



## PMM Global II K/S

Strandvejen 102 E, 4., 2900 Hellerup

CVR no. 32 47 15 60

Annual report 2017/18

Approved at the Company's annual general meeting on 31 January 2019

Chairman:

A handwritten signature in blue ink, appearing to read "Mads Peter Grønkjær", is written over a dotted line. The signature is fluid and cursive.

Mads Peter Grønkjær

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## Statement by the Board of Directors

Today, the Management has discussed and approved the annual report of PMM Global II K/S for the financial year 1 October 2017 - 30 September 2018.

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

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Company at 30 September 2018 and of the results of the Group's and the Company's operations and of the consolidated cash flows for the financial year 1 October 2017 - 30 September 2018.

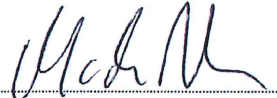
Further, in our opinion, the Management's review gives a fair review of the development in the Group's and the Company's operations and financial matters and the results of the Group's and the Company's operations and financial position.

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

Hellerup, 3 December 2018  
Management, Komplementarselskabet BMK 3 ApS::



Kresten D. Juelner



Mads Rude

## Independent auditor's report

To the limited partners of PMM Global II K/S

### Opinion

We have audited the consolidated financial statements and the parent company financial statements of PMM Global II K/S for the financial year 1 October 2017 - 30 September 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies, for the Group and the Parent Company, and a consolidated cash flow statement. The consolidated financial statements and the parent company financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Parent Company at 30 September 2018, and of the results of the Group's and Parent Company's operations as well as the consolidated cash flows for the financial year 1 October 2017 - 30 September 2018 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 consolidated financial statements and the parent Company financial statements" (hereinafter collectively referred to as "the financial statements") section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence

We are independent of the Group 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.

### Management's responsibilities for the financial statements

Management is responsible for the preparation of consolidated financial statements and parent company 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 Group's and the Parent 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 Group or the Parent 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 as to 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.

## Independent auditor's report

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 Group's and the Parent Company'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 Group's and the Parent 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 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 Group and the Parent 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.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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'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.

### Independent auditor's report

Based on the work we have performed, 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 Statements Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 3 December 2018  
ERNST & YOUNG  
Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28



Ole Karstensen  
State Authorised Public Accountant  
mne16615



Kaare K. Lendorf  
State Authorised Public Accountant  
mne33819

## Management's review

### Company details

Name	PMM Global II K/S
Address, Postal code, City	Strandvejen 102 E, 4., 2900 Hellerup
CVR no.	32 47 15 60
Established	1 October 2009
Registered office	Hellerup
Financial year	1 October 2017 - 30 September 2018
Telephone	+45 36 34 75 00
Management	Kresten D. Juelner Mads Rude
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Osvald Helmuths Vej 4, P.O. Box 250, 2000 Frederiksberg, Denmark

### Financial highlights for the Group

EUR'000	2017/18	2016/17	2015/16	2014/15	2013/14
<b>Key figures</b>					
Net operating income from properties	3,161	14,909	30,657	10,504	10,007
Operating profit/loss	989	7,768	6,752	18,536	26,533
Net financials	-1,391	-3,120	-291	12,324	5,862
Profit/loss before tax	-402	4,648	6,460	30,860	32,396
Profit/loss for the year	-402	4,648	6,460	30,860	32,396
Fixed assets	69,750	93,727	125,076	179,474	167,422
Non-fixed assets	233	3,888	6,217	7,393	2,362
Total assets	69,983	97,615	131,293	186,867	169,784
Investments by limited partners	172,728	176,585	172,577	152,537	130,180
Equity	69,929	97,539	131,207	186,816	168,695

## Management´s review

### Business review

PMM Global II K/S' business concept is investment in and management of indirect investments in foreign property via international partners.

During the financial year, as of 12 October 2017, the Manager was acquired by PATRIZIA Immobilien AG through PATRIZIA Multi Managers Holding A/S. Later in the year the name of the manager was changed from Sparinvest Property Investors II A/S to PATRIZIA Multi Managers A/S.

In January 2018 PATRIZIA Multi Managers A/S received an approval from the FSA as Alternative Investment Fund Manager (AIFM) with FT-no 23011.

At 30 September 2018, PMM Global II K/S had given commitments to fifteen investments and the following diversification had been obtained on the three geographic regions, measured as commitments including the effect of gearing:

Region	Current investment volume based on actual gross asset value in the investments
Europe	21.4%
Americas	31.8%
Asia	46.8%

### Recognition and measurement uncertainties

Investments in associates and property investments are measured at fair value. The measurement includes accounting estimates and is, therefore, subject to uncertainty.

### Long-term objectives

The Fund's objectives are to generate an attractive internal rate of return (IRR) of 11% - 13%, including approximately 3-4% in dividends from operating cash flow.

### Recognition and measurement uncertainties

Investments in associates and property investments are measured at fair value. The measurement includes accounting estimates and is, therefore, subject to uncertainty.



## Management 's review

### Financial review

Real estate fundamentals continue to be strong, especially in mature markets where leasing demand is significant and supply growth is relatively moderate.

### Operating activities

In the financial year 2017/18, the Group generated a positive operating profit of EUR 989 thousand. Profit after foreign exchange adjustments and financial expenses was negative by EUR 402 thousand.

Administrative expenses for the year and fees to the auditors appointed by the annual general meeting amounted to EUR 477 thousand.

Financial income for the year totaled EUR 3,355 thousand, whereas financial expenses, including foreign exchange losses, amounted to EUR 4,746 thousand.

### Financing

In the financial year, the investors in the Group made capital injections (cash calls) of EUR 544 thousand. The investors have received exit distributions of EUR 4,401 thousand.

The limited partner 's committed capital totaled EUR 200,400 thousand. Undrawn capital amounted to EUR 23,270 thousand. There is not assessed to be any risk in connection with payment of the undrawn commitment.

### Investments

At the end of the financial year, the Group has invested in fifteen different funds.

At the end of the financial year, total commitments to investments amounted to EUR 65.5 million, equivalent to 32.7% of total net commitments to the Fund.

### Parent company

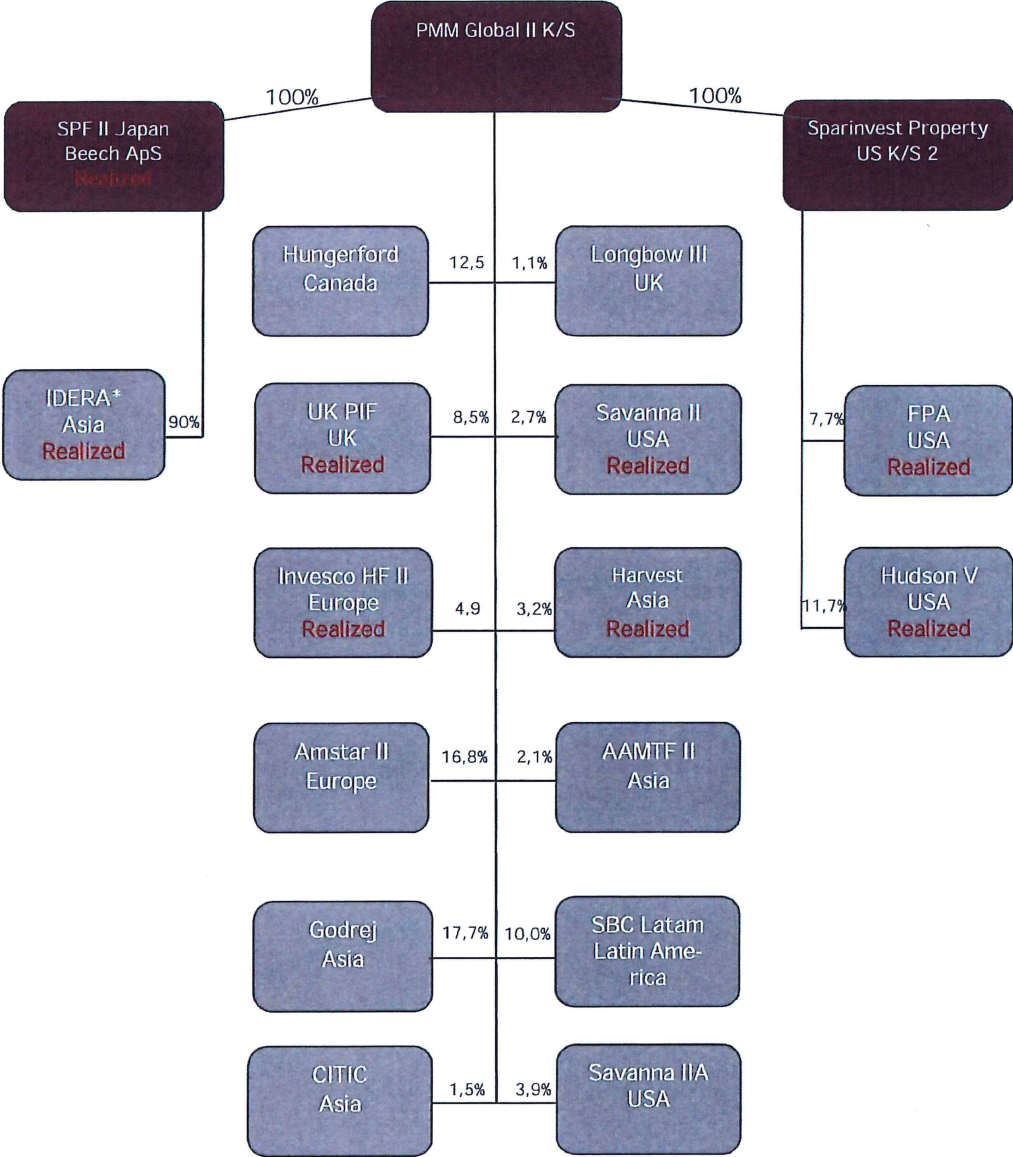
In the financial year 2017/18, the Parent Company generated a positive operating profit of EUR 547 thousand. Profit after foreign exchange adjustments, financial income and financial expenses was negative by EUR 402 thousand.

Administrative expenses for the year and fees to the auditors appointed by the annual general meeting amounted to positive EUR 413 thousand.

Financial income for the year totalled EUR 3,343 thousand, whereas financial expenses, including foreign exchange losses, amounted to EUR 5,013 thousand.

Management´s review

Investments



Note: the above mentioned percentages refer to PMM Global II K/S´ ownership shares in each of the investment. The country / region specification refers to the location of the assets.  
\*The company has, as consequence of the structure, characteristic and contractual agreement of the fund, no significant influence on the fund.

## Management's review

### Special risks

#### *Operating risks*

The Fund's most significant operating risks are related to the development of the property market and general economic risks. During the investment period, the Fund mitigated the risks by diversified investments in the European, American and Asian markets

#### *Financial risks*

Apart from liabilities relating to operating activities and trading activities, the Fund has no debt, and investments are not leveraged. For each of the foreign property investments, no investments have been made in investments with leverage - the proportion between liabilities and assets - exceeding 70%. The leverage total for all property investments is not to exceed 60%, at the end of the investment period or when the last investment has been completed.. The current leverage in the investments made in foreign property investments amounts to 37.9%. Accordingly, the financial risk is assessed as moderate.

#### *Foreign exchange risks*

The Fund makes investments in foreign property investments in foreign currency. No hedging of foreign currency risks on long-term investments is made. At their own discretion, the Fund's investors may decide to hedge the underlying risk on an investment.

#### *Knowledge resources*

The Fund makes investments based on an overall assessment of potential property investments using a systematised selection method involving external consultants, when necessary. When selecting specific assets, the personal knowledge and competencies of the partners are decisive. Consequently, the Fund has ensured strong alignment of the partners through financial incentives.

#### *Environmental matters*

The Fund's operations have no direct environmental impact, but the Fund intends to contribute to a minimal environmental impact through its investment policy.

#### *Research and development activities*

During the financial year, the Fund had no research and development activities, and none are expected in the coming financial year.

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

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

#### *Outlook*

In the coming financial year the Fund's total return is expected to be 5% - 7% before currency adjustments.

Consolidated financial statements and parent company financial statements 1 October  
2017 - 30 September 2018

Income statement

Note	EUR'000	Group		Parent company	
		2017/18	2016/17	2017/18	2016/17
	Net operating income from properties	3,161	14,909	2,775	8,965
	Fair value adjustment of foreign investment properties	-1,695	-6,577	-1,815	-5,515
	Administrative expenses	-477	-564	-413	-497
	Gross margin	989	7,768	547	2,953
	Profit from group entities	0	0	721	4,692
4	Financial income	3,355	2,350	3,343	1,716
5	Financial expenses	-4,746	-5,470	-5,013	-4,713
	Profit/loss for the year	-402	4,648	-402	4,648



Consolidated financial statements and parent company financial statements 1 October  
2017 - 30 September 2018

Balance sheet

Note	EUR'000	Group		Parent company	
		2017/18	2016/17	2017/18	2016/17
		<b>EQUITY AND LIABILITIES</b>			
		<b>Equity</b>			
7	Investments by limited partners	172,728	176,585	172,728	176,585
	Net revaluation reserve according to the equity method	0	0	39,471	39,471
	Retained earnings	-102,799	-79,046	-142,270	-118,517
	<b>Total equity</b>	<b>69,929</b>	<b>97,539</b>	<b>69,929</b>	<b>97,539</b>
	<b>Liabilities other than provisions</b>				
	<b>Non-current liabilities other than provisions</b>				
	Payables to shareholders and Management	0	28	0	17
		0	28	0	17
	<b>Current liabilities other than provisions</b>				
	Payables to group enterprises	0	0	22,701	0
	Other payables	54	48	44	19,910
		54	48	22,745	19,910
	<b>Total liabilities other than provisions</b>	<b>54</b>	<b>76</b>	<b>22,745</b>	<b>19,927</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<b>69,983</b>	<b>97,615</b>	<b>92,674</b>	<b>117,466</b>

- 1 Accounting policies
- 2 Recognition and measurement uncertainties
- 3 Staff costs
- 8 Contractual obligations and contingencies, etc.
- 9 Related parties

Consolidated financial statements and parent company financial statements 1 October 2017 - 30 September 2018

Statement of changes in equity

		Group		
Note	EUR'000	Investments by limited partners	Retained earnings	Total
	Equity at 1 October 2017	176,585	-79,046	97,539
	Equity called during the period	544	0	544
	Equity distributed during the period	-4,401	0	-4,401
	Transfer through appropriation of loss	0	-402	-402
	Dividend distributed	0	-23,351	-23,351
	Equity at 30 September 2018	172,728	-102,799	69,929

		Parent company			
Note	EUR'000	Investments by limited partners	Net revaluation reserve according to the equity method	Retained earnings	Total
	Equity at 1 October 2017	176,585	39,471	-118,517	97,539
	Equity called during the period	544	0	0	544
	Equity distributed during the period	-4,401	0	0	-4,401
10	Transfer, see "Appropriation of profit/loss"	0	0	-402	-402
	Dividend distributed	0	0	-23,351	-23,351
	Equity at 30 September 2018	172,728	39,471	-142,270	69,929

At the balance sheet date, allocated carried interest amounted to approx. EUR 3,980 thousand. In case of liquidation of the Fund, the amount would be redistributed between A and B shares at the balance sheet date. Carried interest will only be relevant in case it is earned over the total lifetime of the Fund.

Consolidated financial statements and parent company financial statements 1 October  
2017 - 30 September 2018

Cash flow statement

Note	EUR'000	Group	
		2017/18	2016/17
	Profit/loss for the year	-402	4,648
	Cash generated from operations (operating activities)	-402	4,648
	Value adjustment of property investments and loans	-1,695	-10,793
	Unrealised exchange adjustments of property investments and loans	1,202	5,421
	Changes in receivables	49	35
	Changes in current liabilities	21	-10
	<b>Cash flows from operating activities</b>	<b>-825</b>	<b>-699</b>
	Acquisition of investments in associates	-30	-3,197
	Acquisition of investments in property investments	893	-766
	Disposal of investments in property investments	20,380	23,427
	Distribution from property investments and loans	3,158	17,259
	<b>Cash flows to investing activities</b>	<b>24,401</b>	<b>36,723</b>
	Investments by limited partners	544	4,008
	Exits to limited partners	-4,401	-28,122
	Dividend to limited partners	-23,351	-14,203
	<b>Cash flows from financing activities</b>	<b>-27,208</b>	<b>-38,317</b>
	<b>Net cash flow</b>	<b>-3,632</b>	<b>-2,293</b>
	Cash and cash equivalents at 1 October	3,696	5,989
	<b>Cash and cash equivalents at 30 September</b>	<b>64</b>	<b>3,696</b>



## Consolidated financial statements and parent company financial statements 1 October 2017 - 30 September 2018

### Notes to the financial statements

#### 1 Accounting policies

The annual report of PMM Global II K/S has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to medium-sized reporting class C entities with the adjustments following the legal form and operating activities of the Fund.

The figures regarding Sparinvest Property Fund US K/S 2 are included in the consolidated financial statements for PMM Global II K/S, why there is no requirement to submit a stand-alone financial statement for this entity. Instead of submitting a stand-alone financial statement for Sparinvest Property Fund US K/S 2, Management will submit an exemption statement in accordance with section 5(1) of the Danish Financial Statement Act.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

#### Basis of recognition and measurement

All income in relation to the financial year is recognised in the income statement as earned. Negative value adjustments in respect of investments in foreign property investments are also recognised in the income statement.

Equally, costs incurred to generate the year's earnings are recognised in the income statement.

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

Liabilities are recognised in the balance sheet when an outflow of economic benefits from the Fund is probable and when the liability can be reliably measured.

On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described below. In recognising and measuring assets and liabilities, expected losses and risks occurring prior to the presentation of the annual report that evidence conditions existing at the balance sheet date are taken into account.

#### Reporting currency

The financial statements are presented in euros (EUR), as the Company's most significant transactions are settled in EUR.

#### Consolidated financial statements

The consolidated financial statements comprise the Parent Company PMM Global II K/S and subsidiaries in which the Parent Company directly or indirectly holds the majority of the voting rights or which it, through shareholding or in some other way, controls.

On consolidation, similar items are aggregated. Intra-group income and expenses, shareholdings, dividends, balances and realised and unrealised gains on intra-group transactions are eliminated.

The Parent Company's investments in consolidated subsidiaries are set off against the Parent Company's share of the subsidiaries' equity value at the date when the subsidiary was acquired.

## Consolidated financial statements and parent company financial statements 1 October 2017 - 30 September 2018

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Foreign currency translation

EUR is used as the functional currency. Transactions denominated in other currencies than EUR are considered transactions denominated in foreign currencies.

On initial recognition, investments in property investments are translated to EUR at the exchange rates at the transaction date. Subsequent fair value adjustments of investments in property investments are recognised in the income statement at the same historical exchange rate to the effect that exchange rate adjustments do not affect the operating profit. Differences arising between the exchange rate at the balance sheet date and the historical exchange rate are recognised in the income statement as financial items. Financial items are specified in the note regarding financial income and expenses on investments in foreign property investments and other items.

Receivables, payables and other monetary items denominated in foreign currencies are translated to EUR at the exchange rate or forward price at the balance sheet date. The difference between the exchange rates at the balance sheet date and at the date at which the receivable or payable arose or the exchange rate in the latest annual report is recognised in the income statement as financial income or expenses.

Investments in foreign property investments are translated at the exchange rate at the balance sheet date.

##### Income statement

###### Net operating income from properties

In the income statement, net operating income received from properties translated at the weighted historical exchange rates at the transaction date is recognised as income.

###### Other operating income and operating expenses

In the income statement, fair value adjustment of properties and liabilities translated at the weighted historical exchange rates at the transaction date for cash calls are recognised as income.

Value adjustments due to changes in exchange rates are recognised as financial income or expenses.

###### Administrative expenses

Administrative expenses comprise expenses for management fee to PATRIZIA Multi Managers A/S, transaction costs in connection with investments, remuneration to the general partner and audit fee.

The Fund has entered into a management agreement regarding the Fund's activities. A fixed management fee is paid.

###### Financial income and expenses

Financial income and expenses comprise foreign exchange adjustments of investments in foreign property investments, other realised and unrealised foreign exchange adjustments and interest.

## Consolidated financial statements and parent company financial statements 1 October 2017 - 30 September 2018

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Tax

PMM Global IV K/S is not a separate entity subject to taxation. The tax liability in respect of the Fund's earnings is incumbent on the individual investors of the Fund. For this reason, no tax is calculated on the Fund's earnings, and withholding of foreign tax on dividends from property investments is charged directly to the Fund's investors.

##### Balance sheet

##### Investments

###### *Investments in subsidiaries*

Investments in subsidiaries are recognised and measured according to the equity method.

The proportionate ownership share of the subsidiaries' equity value determined based on the fair value of the identifiable net assets at the acquisition date minus or plus unrealised intragroup gains or losses is recognised in the balance sheet as "Investments in subsidiaries".

The total net revaluation of investments in subsidiaries is transferred via distribution of profit to "Reserve for net revaluation according to the equity method" under equity. The reserve is reduced by distribution of dividends to the Parent Company and is adjusted by other changes in equity in subsidiaries.

###### *Investments in associates*

On initial recognition, investments in associates are determined at the exchange rates at the transaction date and are subsequently measured at fair value translated at the exchange rate at the balance sheet date. The fair value is determined by each fund based on the fair value of the underlying properties. Liabilities in investments in property investments are measured at fair value.

The fair value measurement is based on recognised valuation methods on the basis of observable market information (fair value hierarchy 3).

The proportionate ownership share of the associates' equity value determined based on the fair value of the identifiable net assets at the acquisition date minus or plus unrealised intragroup gains or losses is recognised in the balance sheet as "Investments in associates".

###### *Investments in foreign property investments*

On initial recognition, investments in property investments are determined at the exchange rates at the transaction date and are subsequently measured at fair value translated at the exchange rate at the balance sheet date. The fair value is determined by each fund based on the fair value of the underlying properties. Liabilities in investments in property investments are measured at fair value.

The fair value measurement is based on recognised valuation methods on the basis of observable market information (fair value hierarchy 3).

Investment commitments where cash calls have not been made at the balance sheet date are disclosed under contingent liabilities in the notes. Received dividends from property investments are deducted from the value of the investments.

###### *Loans to foreign property investments*

On initial recognition, loans to foreign property investments are recognised in the balance sheet at fair value. Subsequently, loans to foreign property investments are measured at amortised cost, which is equivalent to nominal value less write-down for bad debt losses. Write-downs are made for bad debt losses based on an individual assessment of the loans.

## Consolidated financial statements and parent company financial statements 1 October 2017 - 30 September 2018

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Receivables

Receivables are recognised in the balance sheet at amortised cost, which is equivalent to nominal value less write-down for bad debt losses. Write-downs are made for bad debt losses based on an individual assessment of receivables.

Receivables from limited partners regarding cash calls receivable, etc. are recognised at nominal value.

##### Cash

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

##### Equity

###### *Revaluation reserve*

Investments by limited partners are recognised when cash calls are made. Investment commitments where cash calls have not been made at the balance sheet date are disclosed in the notes.

The reserve for net revaluation according to the equity method is determined as the total net revaluation of investments in subsidiaries less distribution of dividends to the Parent Company and adjusted for other changes in equity in subsidiaries.

Fair value adjustments of investments in associates are made on a continuous basis, and revaluations and reversals relative to cost are recognised in a special reserve under equity called "Revaluation reserve".

The revaluation reserve is reduced by the depreciation charges relating to the revaluation.

###### *Reserve for net revaluation according to the equity method*

The net revaluation reserve according to the equity method includes net revaluations of investments in subsidiaries and associates relative to cost. The reserve can be eliminated in case of losses, realisation of investments or a change in accounting estimates. The reserve cannot be recognised at a negative amount.

##### Liabilities

Liabilities (current and non-current) are included when the Fund, as a consequence of an event occurring no later than on the balance sheet date, has a legal or constructive obligation, and an outflow of economic benefits from the Fund to settle the obligation is probable. Investment commitments where cash calls have not been made at the balance sheet date are disclosed in the notes.

Other liabilities are measured at net realisable value.

## Consolidated financial statements and parent company financial statements 1 October 2017 - 30 September 2018

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Cash flow statement

The cash flow statement shows the cash flows from operating, investing and financing activities for the year, the year's changes in cash and cash equivalents as well as cash and cash equivalents at the beginning of the year and at the end of the year.

##### *Cash flows from operating activities*

Cash flows from operating activities are calculated as profit/loss for the year adjusted for changes in working capital and non-cash operating items such as value adjustments. The working capital comprises fixed assets minus current liabilities - excluding items included in cash and cash equivalents.

##### *Cash flows from investing activities*

Cash flows from investing activities comprise cash flows from and to investments in property investments.

##### *Cash flows from financing activities*

Cash flows from financing activities comprise cash flows from and to the investors.

##### Financial ratios

Financial ratios are calculated in accordance with the Danish Finance Society's guidelines on the calculation of financial ratios.

#### 2 Recognition and measurement uncertainties

The determination of the carrying amount of property investments and liabilities requires judgements, estimates and assumptions concerning future events.

The estimates and assumptions made are based on fair value calculations from property investments, historical experiences and other factors assessed by Management to be reliable in the circumstances, but which by nature are associated with uncertainty and unpredictability.

The assumptions made may prove incomplete or inaccurate, and unexpected events or circumstances may arise. Furthermore, the Fund is subject to risks and uncertainties, which may lead to actual results differing from the estimates. Particular risks for PMM Global II K/S are mentioned in the Management's review.

It may be necessary to change previously made estimates as a consequence of changes in the circumstances on which the previous estimates were based or due to new knowledge or subsequent events.

Estimates essential to the financial reporting may for example comprise determination of the value of the underlying investments in foreign property investments. Because of the measurement principles used, the calculation of fair value will be subject to uncertainty.

Consolidated financial statements and parent company financial statements 1 October  
2017 - 30 September 2018

Notes to the financial statements

3 Staff costs

Group

The Limited Partnership is managed by the general partner. Without limiting the responsibility of the general partner, the general partner have authorised PATRIZIA Multi Managers A/S to conduct day-to-day operations. The general partner receives a fee of EUR 40 thousand for the general partner role.

EUR'000	Group		Parent company	
	2017/18	2016/17	2017/18	2016/17
4 Financial income				
Unrealised foreign exchange gains, property investments and loans	3,355	0	3,343	0
Realised foreign exchange gains, property	0	2,350	0	1,716
	<u>3,355</u>	<u>2,350</u>	<u>3,343</u>	<u>1,716</u>
5 Financial expenses				
Interest losses	4	38	5	17
Unrealised foreign exchange losses, property investments	4,557	5,421	4,459	4,689
Realised foreign exchange losses, property investments	185	0	439	0
Financial expenses general partner	0	11	110	7
	<u>4,746</u>	<u>5,470</u>	<u>5,013</u>	<u>4,713</u>

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6 Investments

EUR'000	Group		
	Investments in foreign property investments	Loan to associates and foreign property investments	Total
Cost at 1 October 2017	57,178	21,941	79,119
Additions	-20,352	-893	-21,245
Cost at 30 September 2018	36,826	21,048	57,874
Value adjustments at 1 October 2017	15,304	-696	14,608
Value adjustments for the year	-3,051	319	-2,732
Value adjustments at 30 September 2018	12,253	-377	11,876
Carrying amount at 30 September 2018	49,079	20,671	69,750

EUR'000	Parent company			
	Investments in subsidiaries	Investments in foreign property investments	Loan to associates and foreign property investments	Total
Cost at 1 October 2017	16,494	51,598	21,962	90,054
Additions	0	-18,035	-893	-18,928
Cost at 30 September 2018	16,494	33,563	21,069	71,126
Value adjustments at 1 October 2017	5,668	18,573	-717	23,524
Value adjustments for the year	721	-3,247	317	-2,209
Value adjustments at 30 September 2018	6,389	15,326	-400	21,315
Carrying amount at 30 September 2018	22,883	48,889	20,669	92,441

Parent company

Name	Domicile	Interest	Equity EUR'000	Profit/loss EUR'000
Subsidiaries				
Sparinvest Property US K/S 2	USA	100.00%	22,883	721

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6 Investments (continued)

Parent

Name	Domicile	Interest	Equity EUR '000	Profit/loss EUR '000
Foreign property investments				
Alpha Asia Macro Trends Fund II	Asia	2.1%	589,071	11,090
Hudson Realty Capital Fund V	USA	11.7%	1,641	-78
Amstar Global Property Fund II	Europe	16.8%	2,369	-5,980
Godrej Residential Partnership	Asia	17.7%	87,933	-2,730
SBC Latin America Housing Fund	Latin America	10.0%	105,170	-439
Hungerford Properties Opportunities Fund	Canada	12.5%	85,236	4,418
Longbow UK Real Estate Debt Investments III	Europe	1.1%	411,100	7,927
CITIC Capital China Retail Fund	Asia	1.5%	401,280	-18,833
Savanna Real Estate Fund IIA	USA	2.7%	221,640	10,840

On initial recognition, property investments are measured at cost translated at the exchange rates at the transaction date. Subsequently property investments are measured at fair value translated at the exchange rate at the balance sheet date. The fair value is determined by each Fund based on the fair value of the net assets in the fund comprising underlying properties and related liabilities.

PMM Global II invests in managed real estate funds, which are not quoted on an active market. The investments in these funds will generally be classified as Level 3 in the fair value hierarchy. The valuation models applied for the real estate funds assets will typically be based on (i) discounted cash flow analysis; (ii) direct capitalisation method; and/or (iii) comparable sales method. The real estate funds reflect its real estate equity investments net of investment level financing. Increases or decreases in any of the assumptions in isolation would result in a lower or higher fair value measurement.

The real estate funds generally invest in real estate and real estate related investments for which there is no liquid market. The market price for such investments may not be readily ascertainable. As a result, amounts ultimately realised by the fund from investments sold may differ from the fair value presented and the difference could be material.

The review of the valuation process is performed by the management of PATRIZIA Multi Managers A/S. PATRIZIA Multi Managers A/S considers the valuation techniques and inputs used in valuing these funds as part of its due diligence prior to investing to ensure they are reasonable and appropriate.

PATRIZIA Multi Managers A/S bases their ongoing review of the valuation process on the information reported from the real estate funds in their annual financial statements and quarterly reports. In PATRIZIA Multi Managers A/S's review of the valuation process, the obtained reported information is compared to what is budgeted or expected by the management of PATRIZIA Multi Managers A/S and, if the information is not in accordance with what is expected, the management engages in dialog with the real estate funds in order to clarify any irregularities. At least once every year, PATRIZIA Multi Managers A/S ensures that an external valuation of all the assets in the funds is carried out.

The following table shows information about the by the real estate funds used unobservable inputs related to the fair value measurement at 30 September 2018 as per their quarterly reports:



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6 Investments (continued)

At 30 September 2018						
Fund	Type	Asset class	Valuation techniques	Unobservable inputs	Weighted average	Vacancy
Alpha Asia Macro Trends Fund II	Investment in real estate equity	Office	Discounted CF, Capitalisation Method, Comparable sales, Cost method	a) NOI b) Comparable land prices	a) Range 17% - 85% b) USD 150,000-400,000	55.7%
Amstar Global Property Fund II	Investment in real estate equity	Retail	Discounted CF	a) Cap rate b) Discount rate	a) 8.7% - 10.0% b) 10.0%	43.5%
Godrej Residential Partnership	Real estate development	Residential	Discounted CF (unobservable inputs used for discount rate / cost of equity calculated using CAPM)	a) Risk free rate of return b) market rate of return c) Beta (systematic risk) d) Alpha (asset specific risk)	a) 7.8% b) 7.0% c) 0.9 d) 5.0% - 6.0%	0%
SBC Latin America Housing Fund	Real estate development	Residential	Market approach Discounted CF	a) Average land value b) Disc. Rate	a) USD 190 - 340 per sq.m. b) 16.2% - 19.5%	19.6%

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6 Investments (continued)

At 30 September 2018						
Fund	Type	Asset class	Valuation techniques	Unobservable inputs	Weighted average	Vacancy
Hungerford Properties Opportunities Fund	Investment in real estate equity	Logistics/industrial	Direct capitalisation Discounted CF Comparison approach	a) Cap. Rate b) Disc. Rate c) Comparable properties	N/A	49.5%
Longbow UK Real Estate Debt Investments II	Investment in Real estate equity	Loan	Principal and capitalised interest	N/A	N/A	5.2%
CITIC Capital China Retail Fund	Investment in real estate equity	Retail	Discounted CF	a) Disc. Rate b) Rental grow c) Occ. Rate	a) 7.8% b) 5.0% c) 86.7% - 91.7%	34.7%
Savanna Real Estate Fund IIA	Investment in Real estate equity	Office Land	Comparison approach Discounted CF	a) Disc. Rate b) Cap. Rate c) Price per SF	a) 8.4% b) 5.8% c) USD 274	50%

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7 Investments by limited partners

The subscribed equity capital consists of 200.4 shares of EUR 1,000 each allocated to 199.7 A-shares and 0.7 B-shares.

The total subscribed equity capital amounts to EUR 200,400 thousand, the equity called at year end amounts to EUR 174,812 thousand and the commitments for additional investments amounts to EUR 23,270 thousand.

The subscribed capital has not changed since final closing.

Limited Partners Holding more than 5% of the subscribed capital:

Pensam Livforsikringsaktieselskab

Lærernes Pension Forsikringsaktieselskab

Pensionskassen for Sygeplejersker og Lægeseekretærer

Pensionskassen for Socialrådgivere / -Pædagoger og Kontorpersonale

Pensionskassen for Sundhedsfaglige

8 Contractual obligations and contingencies, etc.

EUR million	Commitment		Residual commitment	
	Currency	EUR	Currency	EUR
Fund				
AAMTF II	USD 8.8	7.3	USD 0.0	0.0
Hudson Realty Capital Fund V	USD 3.3	2.4	USD 0.0	0.0
Amstar Global Property Fund II	EUR 2.4	2.4	EUR 1.1	1.1
Godrej Residential Partnership	INR 1,375.0	18.0	INR 547.0	6.5
SBC Latin America Housing Fund	USD 12.0	9.6	USD 0.1	0.1
Hungerford Properties Opportunities Fund	CAD 13.4	9.4	CAD 0.9	0.6
Longbow UK Real Estate Debt Investments III	GBP 4.1	5.0	GBP 0.0	0.0
CITIC Capital China Retail Fund	USD 9.2	7.9	USD 1.0	0.9
Savanna Real Estate Fund IIA	USD 4.4	3.5	USD 0.3	0.3
Total Parent Company		65.5		9.5
FPA Apartment Opportunity Fund	USD 1.0	0.8	USD 0.0	0.0
Total Group		66.3		0.0

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9 Related parties

PMM Global II K/S has the following related parties exercising control:

BMK 3 ApS, registration no. 32 46 89 26 is general partner in PMM Global II K/S. As general partner the company has the general management responsibility for PMM Global II K/S. However, a management agreement with a management company was entered when founding PMM Global II K/S, see below. As general partner BMK 3 ApS receives a fixed fee. Transactions have been made on an arm's length basis.

On behalf of BMK 3 ApS, PATRIZIA Multi Managers A/S, registration no. 32 46 88 88 has entered into an agreement with PMM Global II K/S on management of PMM Global II K/S. As management company PATRIZIA Multi Managers A/S receives a fee calculated as a percentage of obtained commitments to invest in foreign property funds. Transactions have been made on an arm's length basis. No other transactions between PMM Global II K/S and PATRIZIA Multi Managers A/S have taken place.

Investor Board and partners

The Fund's Investor Board does not receive any fees. The partners receive fees from the administration company in accordance with the administration agreement made with the management company.

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EUR'000	Parent company	
	2017/18	2016/17
10 Appropriation of profit/loss		
Recommended appropriation of profit/loss		
Retained earnings/accumulated loss	-402	4,648
	<u>-402</u>	<u>4,648</u>