
Bella Solstra A/S

Lautrupsgade 7, 3. tv., DK-2100 Copenhagen Ø

Annual Report for 1 January - 31 December 2018

CVR No 34 58 57 09

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
31/05 2019

Mette Kapsch
Chairman of the General
Meeting



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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of Bella Solstra A/S for the financial year 1 January - 31 December 2018.

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 at 31 December 2018 of the Company and of the results of the Company operations for 2018.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 31 May 2019

Executive Board

Henrik Gram

Board of Directors

Johan Ewald Lorentzen
Chairman

Mette Kapsch

Henrik Gram

Independent Auditor's Report

To the Shareholder of Bella Solstra A/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2018 and of the results of the Company's operations for the financial year 1 January - 31 December 2018 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Bella Solstra A/S for the financial year 1 January - 31 December 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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 requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the Financial Statements does not cover 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 Management's Review and, in doing so, consider whether 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 Management's Review provides the information required under the Danish Financials Statements Act.

Based on the work we have performed, in our view, 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 in Management's Review.

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 misstate-

Independent Auditor's Report

ment, 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 these Financial Statements.

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

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events

Independent Auditor's Report

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.

Hellerup, 31 May 2019

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Torben Jensen
State Authorized Public Accountant
mne18651

Claus Carlsson
State Authorized Public Accountant
mne29461

Company Information

The Company

Bella Solstra A/S
Lautrupsgade 7, 3. tv.
DK-2100 Copenhagen Ø

CVR No: 34 58 57 09
Financial period: 1 January - 31 December
Incorporated: 1 June 2012
Financial year: 7th financial year
Municipality of reg. office: Copenhagen

Board of Directors

Johan Ewald Lorentzen, Chairman
Mette Kapsch
Henrik Gram

Executive Board

Henrik Gram

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Financial Highlights

Seen over a five-year period, the development of the Company is described by the following financial highlights:

	2018 TDKK	2017 TDKK	2016 TDKK	2015 TDKK	2014 TDKK
Key figures					
Profit/loss					
Operating profit/loss	-12.958	-321	-3.053	-1.692	-1.867
Profit/loss before financial income and expenses	-12.958	-321	-3.053	-1.692	-1.867
Net financials	-2.569	557.349	556.037	-2.465	-647
Net profit/loss for the year	-15.032	558.223	553.029	-3.792	-2.541
Balance sheet					
Balance sheet total	501.415	487.225	445.485	426.133	250.154
Equity	375.927	390.959	391.260	181.780	185.572
Ratios					
Return on assets	-2,6%	-0,1%	-0,7%	-0,4%	-0,7%
Solvency ratio	75,0%	80,2%	87,8%	42,7%	74,2%
Return on equity	-3,9%	142,7%	193,0%	-2,1%	-1,4%

The ratios have been prepared in accordance with the recommendations and guidelines issued by the Danish Society of Financial Analysts. For definitions, see under accounting policies.

In connection with changes to accounting policies, the comparative figures back to 2014 have not been restated. See the description under accounting policies.

Management's Review

Financial Statements of Bella Solstra A/S for 2018 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to large enterprises of reporting class C .

The Annual Report has been prepared under the same accounting policies as last year.

Key activities

The Company's primary activity is to own and make investments.

Development in the year

The income statement of the Company for 2018 shows a loss of DKK 15,031,662, and at 31 December 2018 the balance sheet of the Company shows equity of DKK 375,927,291.

The past year and follow-up on development expectations from last year

Development of the investments in subsidiaries have been positive and as expected and the expectation for the coming year is that this positive trend will continue.

Statement of corporate social responsibility

The Group has not prepared its own financial policies for corporate social responsibility. Therefore reference is made to immediate parent company Solstra Investment A/S Annual Report for 2018. Furthermore, the subsidiary company Bella Solstra A/S's portfolio companies BCHG Holding A/S, with its subsidiary BC Hospitality Group A/S, and Bellakvarter A/S included statement of corporate social responsibility in their consolidated Annual Reports for 2018.

Diversity

The Company has obtained equal diversity in the Board of Directors and Executive Board

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income Statement 1 January - 31 December

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK
Gross profit/loss		-12.958.076	-321.035
Profit/loss before financial income and expenses		-12.958.076	-321.035
Other financial income	2	0	558.523.831
Other financial expenses	3	-2.569.000	-1.174.989
Profit/loss before tax		-15.527.076	557.027.807
Tax on profit/loss for the year	4	495.414	1.194.844
Net profit/loss for the year		-15.031.662	558.222.651

Balance Sheet 31 December

Assets

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK
Investments in subsidiaries	5	501.298.038	484.825.056
Fixed asset investments		<u>501.298.038</u>	<u>484.825.056</u>
Fixed assets		<u>501.298.038</u>	<u>484.825.056</u>
Cash at bank and in hand		<u>116.754</u>	<u>2.400.131</u>
Currents assets		<u>116.754</u>	<u>2.400.131</u>
Assets		<u>501.414.792</u>	<u>487.225.187</u>

Balance Sheet 31 December

Liabilities and equity

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK
Share capital		163.963.743	163.963.743
Retained earnings		211.963.548	226.995.210
Equity		<u>375.927.291</u>	<u>390.958.953</u>
Trade payables		3.046.414	0
Payables to group enterprises		122.441.087	96.234.234
Other payables		0	32.000
Short-term debt		<u>125.487.501</u>	<u>96.266.234</u>
Debt		<u>125.487.501</u>	<u>96.266.234</u>
Liabilities and equity		<u>501.414.792</u>	<u>487.225.187</u>
Going concern	1		
Distribution of profit	6		
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Statement of Changes in Equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	163.963.743	226.995.210	390.958.953
Net profit/loss for the year	0	-15.031.662	-15.031.662
Equity at 31 December	163.963.743	211.963.548	375.927.291

Notes to the Financial Statements

1 Going concern

The Company has received a letter of support from the parent company Solstra Investments A/S. The letter is effective until 1 January 2020.

	<u>2018</u> DKK	<u>2017</u> DKK
2 Other financial income		
Other financial income	0	558.523.831
	<u>0</u>	<u>558.523.831</u>
3 Other financial expenses		
Interest paid to group enterprises	2.565.392	1.157.336
Other financial expenses	3.608	17.653
	<u>2.569.000</u>	<u>1.174.989</u>
4 Tax on profit/loss for the year		
Current tax for the year	-451.192	-229.042
Adjustment of tax concerning previous years	-44.222	-965.802
	<u>-495.414</u>	<u>-1.194.844</u>

Notes to the Financial Statements

	2018 DKK	2017 DKK
5 Investments in subsidiaries		
Cost at 1 January	484.825.056	434.276.663
Additions for the year	16.472.982	50.548.393
Carrying amount at 31 December	501.298.038	484.825.056

Investments in subsidiaries are specified as follows:

Name	Place of registered office	Share capital	Votes and ownership	Equity	Net profit/loss for the year
Bellakvarter A/S	København	20.269.009	84%	558.874.000	162.516.000
BCHG Holding A/S	København	21.870.504	85%	517.485.000	375.000

6 Distribution of profit

Extraordinary dividend	0	558.523.831
Retained earnings	-15.031.662	-301.180
	-15.031.662	558.222.651

7 Contingent assets, liabilities and other financial obligations

Contingent liabilities

The Solstra Investments A/S Group's Danish companies are jointly and severally liable for tax on the Group's income subject to joint taxation, etc. for 2018. The total amount is disclosed in the Annual Report of Solstra Investments A/S, which is the administration company for joint taxation purposes.

Notes to the Financial Statements

8 Related parties

Basis

Controlling interest

ALFI Mark Trust, Liechtenstein	Ultimate parent company
Markerina Investments Ltd., Cyprus	Intermediate parent company
Solstra Holdings Cyprus, Ltd., Cyprus	Intermediate parent company
Solstra Investments A/S, Copenhagen	Intermediate parent company
Bella Solstra Holding A/S, Copenhagen	Immediate parent company

Bella Solstra Holding A/S is holding 100 % of the votes in the Company.

Consolidated Financial Statements

The Company is included in the Group Annual Report of Solstra Investments A/S:

Name	Place of registered office
Solstra Investments A/S	Copenhagen

The Group Annual Report of Solstra Investments A/S may be obtained at the following address:

Solstra Investments A/S
c/o Solstra Capital Partners
Lautrupgade 7, 3. tv.
DK-2100 København Ø

The Company is included in the Consolidated Financial Statements of the ultimate parent company Solstra Holdings Cyprus Ltd. As a result of the legislation in Cyprus the Consolidated Financial Statements are not published.

Notes to the Financial Statements

9 Accounting Policies

The Annual Report of Bella Solstra A/S for 2018 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to large enterprises of reporting class C .

The order of the items of the income statement differs from the format prescribed by the Danish Financial Statements Act as the order has been adjusted to the nature of the Company's activities.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2018 are presented in DKK.

Consolidated financial statements

With reference to section 112 of the Danish Financial Statements Act and to the consolidated financial statements of Solstra Investments A/S, the Company has not prepared consolidated financial statements.

Cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act and to the cash flow statement included in the consolidated financial statements of Solstra Investments A/S, the Company has not prepared a cash flow statement.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

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

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Recognition and measurement take into account predictable losses and risks occurring before the presentation of the Annual Report which confirm or invalidate affairs and conditions existing at the balance sheet date.

Notes to the Financial Statements

9 Accounting Policies (continued)

Translation policies

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Income Statement

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of other external expenses.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

Balance Sheet

Investments in subsidiaries

Investments in subsidiaries are measured at cost. Where cost exceeds the recoverable amount, write-down is made to this lower value.

Notes to the Financial Statements

9 Accounting Policies (continued)

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans, such as mortgage loans and loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Other debts are measured at amortised cost, substantially corresponding to nominal value.

Financial Highlights

Explanation of financial ratios

Return on assets	$\frac{\text{Profit before financials} \times 100}{\text{Total assets}}$
Solvency ratio	$\frac{\text{Equity at year end} \times 100}{\text{Total assets at year end}}$
Return on equity	$\frac{\text{Net profit for the year} \times 100}{\text{Average equity}}$