

# Østerbro ApS

Fridtjof Nansens Plads 5, 2100 København Ø

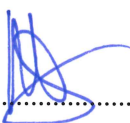
CVR no. 31 94 52 67



## Annual report 2016

Approved at the annual general meeting of shareholders on 9 May 2017

Chairman:



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### Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of Østerbro ApS for the financial year 1 January - 31 December 2016.

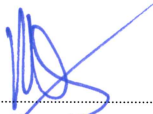
The annual report is prepared in accordance with the Danish Financial Statements Act.

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 matters discussed in the Management's review.

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

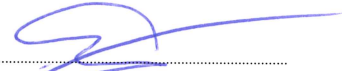
Copenhagen, 9 May 2017  
Executive Board:



Mette Krog Hansen



Robert McCorduck



Katarzyna Jolanta  
Ciesielska

## Independent auditors' report

### To the shareholders of Østerbro ApS

#### Opinion

We have audited the financial statements of Østerbro ApS for the financial year 1 January - 31 December 2016, which comprise an 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 financial position of the Company at 31 December 2016, and of the results of the Company 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 judgment 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 auditors' 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.

Odense, 9 May 2017

ERNST & YOUNG

Godkendt Revisionspartnerselskab

CVR no. 30 70 02 28



Morten Schougaard Sørensen  
State Authorised Public Accountant



## Management's review

### Company details

Name	Østerbro ApS
Address, Postal code, City	Fridtjof Nansens Plads 5, 2100 København Ø
CVR no.	31 94 52 67
Established	27 January 2009
Registered office	Copenhagen
Financial year	1 January - 31 December
Executive Board	Mette Krog Hansen Robert McCorduck Katarzyna Jolanta Ciesielska
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Englandsgade 25, P.O. Box 200, 5100 Odense C, Denmark

## **Management's review**

### **Management commentary**

#### **Business review**

The purpose of the Company is to hold shares in companies, acquire, hold, sell, rent or rent out real estate or to engage in any other related business.

#### **Financial review**

The income statement for 2016 shows a profit of DKK 225,456 against a DKK 316,632 last year, and the balance sheet at 31 December 2016 shows a negative equity of DKK 3,186,395.

Equity and reserves are negative at DKK 3,186,395. The company is partly financed by loans from the parent company KIWI DR ApS.

The parent company Kiwi DR ApS has declared that it will support Østerbro ApS financially in 2017 to enable the company to meet all its obligations as they fall due.

Based on the support from the parent company the annual report for 2016 has been prepared under the going concern assumption.

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

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end 2016.

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

### Income statement

Note	DKK	2016	2015
	<b>Gross margin</b>	1,242,217	155,584
	Amortisation/depreciation and impairment of property, plant and equipment	-521,158	-521,158
	<b>Profit/loss before net financials</b>	721,059	-365,574
	Financial income	0	1,223,378
3	Financial expenses	-559,909	-538,493
	<b>Profit before tax</b>	161,150	319,311
4	Tax for the year	64,306	-2,679
	<b>Profit for the year</b>	<u>225,456</u>	<u>316,632</u>
	 <b>Recommended appropriation of profit</b>		
	Retained earnings	<u>225,456</u>	<u>316,632</u>
		<u>225,456</u>	<u>316,632</u>



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

### Balance sheet

Note	DKK	<u>2016</u>	<u>2015</u>
	<b>ASSETS</b>		
	<b>Non-current assets</b>		
5	<b>Property, plant and equipment</b>		
	Land and buildings	28,962,129	29,418,245
		<u>28,962,129</u>	<u>29,418,245</u>
	<b>Financial assets</b>		
	Other receivables	765,153	629,371
		<u>765,153</u>	<u>629,371</u>
	<b>Total non-current assets</b>	<u>29,727,282</u>	<u>30,047,616</u>
	<b>Current assets</b>		
	<b>Receivables</b>		
	Receivables from group entities	0	19,706
6	Other receivables	66,690	6,994
	Deferred income	23,158	3,938
		<u>89,848</u>	<u>30,638</u>
	<b>Total Current assets</b>	<u>89,848</u>	<u>30,638</u>
	<b>TOTAL ASSETS</b>	<u><u>29,817,130</u></u>	<u><u>30,078,254</u></u>

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

### Balance sheet

Note	DKK	2016	2015
	<b>EQUITY AND LIABILITIES</b>		
	<b>Equity</b>		
7	Share capital	500,000	500,000
	Retained earnings	-3,686,395	-3,911,851
	<b>Total equity</b>	<b>-3,186,395</b>	<b>-3,411,851</b>
8	<b>Non-current liabilities</b>		
	Other provisions	822,183	685,777
	Mortgage debt	25,542,495	27,059,959
	Other payables	1,072,640	1,034,248
	<b>Total non-current liabilities</b>	<b>27,437,318</b>	<b>28,779,984</b>
	<b>Current liabilities</b>		
	Mortgage debt	1,514,292	1,286,412
	Trade payables	55,495	79,369
	Payables to group entities	3,734,573	2,594,931
	Income taxes payable	216,745	293,651
	Other payables	45,102	455,758
	<b>Total current liabilities</b>	<b>5,566,207</b>	<b>4,710,121</b>
	<b>Total liabilities</b>	<b>33,003,525</b>	<b>33,490,105</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<b>29,817,130</b>	<b>30,078,254</b>

- 1 Accounting policies
- 2 Going concern uncertainties
- 10 Contractual obligations and contingencies, etc.
- 11 Contingent assets
- 12 Collateral



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

### Statement of changes in equity

DKK	Share capital	Retained earnings	Total
Equity at 1 January 2015	500,000	-4,228,483	-3,728,483
Profit/loss for the year	0	316,632	316,632
<b>Equity at 1 January 2016</b>	<b>500,000</b>	<b>-3,911,851</b>	<b>-3,411,851</b>
Profit/loss for the year	0	225,456	225,456
<b>Equity at 31 December 2016</b>	<b>500,000</b>	<b>-3,686,395</b>	<b>-3,186,395</b>

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

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Østerbro ApS for 2016 has been prepared in accordance with the provisions in the Danish Financial Statements Act to report reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

#### Changes to presentation and disclosures only

Effective 1 January 2016, the Company has adopted act no. 738 of 1 July 2015. This implies changes in the recognition and measurement in the following areas:

Yearly reassessment of residual values of property, plant and equipment.

In the future, residual values of property, plant and equipment will be subject to annual reassessment. The properties has recently been purchased and no need for change of the assessment has been identified. Consequently, the change made will only have future effect related to change in accounting estimates with no impact on equity.

None of the above changes impacts on the income statement or the balance sheet for 2016 or the comparative figures.

Apart from the above new and changed presentation and disclosure requirements, which follow from act. no. 738 of 1 June 2015, the accounting policies are consistent with those of last year.

#### Income statement

##### Revenue

Revenue comprises rental income from the leases of properties. Revenue is recognised on an accruals basis.

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.

##### 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'.

##### Other 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.

##### Depreciation

The item comprises depreciation of property, plant and equipment.

Buildings 50 years

Land is not depreciated.

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

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### 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 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 group entities are jointly taxed. The income tax charge is allocated between profit making and loss making Danish entities in proportion to their taxable income.

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

##### Balance sheet

##### 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.

##### Impairment of non-current assets

Property, plant and equipment are subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation. Impairment tests are conducted in respect of individual assets or groups of assets generating separate cash flows when there is indications of impairment. The assets are written down to the higher of the value in use and net realisable value (recoverable amount) of the asset or group of assets if this is lower than the carrying amount.

##### 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.

##### Cash and cash equivalents

Cash comprises cash balances and bank balances.

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

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Provisions

Other provisions comprise expected maintenance liabilities in accordance with section 22 of the Danish Rent Act and section 18b of the Consolidated act on Temporary Regulation of Housing Condition. Provisions are recognised when, as a result of past events, the Company has legal or a constructive obligation and it is probable that there may be an outflow of resources embodying economic benefits to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

##### 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.

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 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.

As management company for all the entities in the joint taxation arrangement, the parent company is liable for payment of the subsidiaries' income taxes vis à vis the tax authorities as the subsidiaries pay their joint taxation contributions. Joint taxation contributions payable or receivable are recognised in the balance sheet as income tax receivables or payables.

##### 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. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

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

### Notes to the financial statements

#### 2 Going concern uncertainties

Equity and reserves are negative at DKK 3,186 thousand. The company is partly financed by loans from the parent company KIWI DR ApS.

The parent company Kiwi DR ApS has declared that it will support Østerbro ApS financially in 2017 to enable the company to meet all its obligations as they fall due.

Based on the support from the parent company the annual report for 2016 has been prepared under the going concern assumption.

DKK	2016	2015
<b>3 Financial expenses</b>		
Interest expenses, group entities	128,247	69,000
Other financial expenses	431,662	469,493
	<u>559,909</u>	<u>538,493</u>
<b>4 Tax for the year</b>		
Refund in joint taxation	-64,306	2,679
	<u>-64,306</u>	<u>2,679</u>
<b>5 Property, plant and equipment</b>		
DKK		<b>Land and buildings</b>
Cost at 1 January 2016		33,022,921
Additions in the year		65,042
Cost at 31 December 2016		<u>33,087,963</u>
Impairment losses and depreciation at 1 January 2016		3,604,676
Amortisation/depreciation in the year		521,158
Impairment losses and depreciation at 31 December 2016		<u>4,125,834</u>
<b>Carrying amount at 31 December 2016</b>		<u>28,962,129</u>
DKK	2016	2015
<b>6 Other receivables</b>		
Other receivables	66,690	6,994
	<u>66,690</u>	<u>6,994</u>

Other receivables under investments comprise deposits in Grundejernes investeringsfond (GI).

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

### Notes to the financial statements

#### 7 Share capital

Analysis of changes in the share capital over the past 5 years:

DKK	2016	2015	2014	2013	2012
Opening balance	500,000	500,000	500,000	500,000	500,000
	500,000	500,000	500,000	500,000	500,000

#### 8 Non-current liabilities

Of the long-term liabilities, DKK 19,462 thousand falls due for payment after more than 5 years after the balance sheet date.

Other payables comprises of deposit and prepaid rent.

#### 9 Provisions

Other provision

Maintenance liabilities BRL §18b, DKK 765,153

Maintenance liabilities BRL §22, DKK 57,030

Maintenance liabilities related to BRL §18b are expected to fall due within 2-5 years.

Maintenance liabilities related to BRL §22 are expected to fall due after 5 years.

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

##### Other contingent liabilities

The company is jointly taxed with other Danish group entities, and is jointly and severally liable with other jointly taxed group entities for payment of income taxes for the income year as well as withholding taxes on interest and dividends.

#### 11 Contingent assets

The company has a deferred tax asset of DKK 396 thousand that has not been capitalized.

#### 12 Collateral

As security for the company's mortgage debt, the company has placed assets with carrying amount of DKK 28,962 thousand.

Letter of indemnity totalling DKK 32,774 thousand are held by the company.