

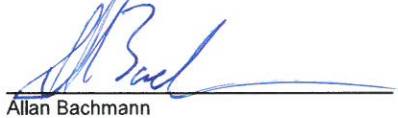
## **Q-Park Real Estate Denmark ApS**

Gladsaxevej 378  
2860 Søborg  
CVR.nr. 31 62 94 46

### **Annual report for the year ended 31 December 2016**

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

As chairman:



Allan Bachmann

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## Company details

<b>Name</b>	Q-Park Real Estate Denmark ApS
<b>Address</b>	Gladsaxevej 378 2860 Søborg
<b>Phone</b>	+45 70 25 72 12
<b>Fax</b>	+45 70 25 72 11
<b>Home page</b>	<a href="http://www.q-park.dk">www.q-park.dk</a>
<b>CVR No.</b>	31 62 94 46
<b>Registered office</b>	Søborg
<b>Financial year</b>	1 January - 31 December
<b>Executive board</b>	Marcello Giovanni Iacomo Frank Karel De Moor
<b>Auditors</b>	Deloitte Weidekampsgade 6 2300 København S
<b>Bankers</b>	Handelsbanken

## Management's review

### Core activity

The company's core activity is leasing of car parks in Denmark.

### Unusual matters having affected the financial statements

There has not been unusual matter in the financial year.

### Uncertainties in relation to recognition and measurement

The Company's investment properties are measured at fair value. Fair value is determined for each property based on various assumptions, including expected cash-flows and discount rates, cf. the description of the accounting policies page 8.

The discount rates is determined so they deemed to reflect the current market return on similar properties.

The determination of the discount rate is subject to uncertainty cf. note 3.

### Financial review

In 2016, the company's revenue came in at t.Dkk 25,836 versus t.Dkk 20,763 last year. The income statement for 2016 shows a profit of t.Dkk 57,437 versus a profit of t.Dkk 25,709 last year. The company's balance sheet at 31 December 2016 shows an equity of t.Dkk 115,362.

The management considers the financial performance in the year satisfactory.

### Impact on the external environment

The company has no adverse impact on the external environment.

### Post balance sheet events

No significant events have occurred subsequent to the financial year.

### Outlook

Management expects a positive development.

## Statement by management on the annual report

Today, management has discussed and approved the annual report of Q-Park Real Estate Denmark ApS for the financial year 1 January 2016 - 31 December 2016.

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


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

In our opinion, the management's review includes a fair review of the matters dealt with in the management's review.

We recommend the adoption of the annual report at the annual general meeting.

Søborg, den 31 May 2017

Executive board

  
\_\_\_\_\_  
Marcello Giovanni Laparito  
\_\_\_\_\_  
Frank Karel De Moor

# Independent auditor's reports

## To the shareholder of Q-Park Real Estate Denmark ApS

### Opinion

We have audited the financial statements of Q-Park Real Estate Denmark ApS for the financial year 01.01.2016 - 31.12.2016, which comprise the income statement, balance sheet 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.

### 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, 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.
- 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.

## Independent auditor's reports

### 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 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, 31 May 2017

### Deloitte

Statsautoriseret Revisionspartnerselskab  
Business Registration No 33 96 35 56

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Tim Kjær-Hansen  
State Authorised Public Accountant

## Income statement for 1 January 2016 - 31 December 2016

	Note	2016 t.Dkk	2015 t.Dkk
Revenue .....		25.836	20.763
Other operating expenses .....		-466	-353
Fair value adjustment of investment property .....		<u>62.540</u>	<u>27.542</u>
<b>Gross margin</b> .....		<b>87.910</b>	<b>47.952</b>
Financial expenses .....		<u>-12.766</u>	<u>-15.337</u>
<b>Pre-tax profit/loss</b> .....		<b>75.144</b>	<b>32.615</b>
Tax for the year .....	2	<u>-17.707</u>	<u>-6.906</u>
<b>Profit/loss for the year</b> .....		<u><b>57.437</b></u>	<u><b>25.709</b></u>
 <b>Recommended appropriation of the profit/loss for the year</b>			
Retained earning/accumulated loss .....		57.437	25.709
Dividend .....		<u>0</u>	<u>0</u>
<b>Total appropriation</b> .....		<u><b>57.437</b></u>	<u><b>25.709</b></u>



## Balance sheet as of 31 December 2016

Assets	Note	2016 t.Dkk	2015 t.Dkk
<b>Fixed assets</b>			
Investment properties .....	3	<u>449.510</u>	<u>386.970</u>
<b>Total fixed assets</b> .....		<u><b>449.510</b></u>	<u><b>386.970</b></u>
<b>Current assets</b>			
Trade receivables .....		375	0
Receivables from group entities .....		3.331	48.150
Other receivables .....		<u>3.935</u>	<u>329</u>
		<u><b>7.641</b></u>	<u><b>48.479</b></u>
<b>Total current assets</b> .....		<u><b>7.641</b></u>	<u><b>48.479</b></u>
<b>Total assets</b> .....		<u><b>457.151</b></u>	<u><b>435.449</b></u>

## Balance sheet as of 31 December 2016

Equity and liabilities	Note	2016 t.Dkk	2015 t.Dkk
<b>Equity</b>	4		
Share capital .....		126	126
Retained earning .....		<u>115.236</u>	<u>57.799</u>
		<b><u>115.362</u></b>	<b><u>57.925</u></b>
<b>Liabilities</b>			
<b>Long-term liabilities</b>	5		
Mortgage debt .....		166.937	179.774
Payables to group entities .....		132.563	22.459
Deferred tax .....		<u>25.851</u>	<u>8.144</u>
		<b><u>325.351</u></b>	<b><u>210.377</u></b>
<b>Short-term liabilities</b>			
Current portion of long-term liabilities .....	5	13.029	12.915
Other debts .....		1.090	150.514
Trade payables .....		218	2.343
Other payables .....		1.801	1.375
Deferred income .....		<u>300</u>	<u>0</u>
		<b><u>16.438</u></b>	<b><u>167.147</u></b>
<b>Total liabilities .....</b>		<b><u>341.789</u></b>	<b><u>377.524</u></b>
<b>Total equity and liabilities .....</b>		<b><u>457.151</u></b>	<b><u>435.449</u></b>
<b>Consolidated financial statements .....</b>	6		

## Notes

### 1 Accounting policies

The annual report of Q-Park Real Estate Denmark ApS has been presented in accordance with the provisions of the Danish Financial Statements Act as regards reporting class B enterprises with addition of class C.

#### Reporting currency

The financial statements are presented in Danish kroner.

#### Currency translation

Transactions denominated in foreign currencies are translated into Danish kroner at the exchange rate at the date of the transaction.

Receivables, payables and other monetary items denominated in foreign currencies are translated into Danish kroner at the exchange rate at the balance sheet date. Realised and unrealised exchange gains and losses are recognised in the income statement as financial income/expenses.

#### Consolidated financial statements

According to section 112 (1) of the Danish Financial Statements Act, no consolidated financial statements has been prepared. The financial statements of Q-Park Real Estate Denmark ApS and its group enterprises are included in the consolidated financial statements of Q-Park N.V., Stationsplein 8-E, NL-6221 BT Maastricht.

#### Income statement

##### Revenue

Revenue is recognized as revenue at the time of delivery, provided that that the income can be made up reliably.

Revenue is measured net of all types of discounts/rebates granted. Also, revenue is measured net of VAT and other indirect taxes charged on behalf of third parties.

##### Other external expenses

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

##### Fair value adjustment of investment property

Value adjustment of investment property comprises value adjustments of properties and liabilities attached to such properties, the liabilities being recognised at fair value and gain or loss from disposal of properties.

##### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial reporting period. The items comprise interest income and expenses, e.g. from group entities, dividends declared from other securities and investments, financial expenses relating to finance leases, realised and unrealised capital gains and losses relating to other securities and investments, exchange gains and losses and amortisation of financial assets and liabilities.

##### 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.

##### Balance sheet

##### Investment property

Investment properties are valued at fair value and value adjustments are made through the income statement.

The determination of fair value is prepared by the management, using the DCF-model, supported by external valuation based on estimates of existing leases, and current market rents for similar properties, in the same location, condition and investments profile along with general market reports from the properties area.

## Notes

### 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 and cash equivalents

Cash comprises cash balances and bank balances.

Balances in the group's cash pool scheme are not, due to the nature of the scheme, considered cash, but are recognised under 'Receivables from group entities'.

### Equity

#### Proposed dividend

Dividends proposed for the financial year are presented as a separate item under 'Equity'.

### Income tax

Current tax payables and receivables are recognised in the balance sheet as the estimated tax charge in respect of the taxable income for the year, adjusted for tax on prior years' taxable income and tax paid on account.

Provisions for deferred tax are calculated, based on the liability method, of all temporary differences between carrying amounts and tax values, with the exception of temporary differences occurring at the time of acquisition of assets and liabilities neither affecting the results of operations nor the taxable income, as well as temporary differences on non amortisable goodwill.

Deferred tax is measured according to the taxation rules and taxation rates in the respective countries applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the value at which they are expected to be utilised, either through elimination against tax on future earnings or through a set off against deferred tax liabilities within the same jurisdiction.

### Liabilities

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. Interest bearing debt is subsequently measured at amortised cost, using the effective interest rate method. Borrowing costs, including capital losses, are recognised as financing costs in the income statement over the term of the loan

Other liabilities are measured at net realisable value.

	2016 t.Dkk	2015 t.Dkk
<b>2 Tax for the year</b>		
Income tax .....	0	0
Deferred tax adjustments in the year .....	17.707	6.906
	<u>17.707</u>	<u>6.906</u>
	<b>Investment properties</b>	<b>Total</b>
<b>3 Fixed assets</b>		
Cost at 1 January 2016 .....	359.428	359.428
Additions in the year .....	0	0
Disposals in the year .....	0	0
	<u>359.428</u>	<u>359.428</u>
Revaluations at 1 January 2016 .....	27.542	27.542
Revaluations in the year .....	62.540	62.540
Reversal of prior years revaluations .....	0	0
	<u>90.082</u>	<u>90.082</u>
Revaluations at 31 December 2016 .....	90.082	90.082
	<u>449.510</u>	<u>449.510</u>
<b>Carrying amount at 31 December 2016 .....</b>	<b>449.510</b>	<b>449.510</b>

Investment properties is, cf. accounting policies , measured at fair value using the DCF model. The average discount rate for the company's properties constitutes 5.70 % per year. 31.12.2016 (5.71 % per year. 31.12.2015). An increase in the discount rate by an average of 0.25 % - points will reduce the total fair value by 17.650 t.DKK .

External valuator has participated in the assessment of properties to a total fair value of 449.510 t.DKK

The determination of the discount rate is subject to uncertainty, due to limited marketability, in the areas where the company's properties is located. The fair value adjustment amounts to 62.540 t.DKK (Before tax) which is recognized in the income statement.

## Notes

4 Equity	Share Capital	Retained earnings	Total
Equity at 1 January 2016 .....	126	57.799	57.925
Profit/loss for the year, cf. appropriation of profit/loss .....	<u>0</u>	<u>57.437</u>	<u>57.437</u>
<b>Equity at 31 December 2016 .....</b>	<b><u>126</u></b>	<b><u>115.236</u></b>	<b><u>115.362</u></b>

Share capital	2016 t.Dkk	2015 t.Dkk
<i>analysis of the share capital:</i>		
251 shares á nom. kr. 500 .....	<u>126</u>	<u>126</u>
	<b><u>126</u></b>	<b><u>126</u></b>
<i>Analysis of changes in the share capital over the past 5 years:</i>		
Opening balance .....	125	
Capital increase 17 June 2014 .....	<u>1</u>	
	<b><u>126</u></b>	

5 Long-term liabilities	Falling due 1 and 5 years	Falling due after more than 5 years	Total long-term liabilities at 31-12-2016	Current portion of long-term liabilities
Mortgage debt .....	64.659	102.278	166.937	13.029
Payables to group entities .....	132.563	-	132.563	-
Deferred tax .....	<u>25.851</u>	<u>-</u>	<u>25.851</u>	<u>-</u>
	<b><u>223.073</u></b>	<b><u>102.278</u></b>	<b><u>325.351</u></b>	<b><u>13.029</u></b>

## 6 Consolidated financial statements

The financial statements of Q-Park Real Estate Denmark A/S are included in the consolidated financial statements of Q-Park N.V., Stationsplein 8-E, NL-6221 BT Maastricht.