-current assets</b>	<u>29,791,283</u>	<u>25,197,246</u>
	<b>Current assets</b>		
	Inventories		
	Finished goods and goods for resale	<u>981,979</u>	<u>929,020</u>
		<u>981,979</u>	<u>929,020</u>
	Receivables		
	Trade receivables	14,400,803	9,702,454
	Receivables from group entities	37,219,150	44,090,829
	Income taxes receivable	30,075	30,075
	Other receivables	2,080,632	1,741,128
9	Prepayments	<u>451,175</u>	<u>1,576,082</u>
		<u>54,181,835</u>	<u>57,140,568</u>
	Cash	<u>5,882,345</u>	<u>3,264,119</u>
	<b>Total Current assets</b>	<u>61,046,159</u>	<u>61,333,707</u>
	<b>TOTAL ASSETS</b>	<u>90,837,442</u>	<u>86,530,953</u>



## Financial statements for the period 1 January - 31 December

### Balance sheet

Note	DKK	<u>2016</u>	<u>2015</u>
	<b>EQUITY AND LIABILITIES</b>		
	<b>Equity</b>		
10	Share capital	750,000	750,000
	Retained earnings	<u>2,349,376</u>	<u>2,719,930</u>
	<b>Total equity</b>	<u>3,099,376</u>	<u>3,469,930</u>
11	<b>Non-current liabilities</b>		
	Payables to group entities	<u>61,700,482</u>	<u>69,004,228</u>
	<b>Total non-current liabilities</b>	<u>61,700,482</u>	<u>69,004,228</u>
	<b>Current liabilities</b>		
	Trade payables	12,641,296	7,629,578
	Other payables	10,846,698	5,202,577
12	Deferred income	<u>2,549,590</u>	<u>1,224,640</u>
	<b>Total current liabilities</b>	<u>26,037,584</u>	<u>14,056,795</u>
	<b>Total liabilities</b>	<u>87,738,066</u>	<u>83,061,023</u>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<u>90,837,442</u>	<u>86,530,953</u>

- 1 Accounting policies
- 2 Capital resources
- 13 Contractual obligations and contingencies, etc.
- 14 Related parties



## Financial statements for the period 1 January - 31 December

### Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2016	750,000	2,719,930	3,469,930
15 Transfer, see "Appropriation of loss"	<u>0</u>	<u>-370,554</u>	<u>-370,554</u>
Equity at 31 December 2016	<u>750,000</u>	<u>2,349,376</u>	<u>3,099,376</u>

## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Crowne Plaza Copenhagen Towers A/S has been presented in accordance with the provisions applying to reporting class C (medium-sized) enterprises under the Danish Financial Statements Act.

##### Changes to presentation and disclosures only

Effective 1 January 2016, the Company has implemented act no. 738 of 1 June 2015 with amendments to the Danish Financial Statements Act. As the implementation of the amendment act has no impact in terms of value on the income statement or the balance sheet in the financial year, nor on the comparative figures, the financial statements have been prepared based on the same accounting policies as last year.

The amendment act has solely implied new or changed presentation and disclosure requirements, which have been incorporated in the financial statements.

##### Omission of a cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act, no cash flow statement has been prepared. The entity's cash flows are part of the consolidated cash flow statement for the parent company, CT Solstra ApS.

##### Reporting currency

The financial statements are presented in Danish kroner (DKK).

##### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

### Income statement

#### Revenue

Revenue comprises income from hotel activities such as renting of rooms, conference facilities and income from restaurant activities etc.

Revenue is measured at the fair value of the agreed consideration ex. VAT and taxes charged on behalf of third parties. All discounts granted are recognised in revenue.

#### Gross margin

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Cost of sale', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### External expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

##### Staff costs

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc. made to the entity's employees. The item is net of refunds made by public authorities.

##### Depreciation

The item comprises depreciation of property, plant and equipment.

The basis of amortisation, which is calculated as cost less any residual value, is amortised on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Acquired intangible assets	20 years
Other fixtures and fittings, tools and equipment	3-10 years

##### Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

##### Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowances, and jointly taxed companies having paid too little tax pay, as a maximum, a surcharge according to the current rates applicable to interest surcharges to the administration company.

##### Balance sheet

##### Intangible assets

Intangible assets include licenses and other acquired intangible rights.

Intangible assets are measured at cost less accumulated amortisation and impairment losses.

## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

Gains and losses on the sale of intangible assets are recognised in the income statement under "Other operating income" or "Other operating expenses", respectively. Gains and losses are calculated as the difference between the selling price less selling expenses and the carrying amount at the time of sale.

#### Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

#### Impairment of non-current assets

Every year, intangible assets and property, plant and equipment are reviewed for impairment. Where there is indication of impairment, an impairment test is made for each individual asset or group of assets, respectively, generating independent cash flows. The assets are written down to the higher of the value in use and the net selling price of the asset or group of assets (recoverable amount) if it is lower than the carrying amount. Where an impairment loss is recognised on a group of assets, a loss must first be allocated to goodwill and then to the other assets on a pro rata basis.

#### Inventories

Inventories are measured at the lower of cost, measured by reference to the FIFO method, and net realisable value.

Goods for resale are measured at cost, which comprises the cost of acquisition plus delivery costs as well as other expenses directly attributable to the acquisition.

#### Receivables

Receivables are measured at amortised cost, which usually corresponds to the nominal value. Provisions are made for bad debts on the basis of objective evidence that a receivable or a group of receivables are impaired. Provisions are made to the lower of the net realisable value and the carrying amount.

#### Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

#### Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Equity

###### *Proposed dividends*

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

##### Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

##### Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan.

Other liabilities are measured at net realisable value.

##### Deferred income

Deferred income recognised as a liability comprises payments received concerning income in subsequent financial reporting years.

##### Financial ratios

Financial ratios are calculated in accordance with the Danish Finance Society's guidelines on the calculation of financial ratios "Recommendations and Financial Ratios 2015".

The financial ratios stated under "Financial highlights" have been calculated as follows:

Return on assets	$\frac{\text{Profit/loss from operating activities} \times 100}{\text{Average assets}}$
Solvency ratio	$\frac{\text{Equity at year end} \times 100}{\text{Total equity and liabilities at year end}}$
Return on equity	$\frac{\text{Profit/loss for the year after tax} \times 100}{\text{Average equity}}$



## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 2 Capital resources

In 2012, the Copenhagen Skyline Group entered into financing agreements with the Group's bank. The financing agreements comprise financing for the phase-in of the Crowne Plaza Hotel and are due for re-negotiation in 2018.

It is Management's assessment that the operations of Crowne Plaza Copenhagen Towers A/S and the agreed credit facility means that the necessary liquidity is available for the Company to meet its obligations when they fall due and to cover the necessary working capital until the presentation of the financial statements for 2017.

DKK	<u>2016</u>	<u>2015</u>
<b>3 Staff costs</b>		
Wages/salaries	40,418,006	36,181,094
Pensions	3,452,801	3,132,218
Other social security costs	1,174,580	1,158,211
Other external costs recognized under staff costs, net	<u>3,074,608</u>	<u>520,315</u>
	<u><u>48,119,995</u></u>	<u><u>40,991,838</u></u>
 Average number of full-time employees	 <u><u>137</u></u>	 <u><u>124</u></u>

Remuneration to Management is included in management fee and comprises DKK 629 thousand (2015: DKK 629 thousand).

DKK	<u>2016</u>	<u>2015</u>
<b>4 Financial income</b>		
Other financial income	<u>9,924</u>	<u>0</u>
	<u><u>9,924</u></u>	<u><u>0</u></u>
<b>5 Financial expenses</b>		
Other financial expenses	<u>5,589</u>	<u>4,001</u>
	<u><u>5,589</u></u>	<u><u>4,001</u></u>

Due to the Group's financial situation, payables to group enterprises do not carry interest.

<b>6 Tax for the year</b>		
Tax adjustments, prior years	<u>0</u>	<u>-30,075</u>
	<u><u>0</u></u>	<u><u>-30,075</u></u>

## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 7 Intangible assets

DKK	Acquired intangible assets
Cost at 1 January 2016	1,770,593
Cost at 31 December 2016	<u>1,770,593</u>
Impairment losses and amortisation at 1 January 2016	545,933
Amortisation/depreciation in the year	<u>88,530</u>
Impairment losses and amortisation at 31 December 2016	<u>634,463</u>
Carrying amount at 31 December 2016	<u><u>1,136,130</u></u>

#### 8 Property, plant and equipment

DKK	Other fixtures and fittings, tools and equipment
Cost at 1 January 2016	2,214,110
Additions in the year	<u>5,409,119</u>
Cost at 31 December 2016	<u>7,623,229</u>
Impairment losses and depreciation at 1 January 2016	881,299
Amortisation/depreciation in the year	<u>726,552</u>
Impairment losses and depreciation at 31 December 2016	<u>1,607,851</u>
Carrying amount at 31 December 2016	<u><u>6,015,378</u></u>

#### 9 Prepayments

Prepayments include accrual of expenses relating to subsequent financial years, mainly including insurance policies, DKK 335,102.

DKK	2016	2015
-----	------	------

#### 10 Share capital

Analysis of the share capital:

750,000 shares of DKK 1.00 nominal value each	<u>750,000</u>	<u>750,000</u>
	<u>750,000</u>	<u>750,000</u>

The Company's share capital has remained DKK 750,000 over the past 5 years.

#### 11 Non-current liabilities

DKK	Total debt at 31/12 2016	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Payables to group entities	<u>61,700,482</u>	<u>0</u>	<u>61,700,482</u>	<u>0</u>
	<u>61,700,482</u>	<u>0</u>	<u>61,700,482</u>	<u>0</u>

## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### 12 Deferred income

Deferred income comprises payments of deposits relating to room bookings, which will not be recognised as income until in the subsequent financial year once the recognition criteria are satisfied.

#### 13 Contractual obligations and contingencies, etc.

##### Contingent liabilities

The Company has entered into a lease with the associated company Copenhagen Towers ApS. The lease became effective in November 2009 and can be terminated for expiry no earlier than 20 years after the actual effective date of the lease. The lease comprises an annual basic rent of DKK 27 million for the next 11 months and subsequently DKK 45.3 million before rent compensation, if relevant.

The Company is jointly taxed with the other Danish companies in the CT Solstra Group. As a wholly-owned subsidiary, together with the other companies included in the joint taxation, the Company has joint and several unlimited liability for Danish company tax, withholding taxes on dividends and interests which amounts to 0 t.kr. at 31 December 2016 (2015: 0 t.kr.).

#### 14 Related parties

Crowne Plaza Copenhagen Towers A/S' related parties comprise the following:

##### Parties exercising control

<u>Related party</u>	<u>Domicile</u>	<u>Basis for control</u>
CPH Hotel Management Holding ApS	Copenhagen	Participating interest

##### Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
CT Solstra ApS	Copenhagen	Erhvervsstyrelsen

##### Related party transactions

Crowne Plaza Copenhagen Towers A/S was engaged in the below related party transactions:

DKK	<u>2016</u>	<u>2015</u>
Revenue from group entities	54,411	0
Rent, expense	19,275,055	19,500,000
Facility, income	3,818,431	1,405,000
Receivables from group entities	40,256,729	44,090,829
Payables to group entities	64,738,061	69,004,228



## Financial statements for the period 1 January - 31 December

### Notes to the financial statements

#### Group enterprise transactions not carried through on normal market terms

As a result of the Company's financial situation, no interest calculation has been applied to receivables and payables to affiliates.

#### Ownership

The following shareholders are registered in the Company's register of shareholders as holding minimum 5% of the votes or minimum 5% of the share capital:

<u>Name</u>	<u>Domicile</u>
CPH Hotel Management Holding ApS	København

DKK	<u>2016</u>	<u>2015</u>
15 Appropriation of profit/loss		
Recommended appropriation of profit/loss		
Retained earnings/accumulated loss	<u>-370,554</u>	<u>-593,796</u>
	<u>-370,554</u>	<u>-593,796</u>