

Patrizia Unicorn ApS

Cobblestone A/S
Gammel Køge Landevej 57, 3., 2500 Valby

CVR no. 34 90 01 32

Annual report 2018

Approved at the Company's annual general meeting on 22 May 2019

Chairman:



.....

Louise Hertz





Contents

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Management's review	5
Financial statements 1 January - 31 December	6
Income statement	6
Balance sheet	7
Statement of changes in equity	9
Notes to the financial statements	10

Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Patrizia Unicorn ApS for the financial year 1 January - 31 December 2018.

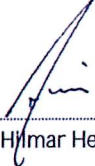
The annual report is prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position 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.

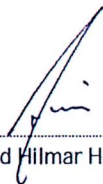
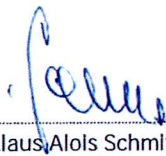
Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Copenhagen, 22 May 2019
Executive Board:


.....
David Hilmar Herbert Girra

Board of Directors:


.....
Louise Hertz
Chairman
.....
David Hilmar Herbert Girra
.....
Klaus Alols Schmitt



Independent auditor's report

To the shareholders of Patrizia Unicorn ApS

Opinion

We have audited the financial statements of Patrizia Unicorn ApS for the financial year 1 January - 31 December 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 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.

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 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 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.

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 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.

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.

Independent auditor's report

- ▶ 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 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 the Management's review

Management is responsible for the Management's review.

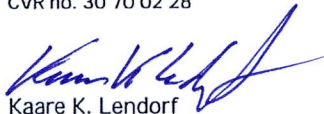
Our opinion on the financial statements does not cover the Management's review, and we do not express any form of assurance conclusion thereon.

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.

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 Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 22 May 2019
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Kaare K. Lendorf
State Authorised Public Accountant
mne33819



Management's review

Company details

Name	Patrizia Unicorn ApS
Address, Postal code, City	Cobblestone A/S Gammel Køge Landevej 57, 3., 2500 Valby
CVR no.	34 90 01 32
Established	1 January 2013
Registered office	Københavns Kommune
Financial year	1 January - 31 December
Board of Directors	Louise Hertz, Chairman David Hilmar Herbert Girra Klaus Alois Schmitt
Executive Board	David Hilmar Herbert Girra
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Osvold Helmuths Vej 4, P.O. Box 250, 2000 Frederiksberg, Denmark

Management commentary

Business review

The object of the company is to invest in real estate, including buying and and selling real estate.

Financial review

In 2018, the Company's revenue amounted to DKK 24,998,341 against DKK 30,071,904 last year. The income statement for 2018 shows a profit of DKK 14,124,168 against a profit of DKK 45,022,923 last year, and the balance sheet at 31 December 2018 shows equity of DKK 124,176,868.

Events after the balance sheet date

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



Financial statements 1 January - 31 December

Income statement

Note	DKK	2018	2017
	Revenue	24,998,341	30,071,904
2	Other operating income	14,459,781	58,886,189
	Expenses, property	-8,543,883	-11,344,221
	Other external expenses	-1,812,851	-2,644,145
	Gross margin	29,101,388	74,969,727
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-1,575,692	-1,942,025
	Profit before net financials	27,525,696	73,027,702
4	Financial income	22,875	5,940
5	Financial expenses	-10,573,025	-12,304,445
	Profit before tax	16,975,546	60,729,197
6	Tax for the year	-2,851,378	-15,706,274
	Profit for the year	14,124,168	45,022,923
	Recommended appropriation of profit		
	Proposed dividend recognised under equity	0	30,000,000
	Extraordinary dividend distributed in the year	0	25,000,000
	Retained earnings/accumulated loss	14,124,168	-9,977,077
		14,124,168	45,022,923



Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2018	2017
	ASSETS		
	Fixed assets		
7	Property, plant and equipment		
	Land and buildings	383,471,627	399,238,813
	Fixtures and fittings, other plant and equipment	0	24,325
		<u>383,471,627</u>	<u>399,263,138</u>
	Total fixed assets	<u>383,471,627</u>	<u>399,263,138</u>
	Non-fixed assets		
	Receivables		
	Trade receivables	42,080	18,605
	Deferred tax assets	2,090,746	3,052,530
	Corporation tax receivable	2,133,073	0
	Joint taxation contribution receivable	5,468,545	0
	Other receivables	8,500,777	5,559,337
	Prepayments	0	9,742
		<u>18,235,221</u>	<u>8,640,214</u>
	Cash	<u>38,774,733</u>	<u>125,623,720</u>
	Total non-fixed assets	<u>57,009,954</u>	<u>134,263,934</u>
	TOTAL ASSETS	<u>440,481,581</u>	<u>533,527,072</u>



Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2018	2017
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	1,000,000	1,000,000
	Retained earnings	123,176,868	109,052,700
	Dividend proposed	0	30,000,000
	Total equity	124,176,868	140,052,700
	Liabilities other than provisions		
8	Non-current liabilities other than provisions		
	Mortgage debt	228,551,436	288,418,691
	Payables to group entities	68,499,613	76,499,613
	Deposits	6,024,314	7,011,038
		303,075,363	371,929,342
	Current liabilities other than provisions		
8	Short-term part of long-term liabilities other than provisions	7,077,450	0
	Prepayments received from customers	0	420,462
	Trade payables	1,894,773	1,660,210
	Payables to group enterprises	0	10,068,082
	Corporation tax payable	0	4,252,649
	Other payables	31,457	0
	Deferred income	4,225,670	5,143,627
		13,229,350	21,545,030
	Total liabilities other than provisions	316,304,713	393,474,372
	TOTAL EQUITY AND LIABILITIES	440,481,581	533,527,072

- 1 Accounting policies
- 3 Staff costs
- 9 Collateral
- 10 Related parties



Financial statements 1 January - 31 December

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Dividend proposed</u>	<u>Total</u>
Equity at 1 January 2018	1,000,000	109,052,700	30,000,000	140,052,700
Transfer through appropriation of profit	0	14,124,168	0	14,124,168
Dividend distributed	0	0	-30,000,000	-30,000,000
Equity at 31 December 2018	<u>1,000,000</u>	<u>123,176,868</u>	<u>0</u>	<u>124,176,868</u>

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of Patrizia Unicorn ApS for 2018 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

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

Reporting currency

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

Foreign currency translation

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

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

Income statement

Revenue

Rental income receivable from operating leases is recognised on a straight line basis over the term of the lease, except for contingent rental income, which is recognised as earned.

Costs relating to incentives for lessees to enter into lease agreements are spread evenly over the lease term, even if the payments are not made on such a basis. The lease term is the non-cancellable period of the lease together with any further term for which the lessee has the option to continue the lease, where, at the inception of the lease, Management is reasonably certain that the lessee will exercise that option.

Amounts received from lessees to terminate leases or to compensate for dilapidations are recognised in the Income statement as received.

Service charges and expenses recoverable from tenants:

Income arising from expenses recharged to lessees is recognised in the period in which the expenses can be contractually recovered. Service charges and other such receipts are included gross of the related costs in revenue, when management considers that the Group acts as agent.

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

Other operating income

Other operating income comprises items of a secondary nature relative to the Company's core activities, including gains on the sale of apartments and parking spaces. Gain on the sale of apartments is recognised as the difference between the sale price and the purchase price plus selling expenses.



Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Property expenses

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

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.

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

Buildings	100 years
Fixtures and fittings, other plant and equipment	5 years

Buildings have an expected residual value of 50%.

Fixtures and fittings, other plants and equipments have an expected residual value of 0.

The residual value is determined at the time of acquisition and are reassessed every year. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised. In case of changes in the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

Land is not depreciated.

Financial income and expenses

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

Tax

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

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

Jointly taxed 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.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

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.

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

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

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



Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

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

Proposed dividends

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

Income taxes

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

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

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

Payables to credit institutions

Mortgage debt is recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, mortgage debt is 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 payables

Other payables are measured at net realisable value.

Deferred income

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



Financial statements 1 January - 31 December

Notes to the financial statements

DKK	2018	2017	
2 Other operating income			
Other operating Income	58,600	66,999	
Gain on the sale of property	14,401,181	58,819,190	
	<u>14,459,781</u>	<u>58,886,189</u>	
3 Staff costs			
The Company has no employees.			
4 Financial income			
Exchange gain	3,758	75	
Other financial income	19,117	5,865	
	<u>22,875</u>	<u>5,940</u>	
5 Financial expenses			
Interest expenses, group entities	4,028,805	4,327,333	
Exchange adjustments	374,343	328,957	
Exchange losses	0	6,693	
Other financial expenses	6,169,877	7,641,462	
	<u>10,573,025</u>	<u>12,304,445</u>	
6 Tax for the year			
Estimated tax charge for the year	3,706,673	11,481,342	
Deferred tax adjustments in the year	961,784	2,624,368	
Tax adjustments, prior years	-1,817,079	1,600,564	
	<u>2,851,378</u>	<u>15,706,274</u>	
7 Property, plant and equipment			
DKK	Land and buildings	Fixtures and fittings, other plant and equipment	Total
Cost at 1 January 2018	405,492,943	119,205	405,612,148
Disposals	-14,489,580	0	-14,489,580
Cost at 31 December 2018	<u>391,003,363</u>	<u>119,205</u>	<u>391,122,568</u>
Impairment losses and depreciation at 1 January 2018	6,254,130	94,880	6,349,010
Depreciation	1,551,367	24,325	1,575,692
Depreciation and Impairment of disposals	-273,761	0	-273,761
Impairment losses and depreciation at 31 December 2018	<u>7,531,736</u>	<u>119,205</u>	<u>7,650,941</u>
Carrying amount at 31 December 2018	<u>383,471,627</u>	<u>0</u>	<u>383,471,627</u>

Note 9 provides more details on security for loans, etc. as regards property, plant and equipment.



Financial statements 1 January - 31 December

Notes to the financial statements

8 Non-current liabilities other than provisions

Of the long-term liabilities, TDKK 190,812 falls due for payment after more than 5 years after the balance sheet date.

9 Collateral

As security for the Company's debt to the credit institutions, the Company has provided security in its assets, with a carrying amount of TDKK 383,472.

10 Related parties

Ownership

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

<u>Name</u>	<u>Domicile</u>
PATRIZIA Wohnmodul I Zwischenholding S.á r.l.	2-4 Rue Beck, 1222 Luxembourg